

APPLICANT:

William Guman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guman, R/LA, ASLA
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

PREPARED BY:

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Planning and Landscape Architecture
Attn: Bill Guman, R/LA, ASLA
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

Clark Land Surveying, Inc.

Land Surveyors
Attn: Stewart L. Mapes, Jr., PLS
177 S. Tiffany Drive, Unit 1
Pueblo West, CO 81007
(719) 582-1270

LSC Transportation Consultants, Inc.

Traffic Consultant
Attn: Jeff Holdston, P.E., P.T.O.E.
545 East Pikes Peak Avenue, Ste. 210
Colorado Springs, CO 80903
(719) 633-2868

SITE DATA:

TSN: 4300000553, 4300000552, 4300000548, 43000000551

AREA TO BE REZONED: 160 Acres, plus or minus
EXISTING ZONING: Planned Unit Development PUD
PROPOSED ZONING: Limited Industrial I-2
CURRENT USE: Agricultural Grange Land
PROPOSED USE: Light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard.

LEGAL DESCRIPTION:

INDUSTRIAL DISTRICT DESCRIPTION:

A portion of the East half of Section 9, Township 13 South, Range 64 West, of the 6th P.M. El Paso County, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 9; thence, along the east line of said Section 9, S00°51'58"W (Bearings are based on the east line of Section 9, Township 13 South, Range 64 West, of the 6th P.M. El Paso County, State of Colorado and bears S00°51'58"W), a distance of 58.53 feet; thence S88°40'42"W, a distance of 343.70 feet; thence S08°58'58"E, a distance of 400.00 feet; thence S82°58'18"W, a distance of 310.83 feet, to the **POINT OF BEGINNING**; thence S00°52'00"W, a distance of 6770.18 feet; thence N89°07'04"W, a distance of 601.85 feet, to a point on the centerline of an existing creek; thence continuing along said creek the following twelve (12) courses:

1. S33°51'48"E, a distance of 40.73 feet;
2. S00°13'37"W, a distance of 113.91 feet;
3. S29°40'26"W, a distance of 108.54 feet;
4. S28°28'10"E, a distance of 61.99 feet;
5. S15°18'11"E, a distance of 191.48 feet;
6. S37°41'46"E, a distance of 173.54 feet;
7. S01°11'08"W, a distance of 163.55 feet;
8. S65°34'05"E, a distance of 90.36 feet;
9. S05°53'35"W, a distance of 297.28 feet;
10. S30°53'40"E, a distance of 75.32 feet;
11. S00°08'09"E, a distance of 167.78 feet;
12. S48°00'12"E, a distance of 19.91 feet;

