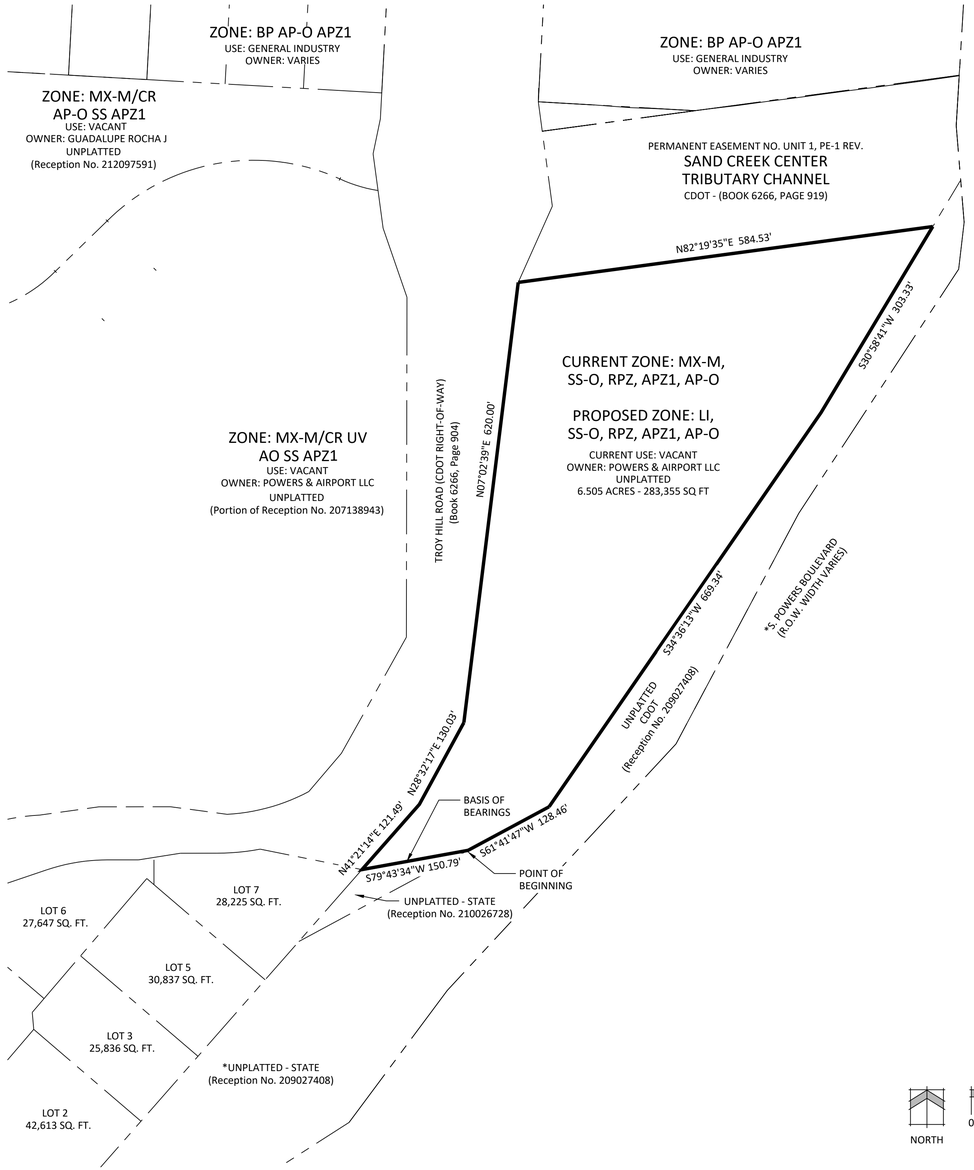
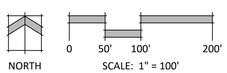
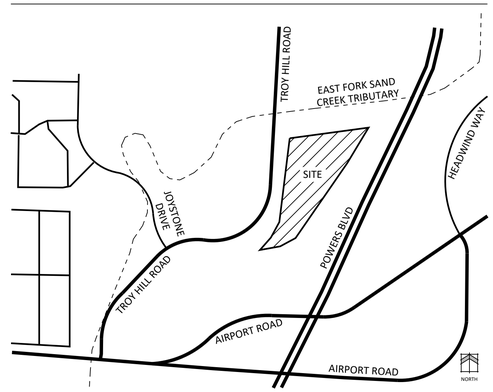
WESTGATE INDUSTRIAL
CITY OF COLORADO SPRINGS
ZONE CHANGE EXHIBIT





VICINITY MAP



SITE DATA

ADDRESS:	0 TROY HILL RD
TAX SCHEDULE NUMBER:	6413000123
TOTAL AREA:	6.505 AC
CURRENT ZONE:	MX-M, SS-O, RPZ, APZ1, AP-O
PROPOSED ZONE:	LI, SS-O, RPZ, APZ1, AP-O
ORDINANCE NUMBER:	

PROJECT TEAM

OWNER/DEVELOPER:	POWERS & AIRPORT LLC 2600 N ASHTON BLVD STE 200 LEHI, UT 84043	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
SURVEYOR:	LDC, INC. 3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909	CIVIL:	JPS ENGINEERING 19 WILLIAMETTE AVE. COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION

PROPERTY DESCRIPTION: A tract of land being a portion of the Southeast Quarter of Section 13, Township 14 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Northerly corner of that tract described by document (Reception No. 210026728, El Paso County, Colorado records) (all bearings in this description are relative to the Northwesterly line of said tract, which bears S79°43'34"W "assumed"); thence S79°43'34"W along said tract's Northwesterly line, 150.79 feet to a point on the Southeasterly right-of-way line of Troy Hill Road (r.o.w. width varies) as described by document (Book 6266, Page 904, said El Paso County records) (the following three courses are along said Troy Hill Road's Southeasterly right-of-way line); 1) N41°21'14"E, 121.49 feet; 2) N28°32'17"E, 130.03 feet; 3) N07°02'39"E, 620.00 feet to a point on the Southerly line of the Sand Creek Center Tributary Channel described by document (Book 6266, Page 919, said records); thence N82°19'35"E along said Channel's Southerly line, 584.53 feet to a point on the Northwesterly right-of-way line of S. Powers Boulevard (r.o.w. width varies) as described by document (Reception No. 209027408, said records) (the following three (3) courses are along said S. Powers Boulevard's Northwesterly right-of-way line); 1) S30°58'41"W, 303.33 feet; 2) S34°36'13"W, 669.34 feet; 3) S61°41'47"W, 128.46 feet to the Point of Beginning and the terminus point of this description;

Containing 6.505 acres (283,355 square feet) of land, more or less.

LINE TYPE LEGEND

SUBJECT PROPERTY

ADJACENT PROPERTY

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

WESTGATE INDUSTRIAL

REZONE EXHIBIT

PROJECT INFO

DATE: 10-22-26
PROJECT MGR: AB
PREPARED BY: AR

STAMP

ZONING

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

REZONE EXHIBIT

SHEET NUMBER/TITLE

1

1 OF 1

PCAN FILE #

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