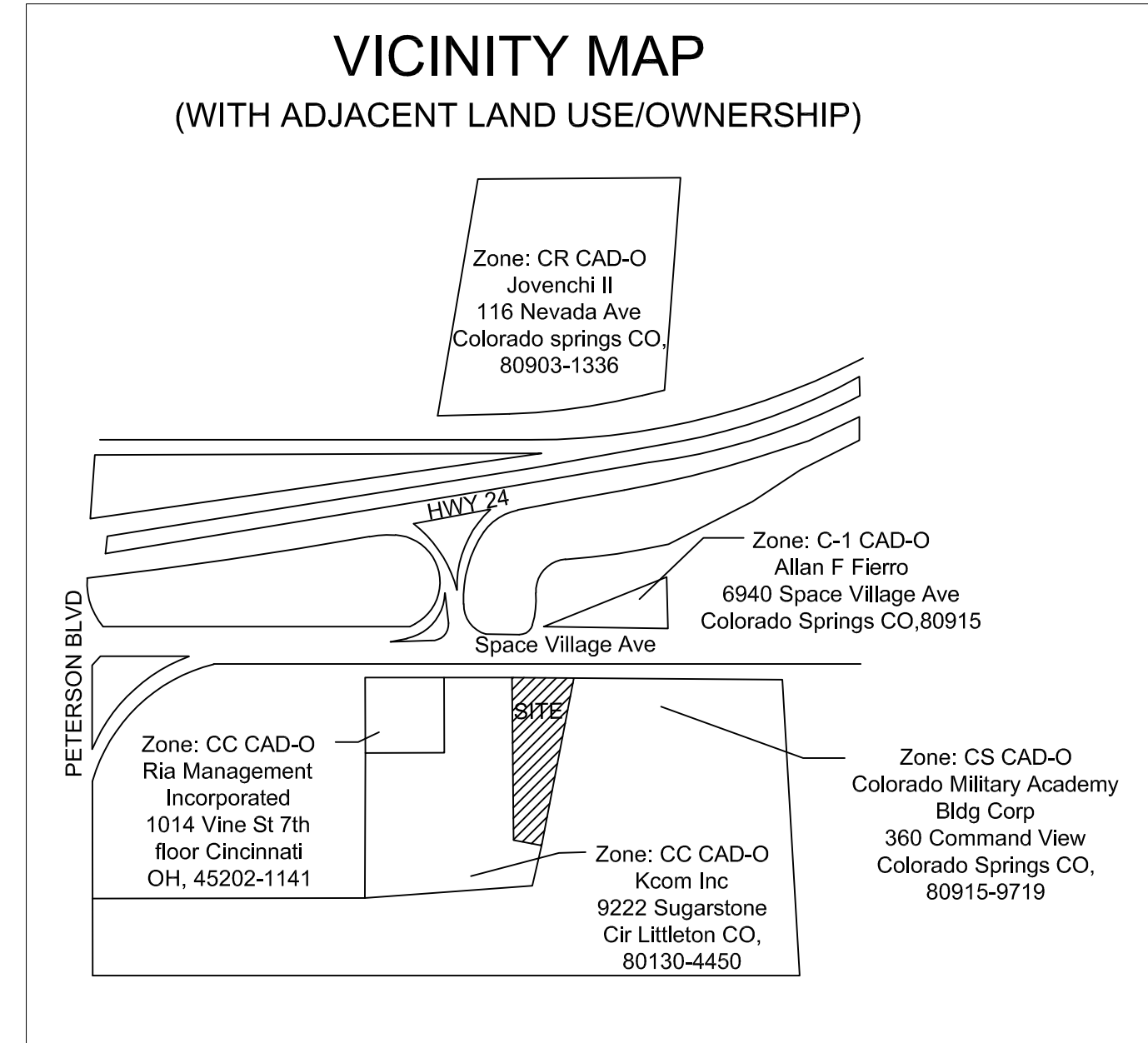


SPACE VILLAGE APARTMENTS: VARIANCE SITE PLAN



LEGAL DESCRIPTION:
THAT PORTION OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PROTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 OF THE RECORDS OF SAID COUNTY, ALSO BEING A PROTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 3679 AT PAGE 489 OF SAID RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 29 MINUTES 53 SECONDS E, A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO INTERSECT THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 1005 AT PAGE 262 OF SAID RECORDS, (ALL BEARINGS REFERRED TO HEREIN ARE RELATIVE TO THE NORTH LINE OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST);
THENCE, 533.50 FEET ALONG SAID WESTERLY EXTENSION AND SOUTHERLY LINE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DECSRIBED IN BOOK 3630 AT PAGE 188;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST, 280.10 FEET ALONG THE NORHTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST 118.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 10 DEGREES 54 MINUTES 42 SECONDS WEST, 330.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOK 3679 AT PAGE 489;

THENCE NORTH 79 DEGREES 5 MINUTES 8 SECONDS WEST, 53.77 FEET

THENCE NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 227.41 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3679 AT PAGE 489;

Missing text: Thence North 89 Degrees 42 minutes 7 seconds East,

THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 85.84 FEET TO THE POINT OF BEGINNING.

