

N:\PLANNING LLC\453 Life Size Tiny Homes - El Paso County\453b Subdivision Exhibits\Drawings\453 - REZONE_RR2.5.dwg, 5/5/2022 12:02:35 PM, Andrew Boker

REZONING MAP BONSAI VILLAGE

LOCATED IN THE NORTHEAST 1/4 SECTION 16,
TOWNSHIP 13 SOUTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PROPERTY DESCRIPTION PER DEED:

CHIPITA PARK HOMES SUBDIVISION FILING NO. 1 LOT 3
CONTAINING 29.506 ACRES MORE OR LESS.

NOTES:

- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- EXISTING ZONE: R-T
PROPOSED ZONE: RR2.5

BEARINGS ARE BASED ON A PORTION OF THE SOUTHEASTERLY LINE OF CHIPITA PARK HOMES SUBDIVISION FILING NO. 1 LOT 3 EL PASO COUNTY, COLORADO, AS MONUMENTED ON THE SOUTHWESTERLY CORNER WITH A NO. 4 REBAR WITH ILLEGIBLE PLASTIC CAP AND BY A NO. 4 REBAR WITH ILLEGIBLE PLASTIC CAP AT THE SOUTHEASTERLY CORNER OF SAID CHIPITA PARK HOMES SUBDIVISION FILING NO. 1 LOT 3, AND IS ASSUMED TO BEAR S42°54'00"W A MEASURED DISTANCE OF 346.59 FEET

SHELTON, WILLIAM & LINDA A
ZONE: R-T
LAND USE: RESIDENTIAL
SCHEDULE NUMBER: 8316213001

RODINE, DANNY LEE & GINA MARIE
ZONE: RR-2.5
LAND USE: RESIDENTIAL RURAL
SCHEDULE NUMBER: 8316213002

ZYTKA, LOREN J & EILEEN FZONE:
RR-2.5
LAND USE: RESIDENTIAL RURAL
SCHEDULE NUMBER: 8316106004

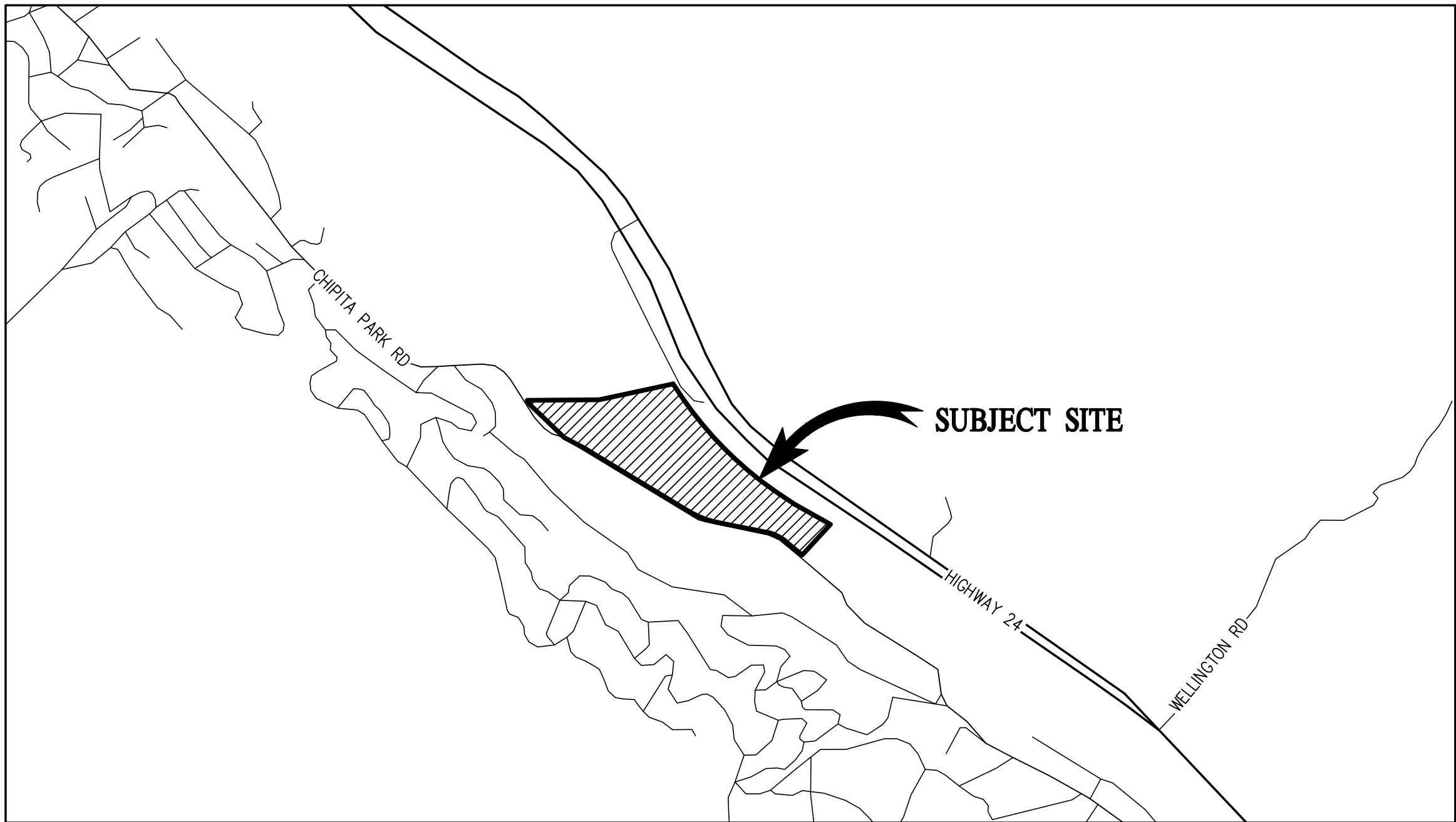
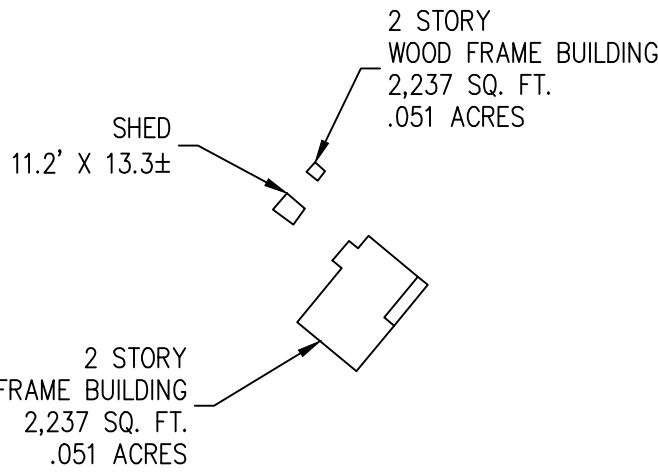
MERKOULOVA TATIANA
ZONE: R-T
LAND USE: RESIDENTIAL
SCHEDULE NUMBER: 8316100054

