

HIGHWAY 24 & MERIDIAN ROAD ZONING MAP

A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO COUNTY, STATE OF COLORADO
AUGUST 2021



CONSULTANTS:

Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100

LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY ST., SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

CIRCLE K

ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-8223

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

LEGAL DESCRIPTION

The following will need to be added:

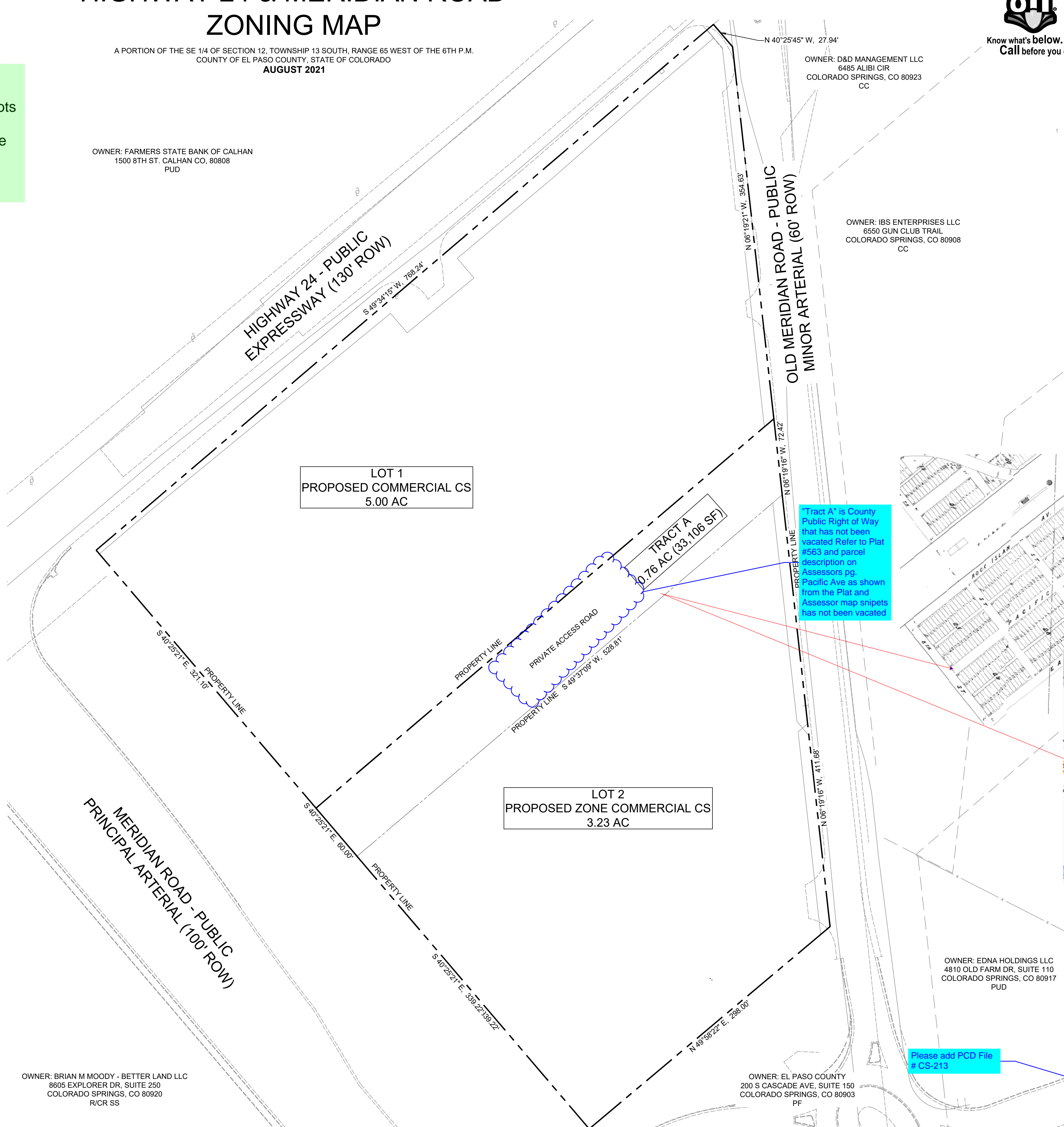
- Legal description for the proposed lots being rezoned
- Existing land uses and zoning on the property
- Existing land uses within 500 feet
- Existing Structures

