## CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

LEGAL DESCRIPTION:
A PARGEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200053515
TOGETHER WITH A PORTION THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD, LOCATED IN THE
RORTHWEST CULRATER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS
FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST
ONE-CULARTER OF SAID SECTION 30, BEING MONIMENTED BY A 2.1NCH A BRASS CAP AT THE WEST CHARTER CORNER OF SAID SECTION 30, NOD A NO. 6 REBAR WITH A
3.25-INCH ALLIMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30,
WHICH IS ASSUMED TO BEAR NORTH BS\*0251" WEST, A DISTANCE OF 2.557, 81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORMER OF SAID SECTION 30, THENCE NORTH 89°0251' WEST, CONNICIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191,28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°02'51" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET;

THENCE NORTH 01°12′18" WEST, A DISTANCE OF 1,983.36 FEET;

THENCE SOUTH 49"58"30" EAST, A DISTANCE OF 3,144.44 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (\$3.83"4" ACRES), MORE OR LESS.

### OCK CREEK MESA ADDITION NO. 1

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A PARCEL OF LUNDIN THE SOUTH-MEST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68
A PARCEL OF LUNDIN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A
WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A
PORTION OF THE PARCELS OF LAND RECORDED UNDER RECEPTION HUMBER SEASOSY/4 WITHIN
THE RECORDS OF EL PASO COUNTY, COLORADO, SEING MORE PARTICULARLY DESCRIBED MY
THE PARCELS PASO COUNTY, COLORADO, SEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS WITH BEARINGS REFERENCED TO THE MORTH LURE OF SALD SOUTHWEST
SOLLOWS WITH BEARINGS REFERENCED ON THE WEST TEND YA 3-1/4 INCH BRASS CAP (BLM
ONE-QUARTER, BERING MONUMENTED ON THE WEST TEND YA 3-1/4 INCH BRASS CAP (BLM
THE CENTER CORPURE OF SALD SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°0251' WEST
THE CENTER CORPURE OF SALD SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°0251' WEST

MENCING AT SAID CENTER CORNER OF SECTION 30;
VICE NORTH 98"0251" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR VICE NORTH 98"0251" WEST, A DISTANCE OF 191.29 FEET TO A POINT OF SEGINATING:
NIDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222068811 AND HE POINT OF BEGINATING:
NICE SOUTH 96"01"44" WEST, A DISTANCE OF 482 00 FEET;
NICE NORTH 98"02"5" WEST, A DISTANCE OF 383"78 FEET;
NICE NORTH 98"07"78" WEST, A DISTANCE OF 382"00 FEET TO A POINT ON THE EXTERIOR OF

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89'02'51" EAST, A DISTANCE OF 421.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175, 165 SQUARE FEET OR (4.02123 ACRES), MORE OR LESS.

## ROCK CREEK MESA ADDITION NO. 2:

LEGAL DESCRIPTION:

FEARLY TO THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 86 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF PARCELS OR LIAND RECORDED UNDER RECEPTIONS WILMBER ZAZAGOFIA WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BENNO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH SEARINGS REFERENCED TO THE NORTH LINE OF SAD SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST FIND BY A 2-1/2 INCH AUDMINUM CAP STAMPED "RMLS 19825"

END BY A 2-1/2 INCH AULUMINUM CAP STAMPED "RMLS 19825"

AMENCING AT THE SAID CENTER CORNER OF SECTION 30;
NCE NORTH 89'025' WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR
NDARY OF THAT FARCEL, OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744 AND
INDARY OF THAT FARCEL, OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744 AND
INFERIOR OF RECORDING:
NCE CONCIDENT WINT! SAID EXTERIOR BOUNDARY SOUTH 01"02'53" WEST, A DISTANCE OF
THE FOINT OA POINT ON THE EXTERIOR OF THAT PARCEL OF LAND RECORDED AT RECEPTION

SOUTH 88\*0257\* EAST, A DISTANCE OF 208.00 FEET;
SOUTH 10\*256\* WEST, A DISTANCE OF 206.09 FEET TO A POINT ON THE EXTERIOR NIDARY OF THAT PARCEL, OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744;
NIDARY OF THAT PARCEL, OF LAND RECORDED AT SAID PARCEL THE FOLLOWING TWO (2) ENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWO (2) COURSES:

