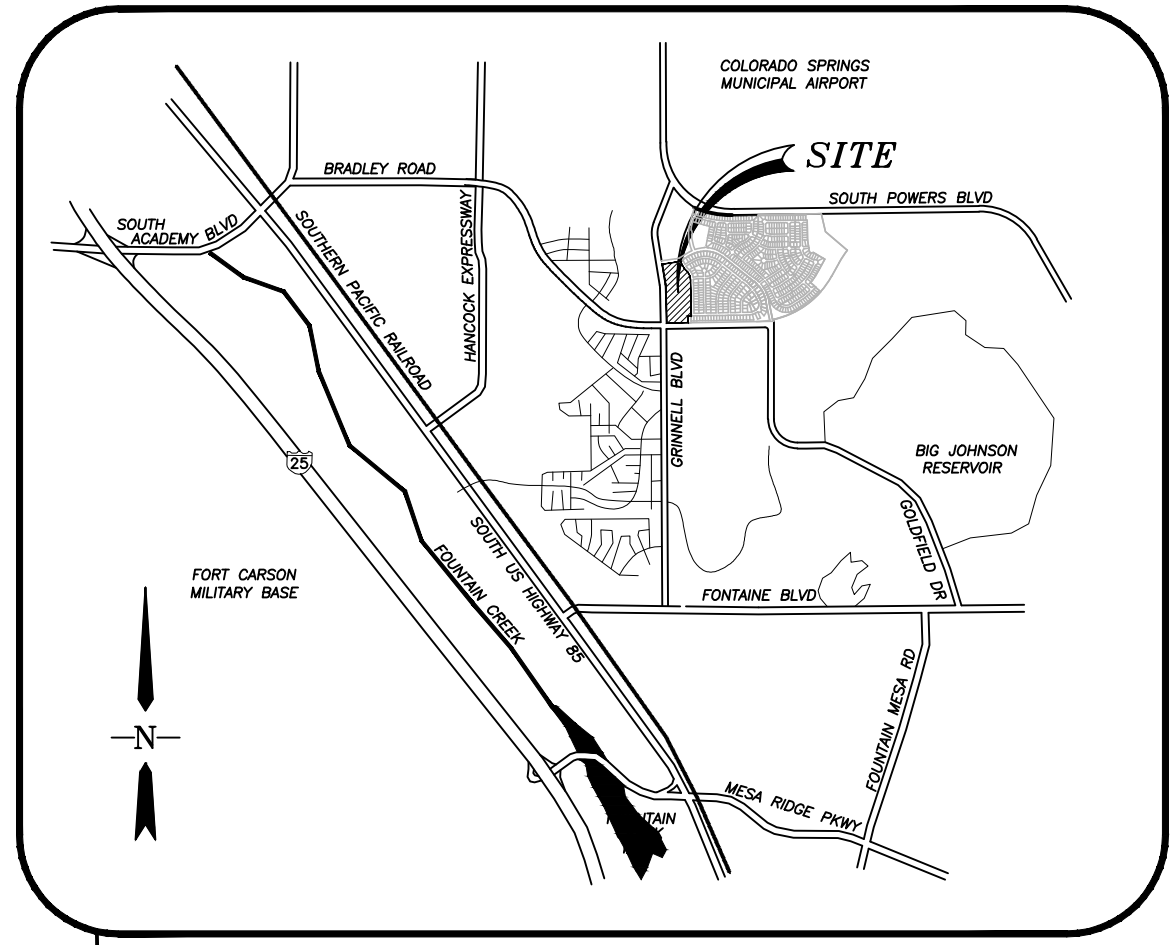


Please add all items required on the rezoning map checklist. The proposed lot lines need not be shown.

# SPRINGS AT WATERVIEW ZONING MAP

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO



**VICINITY MAP**  
N.T.S.

**LAND OWNER:**  
FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP  
118 N. TEJON ST., SUITE 305  
COLORADO SPRINGS, CO 80903