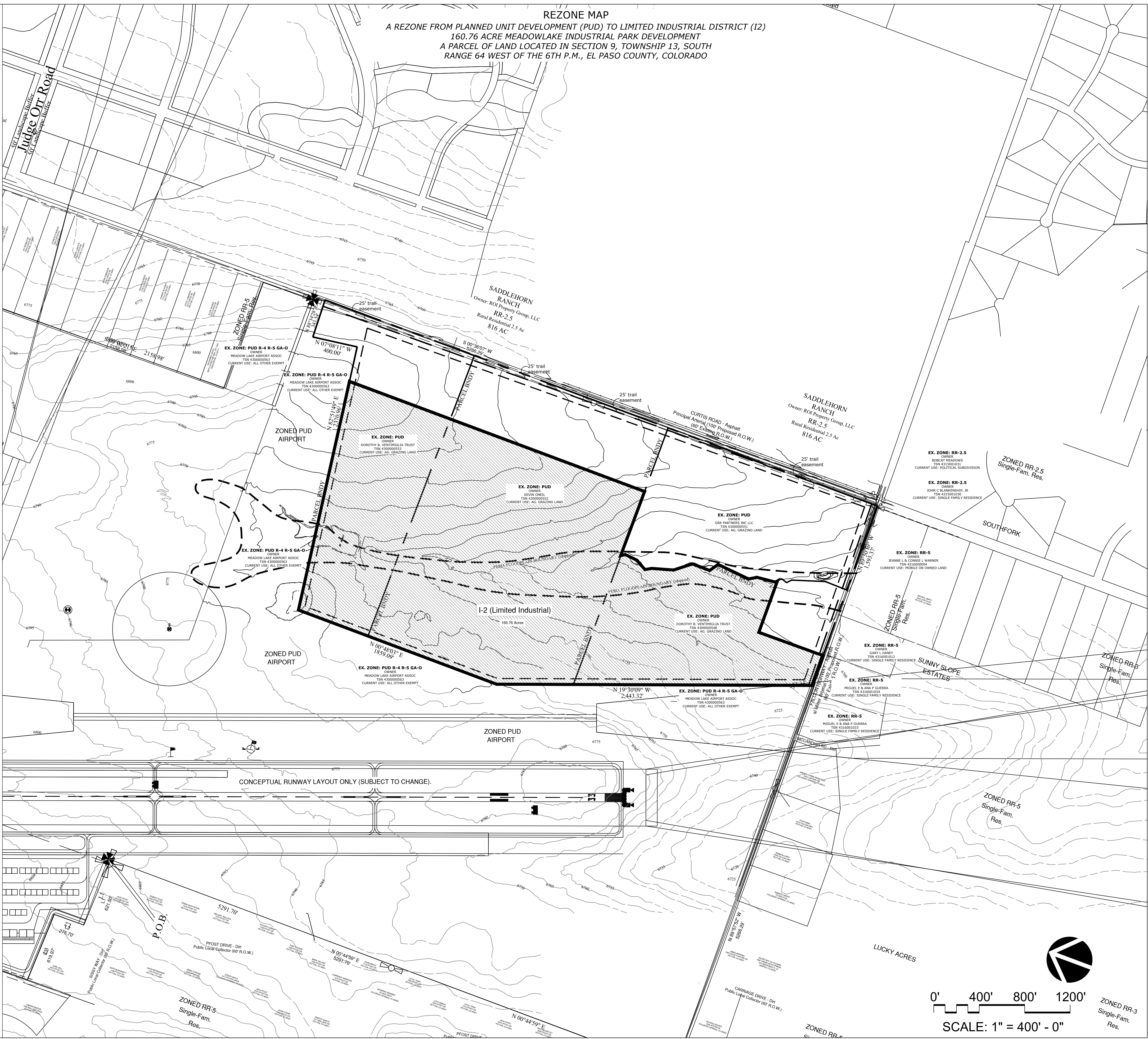
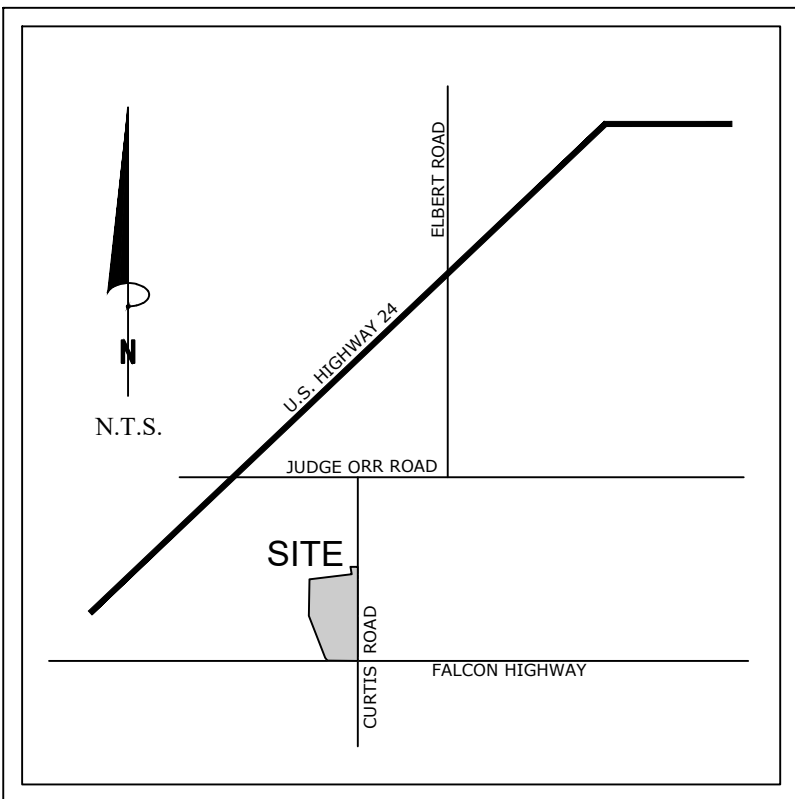
thence, leaving said centerline, N89°42'02"W, a distance of 480.21 feet; thence S00°17'54"W, a distance of 600.20 feet, to a point on the south line of said Section 9; thence along said south line, N89°42'08"W, a distance of 183.54 feet; thence N31°53'32"W, a distance of 372.34 feet; thence N19°21'58"W, a distance of 2443.32 feet; thence N00°50'10"E, a distance of 1859.09 feet; thence N83°00'18"E, a distance of 2080.13 feet, to the **POINT OF BEGINNING**.