SOUTH 89°02'40" EAST, A DISTANCE OF 598.00 FEET; SOUTH 02°00'53" EAST, A DISTANCE OF 119.63 FEET;

THENCE SOUTH 90'0000' WEST, A DISTANCE OF 1,222 SO FEET TO A POINT ON THE EXTERIOR SOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 220:687-44. THENCE COINCIDENT WITH SAID EXTERIORS BOUNDARY THE FOLLOWING THREE (3) COURSES:

HENCE SOUTH 64°07'26° EAST, A DISTANCE OF 482.00 FEET; HENCE SOUTH 68°07'44" EAST, A DISTANCE OF 482.00 FEET TO THE POINT OF BEGINNING. HENCE NORTH 68°07'44" EAST, A DISTANCE OF 482.00 FEET TO THE POINT OF BEGINNING. NORTH 08"18"28" WEST, A DISTANCE OF 59.87 FEET; NORTH 06"04"28" EAST, A DISTANCE OF 391.39 FEET; NORTH 05"59"00" EAST, A DISTANCE OF 393.36 FEET;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 363,837 SQUARE FEET OR (8:35254 ACRES), MORE OR LESS.

### ROCK CREEK MESA ADDITION NO. 3:

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A PARCEL OF LIAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF A PARCEL SELVAND IN THE SOUTH 1/2 OF SECTION 30, FTAIR OF COLORADO, CONTAINING PORTIONS OF THE STH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, SIGN THE ECORROS OF EL PASO COUNTY, COLORADO, SEIGN MORE PASTICULMAN YOUR SECRIBED AS FOLLOWS WITH PASO COUNTY, COLORADO, SEIGN MORE PASTICULMAN YOUR SECRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAND SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 5-1/4 INICH BRASS CAP GLIAS STANDARD) AND ON THE EAST MONUMENTED ON THE MEST END BY A 5-1/4 INICH SIZE AT THE CENTER CORNER OF SAND SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°0251' WEST, A DISTANCE OF 2,557.81 FEET.

HEKUNIG AT SAID CENTER CORNIER OF SECTION 93;
LEE SOUTH 02\*2256\* WEST A DISTANCE OF 1,547.76 TO A POINT ON THE SOUTHERN
RIOH BOUNDLAYS OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 22:4950744,
BIONIUMENTED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 8853", SAID BEING THE POINT

CE NORTH 80°5248" WEST A DISTANCE OF 100 00 FEET;
CE SOUTH 80°5272" WEST A DISTANCE OF 30.91 FEET;
CE NORTH 80°5272" WEST A DISTANCE OF 30.91 FEET;
CE NORTH 00°524" WEST, A DISTANCE OF 48.31.01 FEET TO A POINT ON THE EXTERIOR
DARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 22469741.
CE CONTINUE NORTH 00°524" WEST, A DISTANCE OF 62.25 FEET TO A POINT ON THE
COR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 22460744.
CE CONDIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 72"22"40" WEST, A DISTANCE OF
EET TO A POINT ON THE EXTERIOR BOUNDARY SOUTH 72"2"240" WEST, A DISTANCE OF
ETEN TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT DINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°02'02" WEST, A DISTANCE OF

