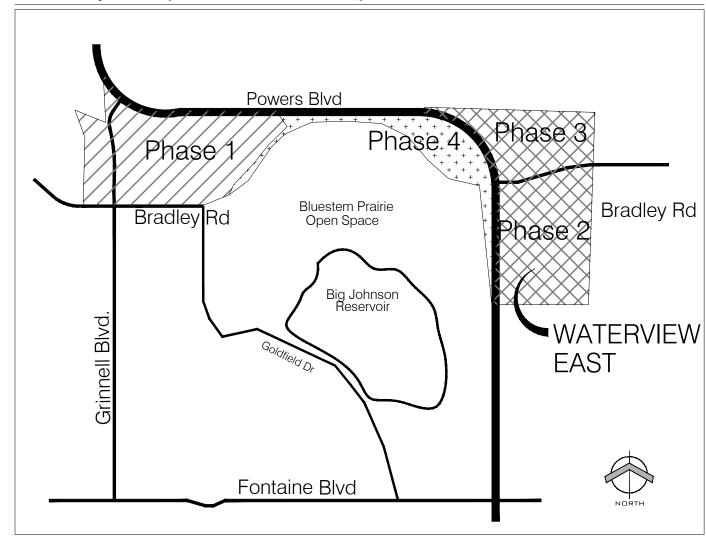
Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Waterview is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Waterview, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Development Data

Existing Zoning: Total Amended Area: Total Area:

A5/CS/PUD/RS-5000/CAD-O 144.4 Acres 681.0 Acres

General Notes

1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS. 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.

3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT. 4) SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE: - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3

- FIRE: SECURITY FIRE DISTRICT

5) PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE $\frac{3}{4}$ MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWER BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

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WATERVIEW 2020 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

General Legal Description

	A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6th P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
	BEGINNING AT THE SOUTHWEST CORNER OF SAIDSECTION 6;
	1. THENCE N00°47′00″W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 984.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;
	2. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 64°07′48″, AN ARC LENGTH OF 2356.09 FEET, WHOSE LONG CHORD BEARS S58°37′34″E A DISTANCE OF 2235.01 FEET;
	3. THENCE N89°18'32"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;
	4. THENCE N00°40'01"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;
	5. THENCE N89°38'44"E ALONG SAID NORTH LINE, A DISTANCE OF 1984.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;
	6. THENCE S89°54'34″E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
	7. THENCE S00°19'34"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5252.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
	8. THENCE S89°33'36"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;
	9. THENCE S00°53'56"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.92 FEET;
	10. THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;
	11. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
	12. THENCE S89° 34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;
	13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49'W A DISTANCE OF 1484.60 FEET;
	14. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
	15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°55′04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43′56"W A DISTANCE OF 1718.20 FEET;
	16. THENCE S89°18'32"W A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE LEFT;
	17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°25'32", AN ARC LENGTH OF 1998.51 FEET, WHOSE LONG CHORD BEARS S59°05'46"W A DISTANCE OF 1907.17 FEET;
	18. THENCE S28°53'00"W A DISTANCE OF 349.75 FEET TO A POINT OF CURVE TO THE RIGHT;
	19. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS S54°02'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;
	20. THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:
	21. THENCE S89°01'29"W A DISTANCE OF 2763.58 FEET;
	22. THENCE N89°48'34"W A DISTANCE OF 585.09 FEET;
	23. THENCE N00°30′28″E A DISTANCE OF 809.66 FEET;
	24. THENCE N00°15′44″W A DISTANCE OF 808.32 FEET;
	25. THENCE N21°59'54"W A DISTANCE OF 786.45 FEET;
	26. THENCE S70°00'20"E A DISTANCE OF 905.06 FEET TO THE WEST LINE OF SAID SECTION 7;
	27. THENCE NO0°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
EMENTS.	EXCEPTING FROM THE ABOVE TRACT: POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, GRINNELL BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 099080408 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, THE GROSS ACREAGE OF THIS DESCRIPTION IS 739.88 ACRES, MORE OR LESS, THE NET

		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	Х	Х	Х			
	P-2	Х	Х	Х			
	P-3	Х	Х	Х			
	P-5	Х	Х	Х			
	P-6	Х	Х	Х			
	P-7	Х	Х	Х			
	P-10	Х	Х	Х			
	P-11	Х	Х	Х			
	P-12	Х	Х	Х			
PHASE II	P-17	Х				Х	
	P-18	Х				Х	
PHASE III	P-14				Х		
	P-15				Х		
PHASE IV	P-13	Х	Х				
	P-16	Х	Х				
EXISTING	P-8	Х	Х	Х			
	P-9	Х	Х	Х			

W/PUNCH MARK IN CONCRETE).

ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 621.59 ACRES, MORE OR LESS. BASIS OF BEARINGS

IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T15S, R 65 W OF THE 6th P.M., EL PASO COUNTY,

COLORADO, WHICH IS ASSUMED TO BEAR N00°43'01"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7 (A 3 1/2" X 30" AL. MONUMENT LS 17496) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE

Adjacent Parcels

REF. NUMBER	ZONING	OWNER	ADDRESS
1	APD	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
2	1-2	NEARON-DOYAS PROPERTIES LLC	500 LA GONDA WAY STE 210 DANVILLE CA 94526-1747
3	PUD	KIEMELE FAMILY PARTNERSHIP LLLP	2065 MULLIGAN DR COLORADO SPRINGS CO 80920-1603
4	PIP2	MARKSHEFFEL-WOODMEN INVEST LLC	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818
5	MP2	ULTRA RESOURCES INC	304 INVERNESS WAY S STE 295 ENGLEWOOD CO 80112-5825
6	A-5	STATE OF COLORADO	633 17TH ST STE 1520 DENVER CO 80202-3609
7	A-5	CO SPRGS CITY OF C/O PARKS & REC DEPT.	P0 B0X 1575 MAIL CODE 455 COLORADO SPRINGS C0 80901-1575
8	A-5	FOUNTAIN VALLEY SCHOOL	6155 FOUNTAIN VALLEY SCHOOL RD COLORADO SPRINGS CO 80911-225
9	RS-6000 CC	FVR LAND INVESTMENTS LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO 80911-2126
10	RS-6000	BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY, CO	27 E VERMIJO AVE COLORADO SPRINGS CO 80903-2208
11	A-5	HASSELL MICHAEL S	104 S CASCADE AVE STE 101 COLORADO SPRINGS CO 80903-5101
12	PUD	ROBERT BELL	5908 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
13	PUD	CHRISTOPHER & ADDIE MURANSKY	5915 DANCING SUN WAY COLORADO SPRINGS CO 809011-8307
14	PUD	WATERVIEW INVESTMENTS LLC	7251 W 20TH ST BLDG L STE 200 GREELEY CO 80634-4626
15	PUD	KENNETH & MARION HOUNSHELL	6759 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
16	PUD	JASON & REBECCA CHILDERS	6760 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
17	PUD	JOEL & JUSTINA NEWTON	4768 GAMI WAY COLORADO SPRINGS CO 80911-3877
18	PUD	ALEXANDER HALL	4772 GAMI WAY COLORADO SPRINGS CO 80911-3877
19	PUD	MARTIN & KATHLEEN GORDON	6008 DANCING MOON WAY COLORADO SPRINGS CO 80911-3879
20	PUD	CODY DILLON TEBBITT	4809 ESCANABA DR COLORADO SPRINGS CO 80911-3882
21	PUD	DANIEL TIRY	4825 ESCANABA DR COLORADO SPRINGS CO 80911-3882
22	PUD	TERRY HENNING	4841 ESCANABA DR COLORADO SPRINGS CO 80911-3882
23	PUD	GERARDO LLAMAS & NELLY GARCIA	3 ESSEN PL FORT BRAGG NC 28307-6026
24	PUD	TIMOTHY PALOWSKI	4873 ESCANABA DR COLORADO SPRINGS CO 80911-3882
25	PUD	BEAU & COURTNEY KEMPE	4889 ESCANABA DR COLORADO SPRINGS CO 80911-3882
26	PUD	JEFFERY GRUIDL	4905 ESCANABA DR COLORADO SPRINGS CO 80911-3883
27	PUD	PEDRO & JENNIFER GARZA	3504 TATONKA DR KILLEEN TX 76549-3950
28	PUD	MICHAEL MARTINEZ	4937 ESCANABA DR COLORADO SPRINGS CO 80911-3883
29	PUD	KHRISTINE STRICKLAND	P0 B0X 573 DRYDEN WA 98821-0573
30	PUD	BRYAN TEMPLE	4969 ESCANABA DR COLORADO SPRINGS CO 80911-3883
31	PUD	AARON BOYLE	4985 ESCANABA DR COLORADO SPRINGS CO 80911-3883
32	PUD	JASON & MICHELLE HOLCOMBE	6003 PASSING SKY DR COLORADO SPRINGS CO 80911-3875
33	PUD	WILLIAM HUEY	6015 PASSING SKY DR COLORADO SPRINGS CO 80911-3875

PHASE I					
	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
	Commercial / Multi-family	P-7	16.8 acres	20-30 DU/AC	350 units
	Park / OS	P-12	5.2 acres		
EXISTING/ DEVELOPED					
PHASE I	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
	Park / OS	P-9	5.0 acres		
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
$\overline{}$	Single Family Residential	Pett	9.9 acres	~4-8 DY/AC~	50 units
PHASE II					
	Commercial	P-17	23.1 acres		
	Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units
	Multi-Family Residential	P-21	5.2 acres	12 DU/AC	60 units
PHASE III					
	Industrial	P-14	26.0 acres		
	Commercial	P-15	22.1 acres		
	Single/Multi Family Res	P-19	68.4 acres	4-30 DU/AC	850 units
PHASE IV					
	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Commercial				

AMENDED PARCELS				
PARCEL ID NUMBER	TITLE COMMITMENT NO	TAX ID AC	ZONE AC	OWNER
5509200002	SC55086781.2	22.1 acres	23.1 acres	WATERVIEW EAST DEVELOMPENT, LLC
5509200003	SC55086781.1	4.3 acres	5.2 acres	FRANK W. HOWARD #2, LLLP
T.B.D.	SC55083028.1	35.0 acres	T.B.D.	CPR ENTITLEMENTS, LLC
T.B.D.	SC55083028-5	46.5 acres	T.B.D.	CPR ENTITLEMENTS, LLC
T.B.D.	SC55092818-2	35.0 acres	T.B.D.	PHI REAL ESTATE SERVICES, LLC

Subdivider:

CPR ENTITLEMENTS, LLC 31 N. Tejon St., Suite 500 Colorado Springs, CO 80903

PCD PROJECT NO. EA19133



Phase I:	1-5 years
Phase II:	3-7 years
Phase III:	5-10 years
Phase IV:	8-15 years

NOTE:

PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.

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