Containing 7,002.935 Sq. Ft. or 160.765 acres, more or less.

ADJACENT PROPERTY OWNERS:

OWNER OF RECORD / STREET ADDRESS	ASSESSOR'S TSN
Warner, Jeanne L & Connie L 6480 Curtis Road, Peyton, CO 80831 4316000094	
Haney, Gary L 14580 Falcon Hwy, Peyton, CO 80831 4316001012	
Guerra, Miguel E & Ana P 14510 Falcon Hwy, Peyton, CO 80831 4316001034	
Guerra, Miguel E & Ana P 14460 Falcon Hwy, Peyton, CO 80831 4316001033	
Meadow Lake Airport Assoc. 13625 Judge Orr Road, Peyton, CO 80831 4300000541	
ROI Property Group, LLC 2485 Ripston Street, Napa, CA 94558 4300000541	
ROI Property Group, LLC 5 Dickens Lane, Napa, CA 94558 4300000542	
Reynolds, Faye 6624 Masters Road, Marvell, TX 77578 4300000550	
Bobcat Meadows 6434 Southfork Drive, Peyton, CO 80831 4315001031	
Blankenship, John C, Jr. 6424 Southfork Drive, Peyton, CO 80831 4315001030	

VICINITY MAP (NTS):

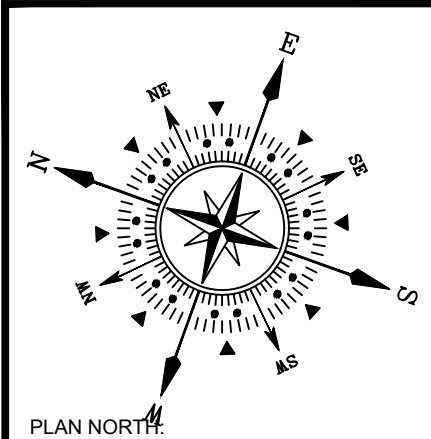


William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
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MEADOWLAKE INDUSTRIAL PARK
CURTIS ROAD
PEYTON, CO 80831
PROJECT NAME: MEADOWLAKE INDUSTRIAL PARK
PROJECT ADDRESS: CURTIS ROAD, PEYTON, CO 80831
PROJECT DESCRIPTION: RZ/PUD TO I-2 LIMITED INDUSTRIAL