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

# ADDITIONS NO. 1-6 AND CHEYENNE ROCK CREEK MESA

COLORADO SPRINGS, COLORADO

# **LAND USE PLAN**

1 SOUTH 724/195\* WEST, A DISTANCE OF 893 15 FEET,
2 WORTH OFFODE SET, A DISTANCE OF 893 15 FEET,
3 RADIUS OF 30 30 FEET, WHOSE CENTER BEARS SOUTH 38\*1872\* EAST,
3 EASTERLY AND CONKIDENT WITH SAUD NON-TANGENT CURVE, THROUGH A CENTRAL
ANGLE OF 198 5\*19\*. AM ARC DISTANCE OF 57 252 FEET AND HAVING A CHORDO THAT BEARS
SOUTH 72\*24\* EAST, A DISTANCE OF 49.11 FEET,
4. ALONG A LINE NON-TANGENT TO SAUD CURVE, NORTH 71\*22\*2\* EAST, A DISTANCE OF
60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225 72 FEET, WHOSE CENTER
BEARS NORTH 71\*27\*2\* EAST,
5. NORTHEASTERLY AND CONKIDENT WITH SAUD NON-TANGENT CURVE, THROUGH A
CENTRAL ANGLE OF 100\*11\*27\* ANA CRO DISTANCE OF 394.71 FEET AND HAVING A CHORD
THAT BEARS NORTH 31\*32\*26\* EAST, A DISTANCE OF 346.31 FEET,

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 80'00'00' EAST, A DISTANCE OF 1,322,50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 224050744 AND THE WEST RIGHT-OF WAY LINE OF STATE HIGHWAY 115; THENCE CONCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

SOUTH 62'06'33' EAST, A DISTANCE OF 233 77' FEET TO A NON-TANGENT CURVE HAVING JULS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81'27'53' WEET!, SOUTHERLY AND CONKOIDENT WITH SAID NON-TANGENT CURVE. THROUGH A CENTRAL

2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°4197, AM ARC DISTANCE OF 524.89 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°2258° WEST, A DISTANCE OF 533 FEET;

2. COMTRIVE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°1352° AN ARC DISTANCE OF 61.32 FEET;

3. COMTRIVE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL SOUTH 19°59'39° WEST, A DISTANCE OF 61.52 FEET;

4. COMTRIVE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°123", AM ARC DISTANCE OF 160.69 FEET;

5. COMTRIVE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°123", AM ARC DISTANCE OF 160.69 FEET;

5. CONTRIVE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°123", AM ARC DISTANCE OF 160.69 FEET;

THENCE CONTINUING COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 48.72 FEET.
2. SOUTH 01"01"21" EAST, A DISTANCE OF 48.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112,842 SQUARE FEET OR (25.54733 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE

OVERALL MAP

### ROCK CREEK MESA ADDITION NO. 4:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH, PM., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PAWNEE ROAD AND COMMANCHE ROAD RIGHT-OF-MAYS RECORDED UNDER ROCK ORBER MESS, AUBDIVISION ADDITION IN C. 2 IN PLAT BOOK A: 2 PAGE 30, AND A PORTION OF THOSE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 22/05/244, ALL IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICIL/ARLY DESCRIBEDS AS FOLLOWS WITH BEJANISS REFERBACED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONIJMENTED ON THE WEST END BY A. 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST RION BY A. 2-1/2 INCH ALUMINUM CAP STAMPED TAMLS 19525\* AT THE CENTER CONNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°0251\* WEST, A DISTANCE OF 2,557.81 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SS672347W A DISTANCE OF 1,888.77 TO A POINT ON THE SAID EASTERN
THENCE SS672347W A DISTANCE OF 1,888.77 TO A POINT ON THE SAID EASTER
RIGHT\_OF-WAY LINE OF COMMAND-CHE ROAD, BEING MONUMENTED BY A RED PLASTIC CAP
STAMPED "PLS 38160"; ALSO BEING THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244.463 SQUARE FEET OR (5.81209 ACRES), MORE OR LESS.

THENCE SOUTH 00"00"00" EAST, A DISTANCE OF 865.88 FEET TO THE POINT OF BEGINNING.

1. NORTH 38\*1717" EJS.T. A DISTANCE OF 60.00 FEET; 2. SOUTH 00\*42/43" EJS.T. A DISTANCE OF 503.81 FEET TO A POINT ON SAID NORTHERN RIGHT-0F-WAY LINE OF PAWRIEE ROAD;

THENCE CONCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73\*4195" EAST, A DISTANCE OF 403.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 22456714.
THENCE CONCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3)

1. NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 80°503" EAST, 2. NORTHEAST-BERLY AND CONCIDENT WITH SAUD NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°5901", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07"33" EAST, A DISTANCE OF 61.35 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'33" EAST, A DISTANCE OF 161.74 FEET;