SITE DATA TABLE

TAX ID NUMBERS	5312402016, 5312403003, 5312402015, 5312405003, 5312404003, 5312405005
CURRENT ZONING	C-2, RR-5
PROPOSED ZONING	CS
PROPOSED LOTS	2
TOTAL SITE ACREAGE	8.99 AC
MINIMUM LOT SIZE	3.23 AC
FRONTAGE SETBACKS	25' FRONT, 25' SIDE, 15' REAR
LOT SETBACKS	N/A
LANDSCAPE SETBACKS	25' FRONT, 25' SIDE, 15' REAR
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	50'

CONTACT LIST

- OWNER**
CIRCLE K STORES INC.
5500 S. QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 758-8223
- DEVELOPER**
LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY ST., SUITE 512
DENVER, CO 80246
SOFIA HERNANDEZ
PHONE: (303) 717-3305
- CIVIL ENGINEER/ LANDSCAPE ARCHITECT**
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
NICOLE SCHANEL/ JASON ALWINE
PHONE: (719) 575-0100
- ARCHITECT**
GREENBERG FARROW
30 EXECUTIVE DRIVE, SUITE 100
IRVINE, CA 92614
DOUG COUPER
PHONE: (949) 296-0450
- LAND SURVEYOR**
RUBING SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
PHONE: (303) 464-9515
- GEOTECHNICAL ENGINEER**
TERRACON CONSULTANTS, INC.
4172 CENTER PARK DRIVE
COLORADO SPRINGS, CO 80916
PHONE: (719) 597-2116
- ELECTRICAL SERVICE**
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
PEYTON, COLORADO 80831
PHONE: (719) 495-2283
- WATER & SANITARY**
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
PHONE: (719) 495-2500
- FIRE**
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
FALCON, CO 80831
PHONE: (719) 495-4050
- STORM SEWER**
EL PASO COUNTY PUBLIC SERVICES
3275 AKERS DR.
COLORADO SPRINGS, COLORADO 80922
PHONE: (719) 520-6460
- GAS**
COLORADO SPRINGS UTILITIES
7710 DURANT DRIVE
COLORADO SPRINGS, COLORADO 80920
TIM BENEDICT
PHONE: (719) 668-3574



Tract A is County Public Right of Way that has not been vacated Refer to Plat #563 and parcel description on Assessors pg. Pacific Ave as shown from the Plat and Assessor map snippets has not been vacated

Please add PCD File # CS-213

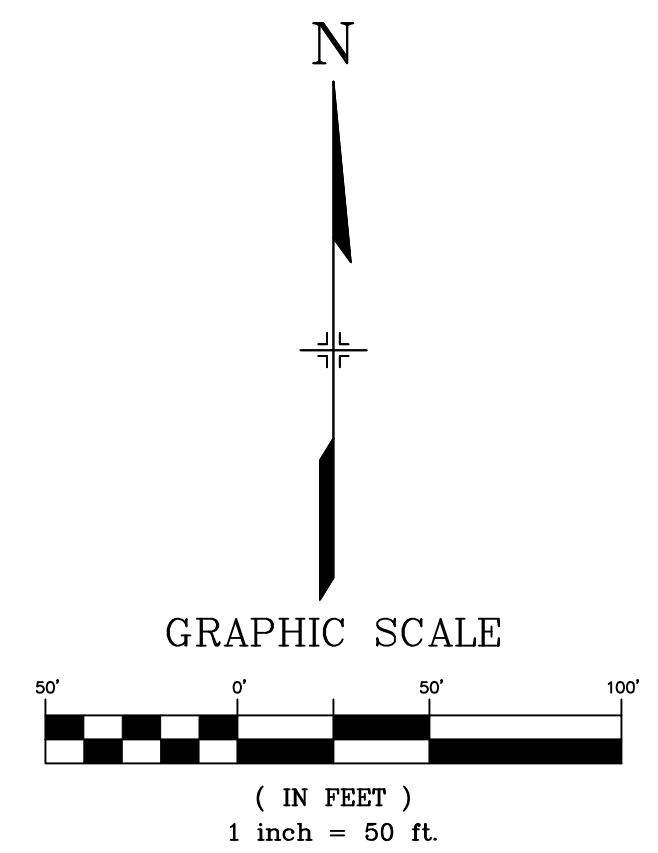


DRAWN BY: LCB
CHECKED BY: NMS
DESIGNED BY: NMS
SHEET TITLE:

ZONING MAP

**SHEET 1 OF 1
ZM01**

ISSUE DATE: AUGUST 2021



FILE LOCATION: S:\CIRCLE K HWY 24 & MERIDIAN\DWG\PLAN SETS\PRELIMINARY\PLANS\SPR1.DWG