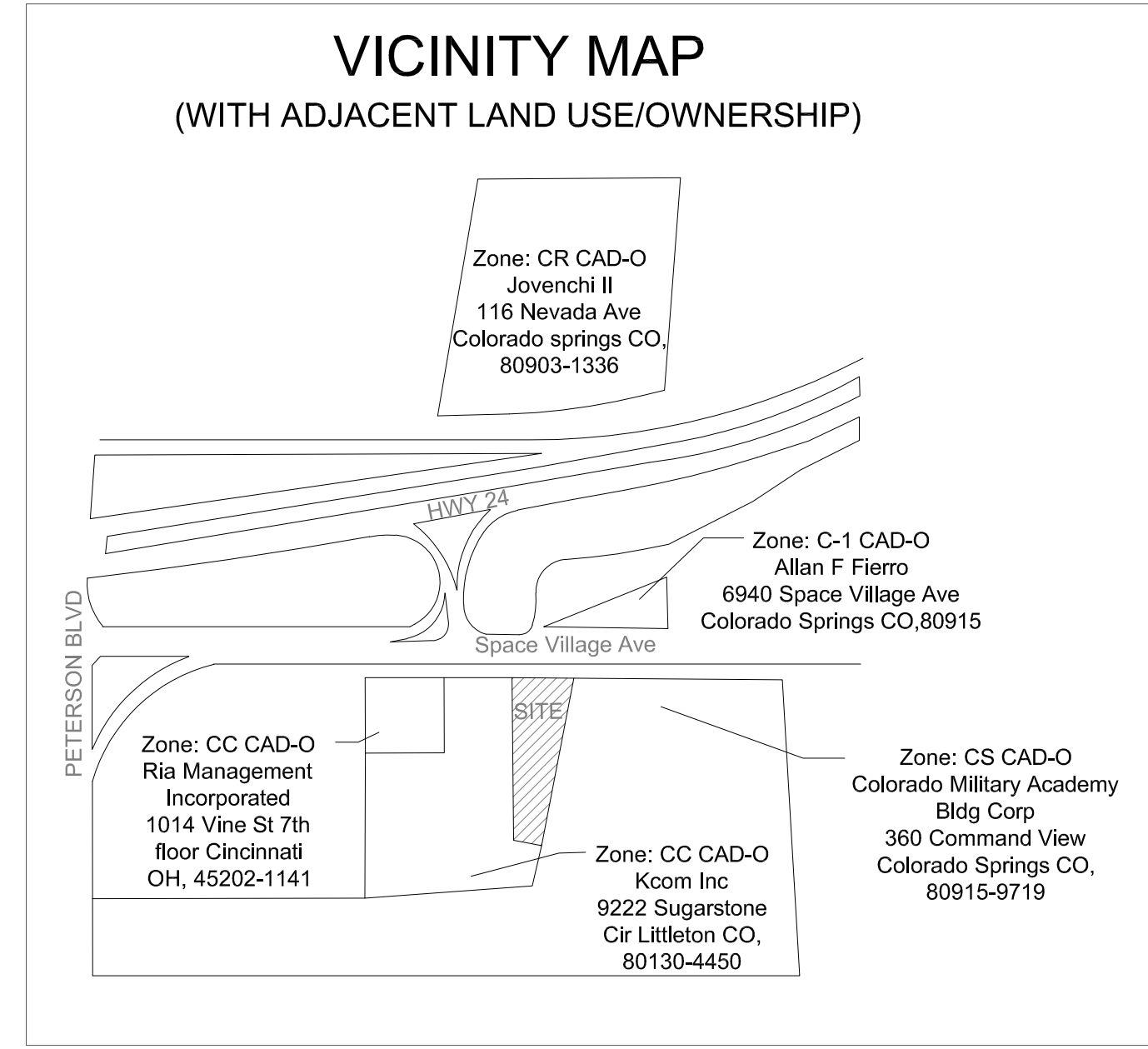


SPACE VILLAGE APARTMENTS: VARIANCE SITE PLAN



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, NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST, 533.50 FEET ALONG SAID WESTERLY EXTENSION AND SOUTHERLY LINE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DECScribed 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 DEscIBED 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 DEscIBED 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;