THENCE SOUTH 00'0000" EAST, A DISTANCE OF 265.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY, LINE OF PAWNEE ROAD; THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 73"41"05" EAST, A DISTANCE OF 609.15 FEET; THENCE NORTH 72"32"40" EAST, A DISTANCE OF 62.58 FEET;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.25 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 483 10 FEET.
THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 22065/744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL NORTH 00°5947" WEST, A DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID

ROAD;
THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00°42'43° EAST, A
DISTANCE OF 87.28 FEET;
THENCE NORTH 90°070° WEST, A DISTANCE OF 58.94 FEET TO A POINT ON THE WESTERN
RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD; HENCE COINCIDENT WITH SAID RIGHT-OF-WAY SOUTH 73"41"95" WEST, A DISTANCE OF 175, 13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE

THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH 00"45"24" WEST, A SISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNIEE

THE ABOVE DESCRIPTION CONTAINS A CALCILIATED AREA OF 177,024 SQUARE FEET OR (4,06413 ACRES), MORE OR LESS, AMD IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE. THENCE NORTH 00\*4243" WEST, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE CONTINUE NORTH 00\*4243" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE POINT OF BEGINNING.

**MOUNTAIN STATE PARK ADDITION NO. 1** THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR (7.43182 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A PARREL OF LAND THE SOUTH 17 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE STHP M. IN

A PARREL OF LAND THE COLOR STATE OF COLORADO, CONTAINING A PORTION OF THE PARREL FROM DETECTOR WAY.

RECORDED UNDER RECOX CREEK MEESS, SUBDINISHED MADDITION NO. 2 M R.A.T BOOK A.2 PAGE 30, MID. A PORTION

OF THAT PARREL OF LAND RECORDED LINDER RECEPTION NUMBER 22466774, BOTTH, H. THE RECORDS OF EL.

PAGE COUNTY, COLORADO, BEING MOREE PARTEL, MAY DESCRIBED AS FOLLOWS WITH BELFOUNDS OF EL.

PAGE COUNTY, COLORADO, BEING MOREE PARTEL, MAY DESCRIBED AS FOLLOWS WITH BELFOUNDS OF EL.

PAGE COUNTY, COLORADO, BEING MOREE PARTEL, MAY DESCRIBED AS FOLLOWS WITH BELFOUNDS OF EL.

PAGE COUNTY, COLORADO, BEING MADE THE PAGE SOND SECTIONS 30, WHICH IS ASSUMED TO BEAR MORTH

STAMPED TRUE SINGES AT THE CENTER CORNERS OF SAND SECTIONS 30, WHICH IS ASSUMED TO BEAR MORTH

87 WAYS TO WEST, A DISTANCE OF 2,557 28 FEET; LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN

A PARCEL OF LAND IN THE SOUTH 1/2 OF COLORADO, CONTAINING A PORTION OF THAT PARCEL OF LAND RECORDED

UNDER RECEPTION NUMBER 22/46/37/4, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS WITH BEARINGS

REFERENCED TO THE MARTH LINE OF SAUD SOLTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST

END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP

STAMPED TRAILS 196674 THE CENTER CORNER OF SAUD SECTION 30, WHICH IS ASSUMED TO BEAR NORTH:

