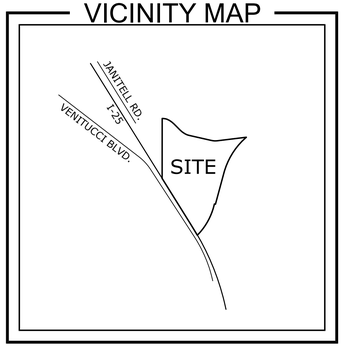
MULE HAVEN REZONING MAP

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

VICINITY MAP



LEGAL DESCRIPTION:

LOT 3 BLK 1 HASSLER & BATES SUB NO 3, TOG WITH TR IN S2 SEC 33-14-66 DES AS FOLS: COM AT SW COR OF LOT1 BLK 1 HASSLER & BATES SUB NO 1, TH N 81<57'14" E 510.33 FT, S 01<25'16" E 31.45 FT FOR POB, CONT S01<25'16" E 172.55 FT, S 87<40'57" E 284.18 FT, TH ALG ARC OF NON-TANG CUR TO R HAVING A RAD OF 250.0 FT AC/A OF 05<16'23" AN ARC DIST OF 23.01 FT WHICH CHORD BEARS N 50<33'40" W, N 47<55'28" W 175.97 FT, ALGARC OF CUR TO L HAVING A RAD OF 200.0 FT A C/A OF 43<44'45" AN ARC DIST OF 152.70 FT TO POB, EX PT CONVTO COUNTY BY BK 6881-908

NOTES:

1) This is a Rezoning Map. It is not a Land Survey Plat or Improvement Survey Plat. No research of easements, encumberances or title of record was performed by Compass Surveying and Mapping, LLC. No Title Commitment was provided for this Drawing. Shown easements are per the recorded subdivision plat.

2) El Paso County Schedule No.: 64334-01-007

3) Address: Janitell Road, Colorado Springs, Colorado

4) Field work was completed on July 30, 2024.

5) Existing Zoning "A-5" (Agricultural).
Proposed Zoning "CC" (Commercial Community)
Proposed Zoning Change Area: Entire Parcel

OWNER:
Mulehaven Ltd.
Lester Nowell
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Lamar Advertising
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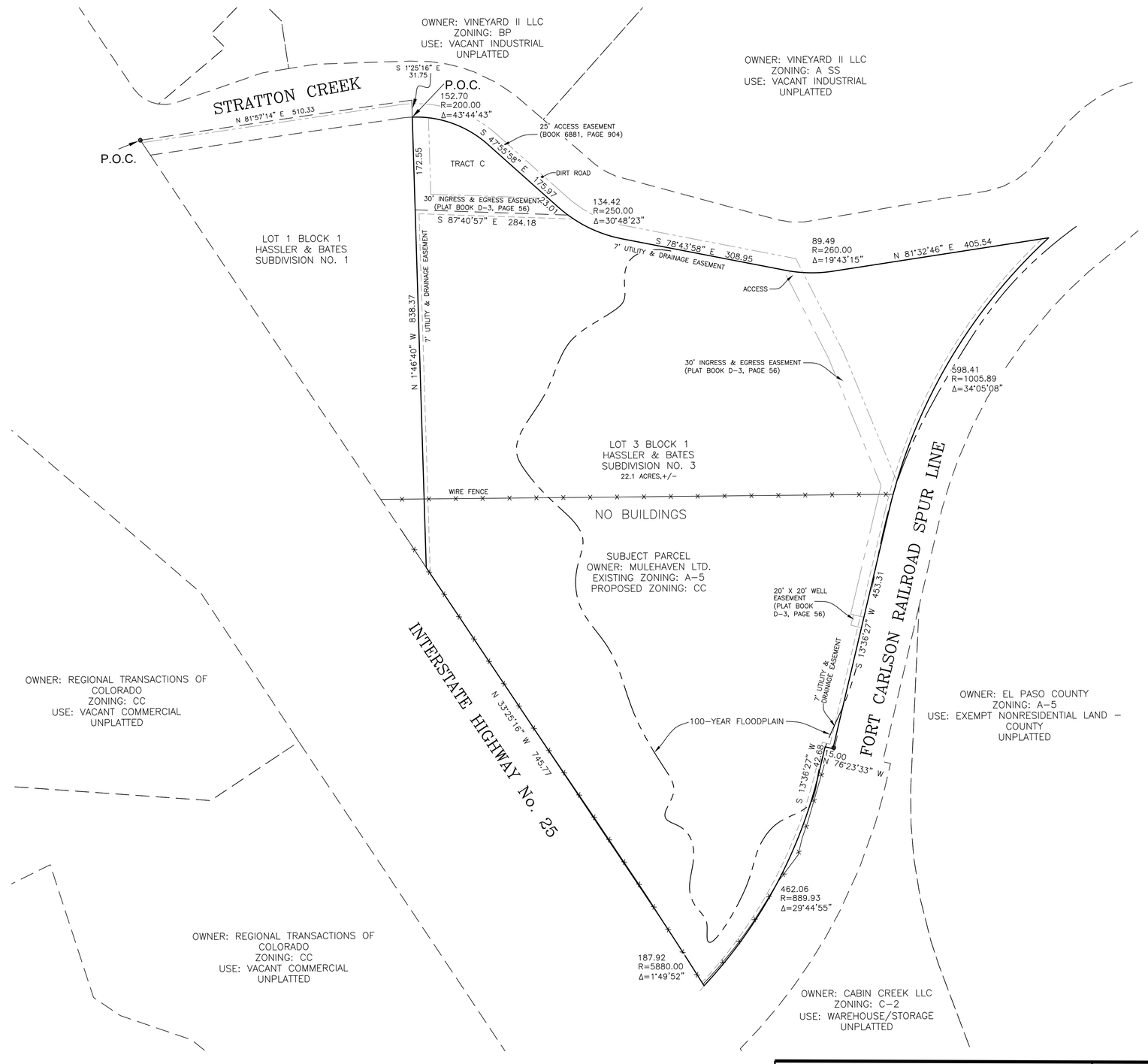

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REVISIONS:		

PROJECT NO.	24108
DATE:	APRIL 20, 2026
DRAWN BY:	JMJ
CHECKED BY:	MSJ
SHEET:	1 OF 1