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

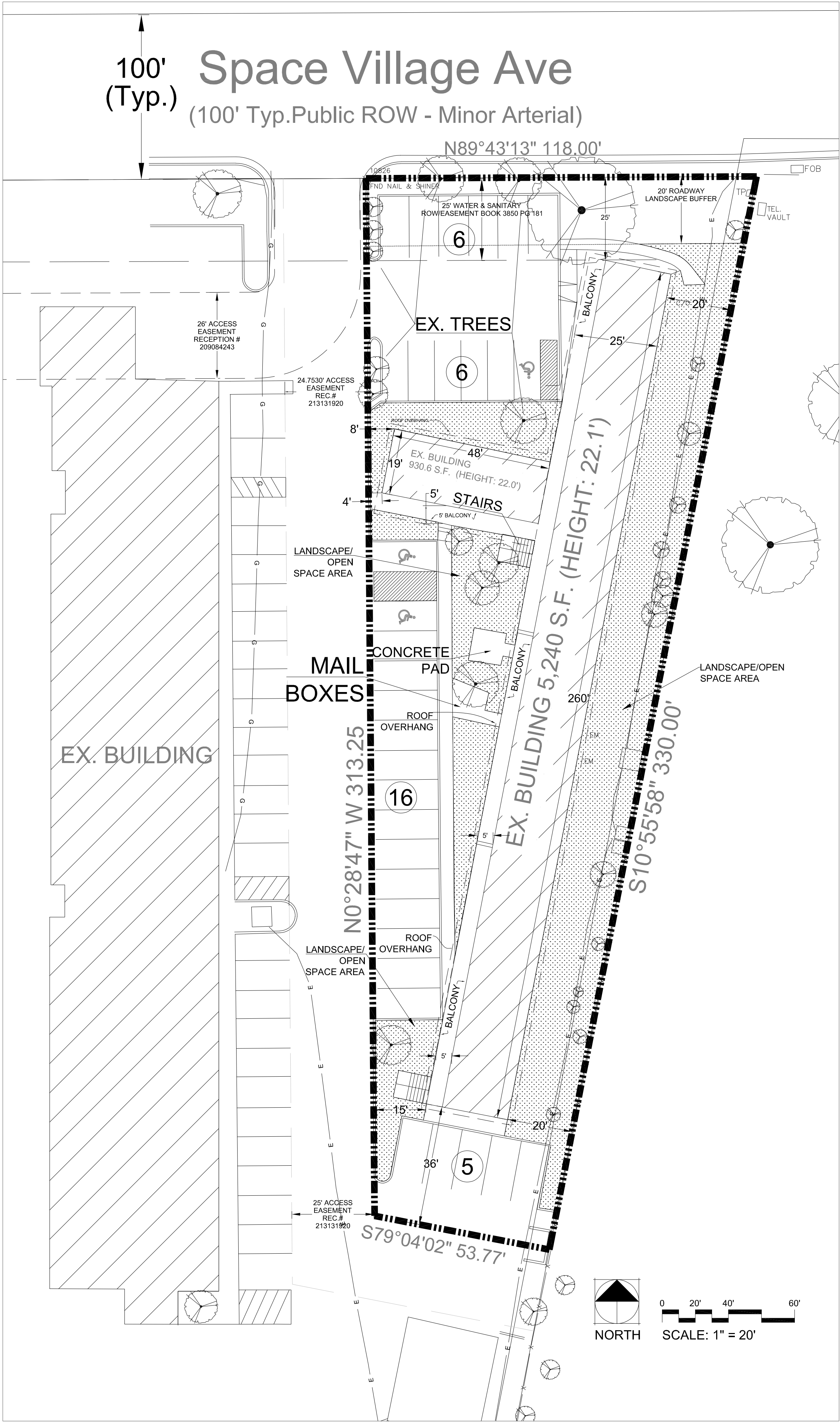
SITE DATA	
ADDRESS/LOCATION:	6895 & 6875 SPACE VILLAGE AVE
PARCEL ID #:	5417000019
ACREAGE:	0.628 AC (27,625 SF)
ZONING:	CC
SETBACKS FRONT/SIDE & REAR	25' FRONT, 0' SIDE/REAR WHEN IN SAME ZONE DISTRICT. 10' SIDE YARD SETBACKS APPROVED FOR EXISTING STRUCTURE BY BOA 83-074
BUILDING HEIGHT	±22.1'
REQUIRED 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 OPEN SPACE REQ/ PRO	4,144 SF/ 8,377 SF

OPEN SPACE/LANDSCAPE LEGEND:

MULTIFAMILY OPEN SPACE AREAS

EXISTING TREES



Kimley»Horn

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2100 NORTH AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180

Space Village Apartments

VARIANCE SITE PLAN

Colorado Springs, CO

STAMP:

REV #	REVISIONS	DATE
1	1ST COUNTY COMMENT REVISIONS	6.24.20
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