80\*0251\* WEST, A DISTANCE OF 2,557.31 FEET; ROCK CREEK MESA ADDITION NO. 6: ROCK CREEK MESA ADDITION NO. 5: THENCE NORTH 00"00"00" EAST, A DISTANCE OF 685.88 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL. THE FOLLOWING THREE (3) COURSES: HENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES: HENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES: NORTH 59\*19\*10\* WEST, A DISTANCE OF 508 30 FEET, NORTH 30\*4050\* EAST, A DISTANCE OF 500 00 FEET, NORTH 30\*4050\* EAST, A DISTANCE OF 271 OF 16FET, NORTH 30\*2550\* WEST, A DISTANCE OF 100 50 FEET, NORTH 30\*2550\* WEST, A DISTANCE OF 100 50\* FEET, NORTH 30\*250\* WEST, A DISTANCE OF 104 AT FEET, NORTH 30\*250\* WEST, A DISTANCE OF 104 AT FEET, NORTH 30\*250\* WEST, A DISTANCE OF 104 AT FEET, NORTH 30\*250\* EAST, A DISTANCE OF 104 AT FEET, NORTH 30\*250\* EAST, A DISTANCE OF 611 149 FEET. MALENCING AT SAUD CENTER CORNER OF SECTION 30. NOCE SOUTH 51"1405" WEST A DISTANCE DE 7482 ZA FEET TO A POINT ON THE SAUD EXTERIOR THAT PARCE LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF MERICHIA 47 SAID CENTER CORNER OF SECTION 30;
MES SES 27347 WA DISTAMPE OF, 1988 77 TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MES SES 27347 WA DISTAMPE STAINED, A POINT OF BEGINNING,
UMARTED BY A RED PLASTIC CAP STAMPED 74, 33 MBY, ALSO BEING THE POINT OP BEGINNING,
MCC COINCIDENT WITH SAID WESTERN ROAD RIGHT-OF-MAY LINE OF COMMANCHE ROAD SOUTH 00\*12747\*
TA DISTANCE OF SAIT OF FEET;
TA DISTANCE OF SAIT OF FEET;
TA DISTANCE OF SAIT OF FEET
TO A POINT ON THE EXTERIOR OF SAID SOUTH 88°52'85' EAST, A DISTANCE OF 250 40 FEET;
SOUTH 90"1337" EAST, A DISTANCE OF 180 60 FEET;
NORTH 88°17'29" EAST, A DISTANCE OF 107. 28 FEET TO THE POINT OF BEGINNING SOUTH ON YEAR EAST, A DISTANCE OF 142 39 FEET;
SOUTH ON YEAR EAST, A DISTANCE OF 120 SEET;
SOUTH WEST, A DISTANCE OF 400 AF FEET;
NORTH ON YEAR EAST, A DISTANCE OF 200 AETE.
NORTH ON YEAR WEST, A DISTANCE OF 200 AETE.
NORTH WEST-AND YEAR WEST, AND YEAR OF 200 AETE.
NORTH WEST-AND YEAR WEST, A DISTANCE OF 500 AETE.
NORTH WEST-AND YEAR A DISTANCE OF 500 AETE.
NORTH WEST-AND YEAR A DISTANCE OF 500 AETE.

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### RESIDENTIAL SUMMARY ROPOSED TOTAL GROSS DENSIT PROPOSED LOTAUNIT COUNT MAX. BUILDING HEIGHT PROPOSED LAND USE EXISTING LAND USE PROPOSED ZONING TAX SCHEDULE NO. EXISTING ZONING PROPERTY SIZE MIN. LOT SIZE DATA 6530300017 ; 6530300023 ; 6530400003 . 6530300022(A PORTION OF); 6530400009 RS-5000 / F-5 SINGLE FAMILY RES.; VACANT LAND WAXIMUM 16 DU/AC 45 MAX HEIGHT R-FLEX MEDIUM ,500 SF PER DU MAXIMUM 400 RESIDENTIAL

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PARK LAND	EXISTING LAND USE
PK	PROPOSED ZONING
F-5	EXISTING ZONING
6500000169	TAX SCHEDULE NO.
53.84 ACRES	PROPERTY SIZE
DATA	PUBLIC PARKS SUMMARY DATA

ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN

COLORADO SPRINGS, CO AUGUST 2024

LAND USE DATA		
ANDLISE	NO. ACRES	% OF TOTAL
CAND COR	PROVIDED	PROPERTY
RESIDENTIAL (R-FLEX MEDIUM)	50.61 AC	48.5%
PUBLIC PARKS (PK)	53.84 AC	51.5%
TOTAL	104.45 AC	100%

SHEET INDEX		
DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	TS01
GENERAL NOTES	2	TS02
LAND USE PLAN	3	LU01
LAND USE PLAN	4	LU02
LAND SUITABILITY ANALYSIS - SLOPES	5	LSA01
LAND SUITABILITY ANALYSIS - VEGETATION	6	LSA02