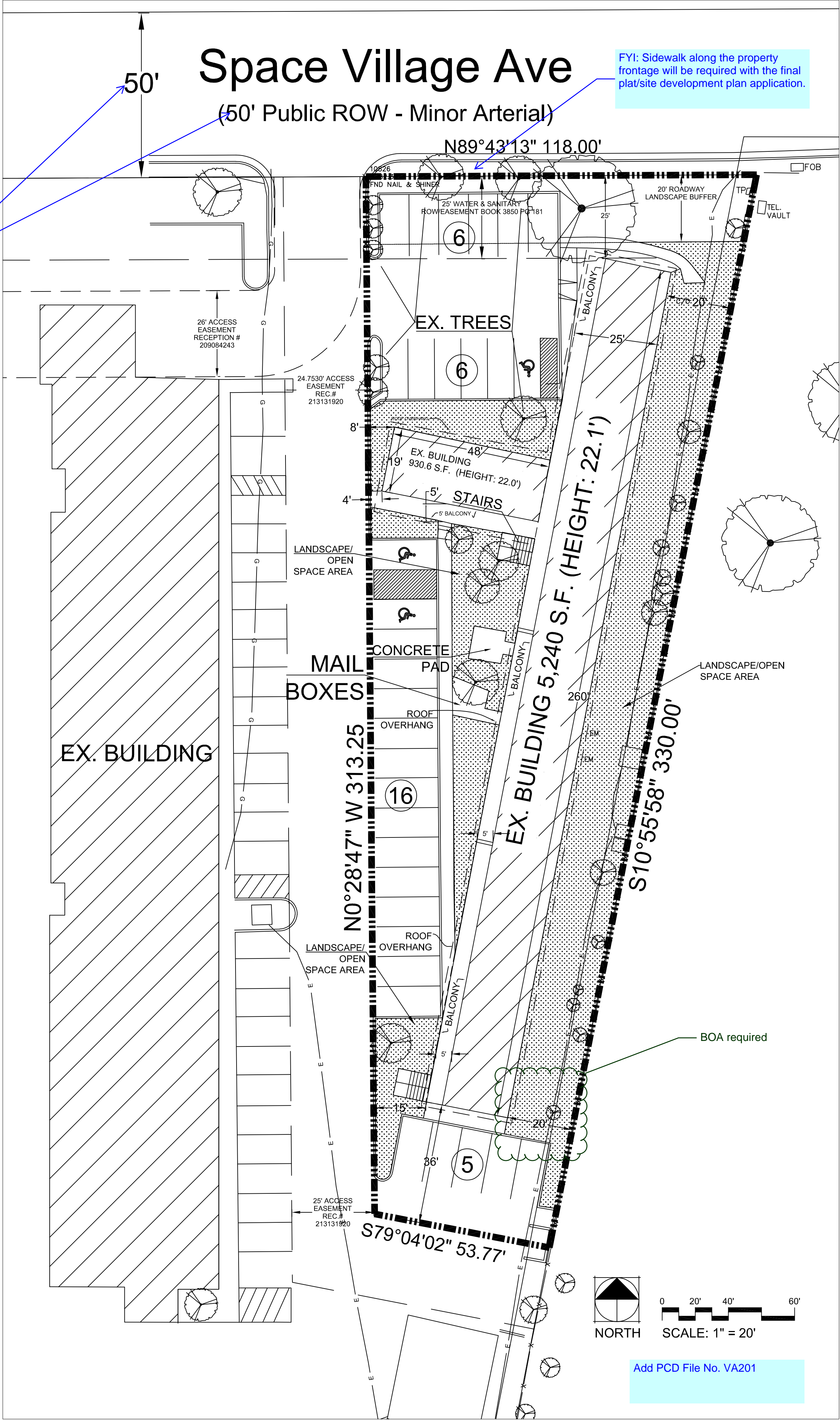
OWNERSHIP:
BRIDLE DALE, LLC
4356 MONTEBELLO DRIVE
COLORADO SPRINGS, CO 80936

CONSULTANT(S):
KIMLEY-HORN
2. N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

SITE DATA	
ADDRESS/LOCATION:	6895 SPACE VILLAGE AVE
PARCEL ID #:	5417000019
ACREAGE:	0.628 AC (27,625 SF)
ZONING:	CC
SETBACKS FRONT/SIDE & REAR	25'
BUILDING HEIGHT	±22.1'
REQUIRED PARKING (PROPOSED ALTERNATE RATIO)	33 SPACES (TOTAL OF RESIDENT, GUEST, ADA)
RESIDENT PARKING	22
GUEST PARKING	8
ADA PARKING	3
BUILDING HEIGHT	±22.1'

OPEN SPACE AREA	
TOTAL MULTIFAMILY	4,144 SF/ 8,377 SF
OPEN SPACE REQ/ PRO	

- OPEN SPACE/LANDSCAPE LEGEND:
- MULTIFAMILY OPEN SPACE AREAS
 - EXISTING TREES



Space Village Apartments
VARIANCE SITE PLAN
Colorado Springs, CO

REV #	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DESIGNED	RSF	02.14.19	PROJECT NUMBER: 3837.00	SCALE: AS NOTED
DRAWN	RSF	02.14.19		
CHECKED	RSF	2.5.2020		

VARIANCE
SITE PLAN
V1

Site Plan_V1.pdf Markup Summary

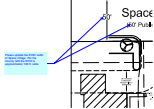
Callout (3)



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Date: 4/8/2020 1:19:50 PM
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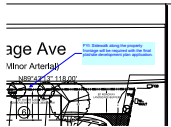
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DE SITE PLAN



Subject: Callout
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Author: Daniel Torres
Date: 4/8/2020 1:19:52 PM
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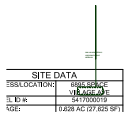
Please update the ROW width of Space Village.
Per the County GIS the ROW is approximately 100 ft. wide.



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Author: Daniel Torres
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FYI: Sidewalk along the property frontage will be required with the final plat/site development plan application.

Cloud+ (3)



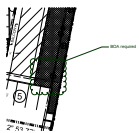
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see enumerations comment about address



Subject: Cloud+
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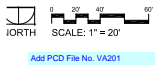
Only from a perimeter boundary of the district. No minimum setbacks from internal side and rear within the same district



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BOA required

Text Box (1)



Subject: Text Box
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Author: Daniel Torres
Date: 4/8/2020 1:19:51 PM
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Add PCD File No. VA201