

WATERVIEW NORTH
RESIDENTIAL ZONING - RM-30
LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

ZONE: PIP2/CR
MARKSHEFFEL-
WOODMEN INVEST, LLC
TAX ID: 5504401002
CURRENT LAND USE:
VACANT/GRAZING

POINT OF COMMENCING
NE COR. SECTION 8
NW COR. SECTION 9

60' PUBLIC ROW
RESERVATION BOOK A.
PAGE 78

30' WIDE
PIPELINE EASEMENT
BOOK 2127 PAGE 180

POINT OF BEGINNING

60' PUBLIC ROW ROAD
BOOK A PAGE 78

APZ1 LINE

S89°51'23"E 2636.19'

497.06'

S00°00'00"E 905.81'

N90°00'00"W 497.06'

PROPOSED INDUSTRIAL
ZONE: I-2
26.05 AC

ZONE: A-5 CAD-O
CPR ENTITLEMENTS, LLC
TAX ID: 5500000436
CURRENT LAND USE:
VACANT/GRAZING

PROPOSED RESIDENTIAL
ZONE: RM-30
10.34 AC

ZONE: A-5 CAD-O
CPR ENTITLEMENTS, LLC
TAX ID: 5500000438
CURRENT LAND USE:
VACANT/GRAZING

PROPOSED RESIDENTIAL
ZONE: RM-12
34.53 AC

LEGEND

WATERVIEW NORTH BOUNDARY
EXISTING PARCEL LINE
EXISTING RIGHT OF WAY
EXISTING PROPERTY EASEMENTS
EXISTING PROPERTY SECTION LINE
PROPOSED ZONE BOUNDARY

SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH
EXISTING ZONING: A-5
PROPOSED ZONING: CS, I-2, RM-12, RM-30, RS-5000
PROPOSED USE: RELATIVE TO PROPOSED ZONES
AREA: 116.53 AC. (22.07 AC CS, 26.05 AC I-2, 34.53 AC RM-12,
10.34 AC RM-30, 23.54 AC RS-5000)
MAXIMUM NO. OF RESIDENTIAL UNITS: 850

NOTE:
ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE
REQUIREMENTS.

SUBDIVIDER/PETITIONER

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719-377-0244

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227-7388

LAND OWNERS

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719-377-0244

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;

THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO
THE POINT OF BEGINNING;

THENCE CONTINUING S81°51'23"E A DISTANCE OF 497.06 FEET;

THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 905.81 FEET;

THENCE N90°00'00"W A DISTANCE OF 497.06 FEET;

THENCE N00°00'00"E A DISTANCE OF 907.06 FEET TO THE POINT OF BEGINNING.

PROPOSED COMMERCIAL
ZONE: CS
22.07 AC

PROPOSED RESIDENTIAL
ZONE: RS-5000
23.54 AC

PROPOSED RESIDENTIAL
ZONE: RM-12
34.53 AC

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ZONE: RM-30
10.34 AC

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