2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

ROCK CREEK RESIDENTIAL LLC. 90 S CASCADE AVE SUITE 1500 COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS 30 S NEVADA AVE. COLORADO SPRINGS, CO 80903-1802

CMSP1

05/08/2024 눌끾 23.224.023 DESCRIPTION NITIAL SUBMITTAL OURTH SUBMITTA \$ \$ \$ \$ \$ \$

TITLE SHEET

**TS01** 

SHEET 01 OF 06

CITY FILE NO.: MAPN-23-0009

## LAND USE PLAN GENERAL NOTES:

- THE OVERALL DENSITY FOR ROCK CREEK MESA WILL BE CAPPED AT A MAXIMUM OF 400 UNITS. DENSITY TRANSFERS ARE PERMITTED WITHIN THE ROCK CREEK MESA RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS LAND USE PLAN SO LONG AS THE MAXIMUM. DENSITY OF 400 UNITS IS NOT EXCEEDED.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. \_\_\_\_\_\_AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY
- ALL LANDSCAPE TRACTS AND PARKS WITHIN ROCK CREEK MESA WILL BE OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN
- DEVELOPMENT WILL OCCUR IN ONE PHASE.
- ALL COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC, CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS, ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND
- PEDESTRIAN TRANSPORTATION. CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEI ICCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 FROM THE PARCEL(S) WITHIN THIS DEVELOPMENT. 19-385-5982 TO BEGIN A SIGN PERMIT APPLICATION. SIGNAGE IS NOT APPROVED PER THIS PLAN, A SEPARATE SIGN PERMIT IS REQUIRED, CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY.
  ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE OR INCREASE IN DENSITY IS
- LONG-TERM MAINTENANCE RESPONSIBILITY FOR WATER QUALITY! DETENTION FACILITIES IS PRIVATE, PROVIDED BY THE ROCK CREEK METRO
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDANT WAS SUBMITTED AND CAN BE FOUND IN FILE MAPN 23,0008. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER APPLICANT.
- A FISCAL IMPACT ANALYSIS AND A CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS.
- 兹 RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES, ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS PRIOR TO BUILDING FINAL DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT ANDIOR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT PECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED BILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS
- FULL SPECTRUM DETENTION FOR THE R-FLEX MEDIUM DETACHED SINGLE FAMILY AREAS WILL BE PROVIDED AT THE PCMS LOCATED NEAR THE INTERSECTION OF PAWAIEE ROADIMIGHWAY 115.
- ζ'n REFER TO THE MEMORANDUM OF AGREEMENT (MOA) DATED JUNE 27, 2024 BETWEEN THE DEVELOPER AND EL PASO COUNTY SCHOOL DISTRICT #8 (FFC) FOR ADDITIONAL INFORMATION REGARDING SCHOOL FEES IN LIEU OR LAND DEDICATION ALTERNATIVES.
- THE HILLIDIE DESIGNATED AREAS SHOWN ON THIS LAND USE PLAN WILL ADHERRE TO ALL HILLIDIE REQUIREMENTS WITH LIMITED LAND DISTURBANCE AND VEGETATION REMOVAL, ANY FUTURE DEPOCHOPMENT OR DISTURBANCE IN THESE AREAS WILL BE REVIEWED BY CITY PLANNING TO ENSURE ALL HILLIDIE REQUIREMENTS ARE MET. EFFORTS WILL BE MADE TO PRESERVE STEEP SLOPES AND EXISTING VEGETATION WITH CONSTRUCTION OF DETENTION POND SOUTHEAST OF PAWNIEE ROAD.

