7520 PINERY CIRCLE- ZONING EXHIBIT

FOR GREAVES PINERY SUBDIVISION

WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN
EL PASO COUNTY, COLORADO.



SITE DATA

OWNERS

ALAN GREAVES
JUDITH ANN GREAVES
2880 INSPIRATION DR.
COLORADO SPRINGS, CO 80917

CONSULTANT

M.V.E., INC.
DAVID GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS CO 80909
Ph (719) 635-5736
Fax (719) 635-5450
DAVEG@MVECIVIL.COM

TAX SCHEDULE NO.

52054-00-041

CURRENT ADDRESS

7520 PINERY CIRCLE

LAND USE

CURRENT & PROPOSED:
SINGLE FAMILY RESIDENTIAL,
WELL & SEPTIC

ACREAGE

9.093 ± ACRES

ZONING

CURRENT ZONING: RR-5

PROPOSED ZONING: RR-2.5

RR-5 DIMENSIONAL STDS.

RR-5 SETBACKS (CURRENT)

FRONT - 25' SETBACK
SIDE - 25" SETBACK
REAR - 25' SETBACK

MAX LOT COVERAGE

25%

MAX BUILDING HEIGHT

30'

RR-2.5 DIMENSIONAL STDS.

RR-2.5 SETBACKS (PROPOSED)

FRONT - 25' SETBACK
SIDE - 15" SETBACK
REAR - 25' SETBACK

MAX BUILDING HEIGHT

30'

MAX LOT COVERAGE

NONE

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,

EXCEPT ANY PART THEREOF CONVEYED TO EL PASO COUNTY IN DEED RECORDED NOVEMBER 16, 1959 IN BOOK 1778 AT PAGE 330, RECORDS OF EL PASO COUNTY, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE S 01°10'27" E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (BASIS OF BEARING) A DISTANCE OF 629.67 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINERY CIRCLE AS RECORDED IN BOOK 1778 AT PAGE 330 OF SAID RECORDS OF EL PASO COUNTY;

THENCE S 88°53'10" W ALONG A NORTH LINE OF SAID PINERY CIRCLE, A DISTANCE OF 629.45 FEET;

THENCE N 01°06'12" W ALONG A EAST LINE OF SAID PINERY CIRCLE, A DISTANCE OF 299.79 FEET;

THENCE CONTINUING N 01°06'12" W ALONG A EAST LINE OF SAID PINERY CIRCLE, A DISTANCE OF 329.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE N 88°52'38" E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 628.67 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 396,072 SF (9.093 ACRES), MORE OR LESS.

FLOODPLAIN STATEMENT

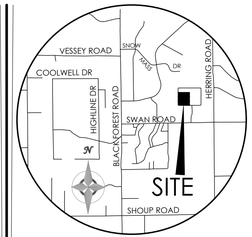
THIS PROPERTY IS LOCATED WITHIN FEMA DESIGNATED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0315G AND MAP NUMBER 08041CO320G, EFFECTIVE DECEMBER 7, 2018.

MINERAL RIGHTS OWNERS

NO MINERAL RIGHTS OWNERS IDENTIFIED

ZONING DIMENSIONAL STANDARDS		RR-5(CURRENT)	RR-2.5 (PROPOSED)
SETBACKS	FRONT	25 FT	25 FT
	REAR	25 FT	25 FT
	SIDE	25 FT	15 FT
MAX BUILDING HEIGHT		30 FT	30 FT
MAX LOT COVERAGE		25 %	NONE

Please add:
PCD File No. P2615



VICINITY MAP
NOT TO SCALE

BENCHMARK



20 0 30 80 150
SCALE: 1"=80' 1:960

MVE, INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY ____ _____
AS-BUILTS BY
CHECKED BY ____ _____

7570 PINERY CIR.
REZONE / MINOR SUB.

ZONING MAP

MVE PROJECT 61233
MVE DRAWING REZONE

AUGUST 18, 2026
SHEET 1 **OF** 1