BONSAI VILLAGE LLC
ZONE: R-T
LAND USE: RESIDENTIAL
SCHEDULE NUMBER: 8316106002
29.5 ACRES

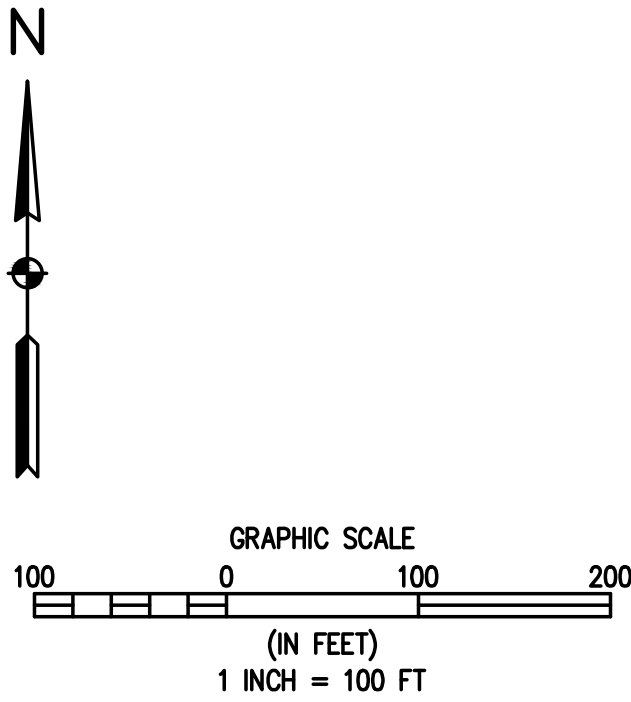
MEALS SUE A
ZONE: R-T
LAND USE: RESIDENTIAL
SCHEDULE NUMBER: 8316100055

CZARNECKI MICHAEL & TINA L
ZONE: R-T
LAND USE: RESIDENTIAL
SCHEDULE NUMBER: 8316106003

CITY OF COLORADO SPRINGS
ZONE: R-T
LAND USE: EXEMPT POLITICAL
SUBS/PUB SCHL
SCHEDULE NUMBER: 8316201060



VICINITY MAP
SCALE: 1" = 1000'



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DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
AAD	

REVISION	DESCRIPTION	PREPARED BY	DATE

BONSAI VILLAGE LLC	COUNTY OF EL PASO
REZONE	
9620 CHIPITA PARK RD	

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	08/24/2021
JOB NO.	453
DRAWING NAME	
453 - REZONE_RR2.5.dwg	
SHEET	1 OF 1
1	