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0950G, PANEL NUMBER 950, DATED DECEMBER 7, 2018. THE SITE IS LOCATED IN ZONE X

## GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY RING ROCKY TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. ADDITION NO. 1 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT SEISMICITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # MAPN-23-009 OR WITHIN THE SUBDIVISION FILE ROCK CREEK MESA MOUNTAIN GROUP DATED 01/31/2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD(S) ON THE PROPERTY: FAULTS &

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY LAWS LIE WITH THE PROPERTY OWNER. COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:

# TRAFFIC IMPROVEMENTS BY DEVELOPER:

- A 67 ROW PLUS TWO 5' EASEMENTS ALONG PAWNEE ROAD FOR THE FIRST 400 FEET WEST OF HIGHWAY-115. A 57' COLLECTOR CROSS-SECTION WITH TWO 5' EASEMENTS IS PROPOSED WITHIN THE EXISTING 60' ROW CORRIDOR OF PAWNEE ROAD.
- EXTEND NORTHBOUND LEFT-TURN LANE FROM 270-FT TO 1,025-FT WHICH INCLUDES 700-FT OF DECELERATION, 25-FT OF STORAGE AND 300-FT OF TAPER. THERE IS NOT ENOUGH SPACE FOR THIS IMPROVEMENT IN EXISTING CONDITIONS UNTIL SH-115CCHEROKEE DRIVE INTERSECTION IS
- CONSTRUCT A 190-FT LONG EASTBOUND LEFT; TURN LANE WITH 100-FT OF STORAGE AND A 90-FT TAPER
- CONVERT TO RUPO ACCESS SO NORTHBOUND LEFT-TURN LANE AT SH-115/PAWNEE ROAD INTERSECTION CAN MEET SHAC REQUIREMENTS.

EXTEND SOUTHBOUND RIGHT. TURN LANE FROM 825FT TO 1,000FT WHICH INCLUDES 700FT OF DECELERATION AND 300FT OF TAPER.

- SH-115FAWNEE ROAD WILL NEED TO BE CONVERTED TO A SIGNALIZED INTERSECTION DUE TO THE EXISTING CONDITIONS SCENARIO MEETING THE FOUR-HOUR SIGNAL WARRANT, FOURHOUR WARRANT, FOURHOUR WARRANT, AND THE BUILDOUT BACKGROUND SCENARIO MEETING THE EIGHT-HOUR WARRANT, FOURHOUR WARRANT, AND PEAK HOUR WARRANT. THESE IMPROVEMENTS ARE REQUIRED BY 2030 WITHOUT THE PROJECT.
- WITH THE PROJECT, SH-11S/PAWNEE ROAD INTERSECTION WILL NEED TO EXTEND THE EASTBOUND LEFT-TURN LANE BY 200-FT TO PROVIDE A

SH-11S/PAWNEE ROAD INTERSECTION WILL NEED TO CONSTRUCT A DOUBLE LEFT TURN LANE TO ALLOW ALL INTERSECTION APPROACHES TO OPERATE AT ACCEPTABLE LEVELS OF SERVICE, THE 200FT OF REQUIRED STORAGE CAN BE SPLIT EVENLY BETWEEN THE TWO TURN LANES AND THE TAPER WILL DOUBLE IN LENGTH TO 180FT TO ACCOUNT FOR THE DOUBLE TURN LANE. THERE SHOULD BE A 180FT TAPER AND TWO 100FT LONG TURN LANES. THIS IMPROVEMENT IS REQUIRED BY 2045 WITHOUT THE PROJECT

GENERAL:

1. PRIOR TO ANY CONSTRUCTION, AN APPROVED CDOT PERMIT WILL BE REQUIRED

## **MOUNTAIN STATE PARK ADDITION NO. 1** ADDITIONS NO. 1-6 AND CHEYENNE ROCK CREEK MESA

COLORADO SPRINGS, COLORADO

## **LAND USE PLAN**

### PARKLAND DEDICATION

CITY OF COLORADO SPRINGS 30 S NEVADA AVE. COLORADO SPRINGS, CO 80903-1802

OCK CREEK RESIDENTIAL LLC.
S CASCADE AVE. SUITE 1500
LORADO SPRINGS, CO 80903

**Matrix** 

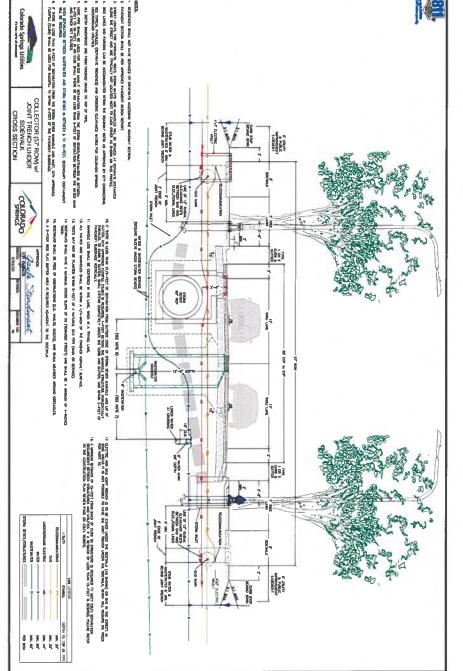
2435 RESEARCH PARRWAY, SUITE 300 20LORADO SPRINGS, CO 80920 \*NONE: (719) 575-0100 \*AX : (719) 575-0200

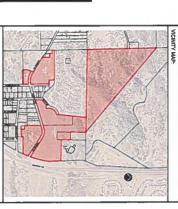
		SINGLE FA	MILY - PAR	SINGLE FAMILY - PARKLAND DEDICATION	
		NEGHBORHOOD COMMUNITY	COMMUNITY	TOTAL ACRES OF NEIGHBORHOOD	TOTAL ACRES OF COMMUNITY
USING TYPE	# OF UNITS	PARK	PARK	BARK DEDICATION OF REGUES ON (AC)	PARK DEDICATION OBLIGATION
		DEDICATION PER DEDICATION		FAIR CEDION HON COLLON HON (AC)	(AC)
FACHED SINGLE FAMILY (2-4) 250	250	0.0053	0.0064	1,325	1.6
FACHED SINGLE FAMILY	150	0.0066	800.0	0.99	1.2
TAL	400			2.31	2.8
TAL PARKLAND QUIREMENT	400			2.31	2.8
				The state of the s	4

REQ TOT

## PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC PARKS, TRAILS, COMMON AREAS, AND OPEN SPACE WITHIN ROCK CREEK MESA ARE TO BE BUILT, OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
- PARKLAND DEDICATION ORDINANCE (PLDO):
- THE CONCEPTUAL LOCATION AND SIZE OF THE 231 ACRE PARK PARCEL, AS ILLUSTRATED ON THE LAND USE PLAN, IS INTENDED TO FULFIL. THE PLOV NEIGHBORHOOD PARK OBLIGATION OF THIS LAND USE PLAN, THE REMAINING EASEMENT AND DEPH SPACE ACREAGE IS NOT INTENDED TO MEET PLDO, ANY MINOR ADJUSTMENTS TO PLDO ACREAGE MAY BE HANDLED ADMINISTRATIVELY.
- ALL PLDO NEIGHBORHOOD PARKLAND SHALL MEET THE REQUIREMENTS OF CITY CODE 7.4 307 F TO INCLUDE: THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS, RECREATION, AND CULTURAL SERVICES ADVIS THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION. FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS.
- ERMITS WITHIN THE APPLICABLE PARCEL HAVE BEEN PULLED. NEW AND RECOMMENDATION PRIOR TO ANY CONSTRUCTION AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR POSES, NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE ADJACENT BUILDING





ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN COLORADO SPRINGS, CO AUGUST 2024

I	I		
REV	REVISION HISTORY:	RY	
₹	BTM	DESCRIPTION	BY
۰	09/19/2023	INITIAL SUBMITTAL	푆
-	11/15/2023	SECOND SUBMITTAL	RAF
N	02/14/2024	THORD SUBMITTAL	RAF
4	05/08/2024	FOURTH SUBMITTAL	RAS.
٠	07/10/2024	FIFTH SUBMITTAL	RAF
9	DRAWING INFORMATION	MATION:	
PRO	PROJECT NO:	23.224.023	
DRA	DRAWN BY:	BP	
유	CHECKED BY	RF	
APP	APPROVED BY:	JA	
SHS	SHEET TO E	The second secon	

**GENERAL NOTES** 

**TS02** 

**SHEET 02 OF 06** 

CITY FILE NO: MAPN-23-0009