DATE:	03/02/2020
DESIGNED:	WFG
CHECKED:	GEM

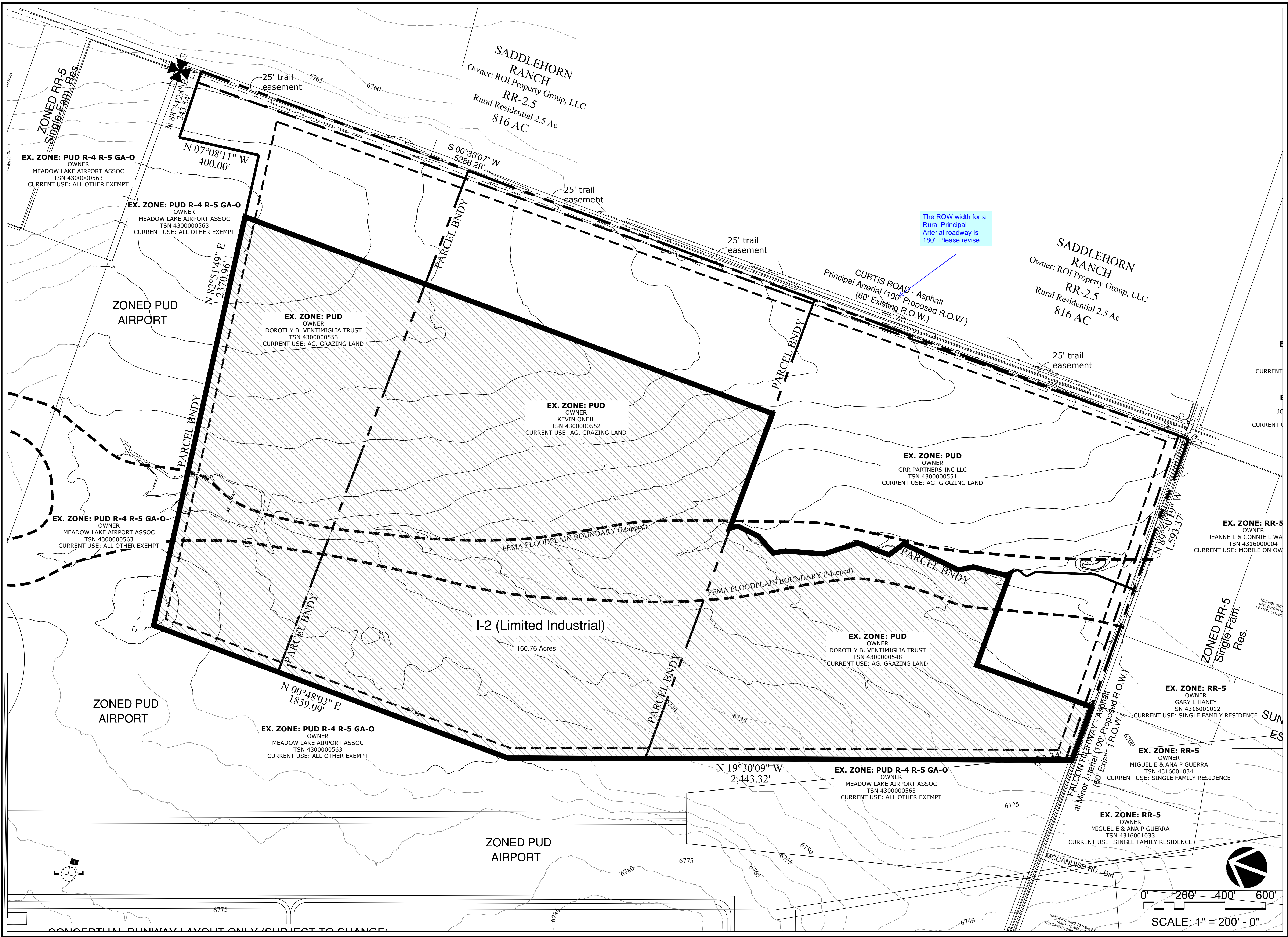
REVISIONS:	DATE:	BY:	DESCRIPTION:
	04/20	GEM	REVISED TEXT PER INITIAL REVIEW

PLAN SCALE: 1" = 400' (OR AS NOTED ON PLAN)

SHEET TITLE:
COVER SHEET

SHEET NO.
1
1 OF 2 SHEETS

FILE NO.
FILE#



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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MEADOWLAKE INDUSTRIAL PARK

CURTIS ROAD

PEYTON, CO 80831

PROJECT DESCRIPTION: RZ/PUD TO I2-LIMITED INDUSTRIAL

DATE: 03/02/2020

DESIGNED: WFG

CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
6/4/20	GEM	REVISED TEXT PER INITIAL REVIEW

NOTES:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE:
LIMITED INDUSTRIAL

SHEET NO.
2
2 OF 2 SHEETS

FILE NO.
FILE#