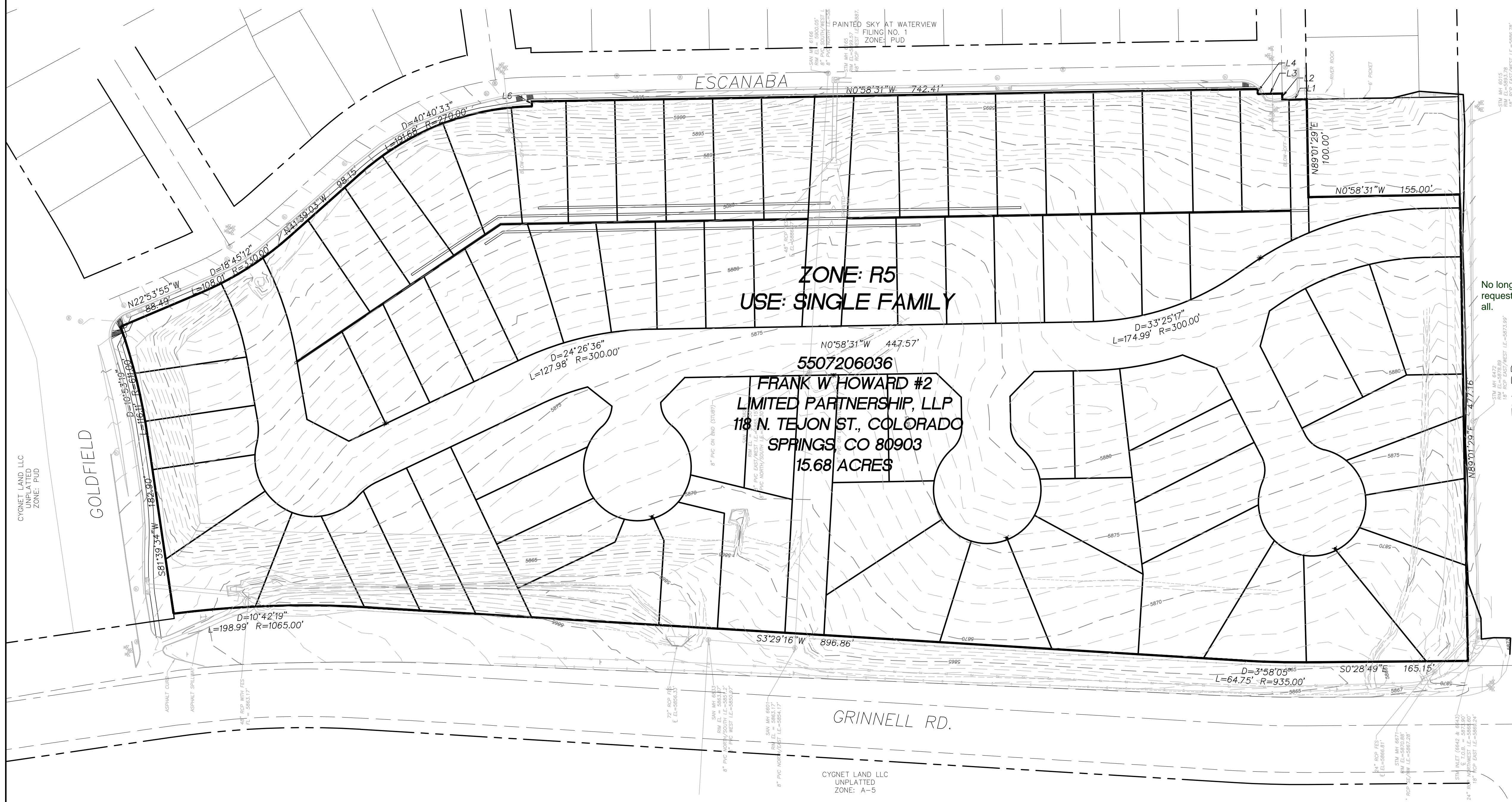
**SUBDIVIDER/PETITIONER:**  
WVS, LLC  
31 N. TEJON ST., SUITE 500  
COLORADO SPRINGS, CO 80903

**PLAN PREPARED BY:**  
DAKOTA SPRINGS ENGINEERING, LLC  
31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903

**SITE DATA:**  
NAME OF SUBDIVISION: THE SPRINGS AT WATERVIEW  
EXISTING ZONING: AG  
PROPOSED ZONING: PUD  
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE  
AREA (GROSS): 15.68 ac.  
NO. OF RESIDENTIAL LOTS: 80  
D.U./ACRES (GROSS): 5.1 ac.  
MINIMUM LOT AREA: 4,842 s.f.  
ALLOWED LOT AREA COVERAGE: 40%  
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)  
SETBACKS:  
FRONT: 20' ON ALL LOTS  
SIDE: 5' ON ALL LOTS  
REAR: 15' ON ALL LOTS  
ACCESSORY STRUCTURES (SHEDS, GAZEBOS, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.  
BUILDING HEIGHT: 35' MAX.  
USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILD CARE FACILITIES SERVING FEWER THAN 9 PERSONS.

**LEGAL DESCRIPTION:**  
THAT AREA OF LAND LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

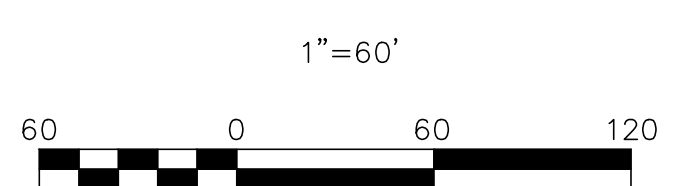
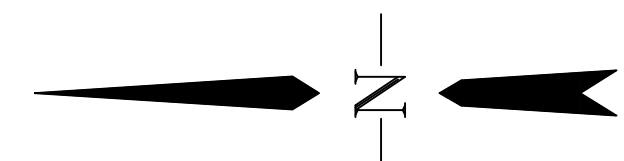
**SAID AREA INCLUDES:**  
PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.  
TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.



No longer a PUD request. Please revise all.

**ZONE: R5  
USE: SINGLE FAMILY**

5507206036  
FRANK W. HOWARD #2  
LIMITED PARTNERSHIP, LLP  
118 N. TEJON ST., COLORADO  
SPRINGS, CO 80903  
15.68 ACRES



REVISIONS:		
NO.	DESCRIPTION	DATE

**ENGINEER:**  
DESIGNED BY: BG DATE: 7-6-16  
DRAWN BY: JJM DATE: 7-29-16  
CHECKED BY: PAK DATE:  

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWATER

**DSE Dakota Springs Engineering**  
31 N. TEJON, SUITE 500  
COLORADO SPRINGS, CO 80903  
P: (719) 227-7388  
F: (719) 227-7392

PROJECT: SPRINGS AT WATERVIEW  
SHEET TITLE: ZONING MAP  
FROM: n/a TO: n/a  
JOB NO.: 0001-02-16-01 SHEET 1 OF 1

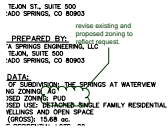
# Markup Summary

dsdruiz (3)



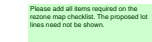
**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

No longer a PUD request. Please revise all.



**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

revise existing and proposed zoning to reflect request.



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Please add all items required on the rezone map checklist. The proposed lot lines need not be shown.