

APPLICANT:

William Guman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guman, RLA, ASLA
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

PREPARED BY:

William Guman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guman, RLA, ASLA
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

Clark Land Surveying, Inc.

Land Surveyors
Attn: Stewart L. Mapes, Jr., PLS
177 S. Tiffany Drive, Unit 1
Pueblo West, CO 81007
(719) 582-1270

LSC Transportation Consultants, Inc.

Traffic Consultant
Attn: Jeff Holsdon, P.E., P.T.O.E.
545 East Pikes Peak Avenue, Ste. 210
Colorado Springs, CO 80903
(719) 633-9868

SITE DATA:

TSN: 4300000553, 4300000552, 4300000548, 4300000551

AREA TO BE REZONED: 254 Acres, plus or minus
EXISTING ZONING: Planned Unit Development PUD
PROPOSED ZONING: General Aviation Overlay - GA-O
CURRENT USE: Agricultural Grazing Land
ALLOWING: Aero club facilities, Aircraft maintenance facilities, Airfields and landing strips, Airport terminals and related supporting facilities, Aviation control towers, Hangers and tie-down facilities, Navigation instruments and aids and Aviation related businesses.

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89 DEGREES 21 MINUTES 33 SECONDS E ALONG THE NORTH LINE OF SAID SECTION 3, 3,275.27 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E ALONG THE EAST LINE OF SAID SECTION 3, 1841.15 FEET; THENCE N 89 DEGREES 49 MINUTES 04 SECONDS W, 5280.38 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E, ALONG SAID WEST LINE, 1881.39 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, IN SPECIAL WARRANTY DEEDS RECORDED JANUARY 29, 2015 AT RECEPTION NO. 215008985 AND RECEPTION NO. 215008986.

PARCEL B:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E ALONG THE WEST LINE OF SAID SECTION 3, 1974.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N 00 DEGREES 05 MINUTES 14 SECONDS E, 1649.14 FEET; THENCE S 89 DEGREES 49 MINUTES 04 SECONDS E, 5280.38 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG SAID EAST LINE, 1699.15 FEET; THENCE N 89 DEGREES 49 MINUTES 04 SECONDS W, 5285.17 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 3 AND SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E ALONG THE WEST LINE OF SAID SECTION 3, 327.11 FEET; THENCE S 89 DEGREES 49 MINUTES 04 SECONDS E, 5289.95 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG SAID EAST LINE, 327.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE S 00 DEGREES 57 MINUTES 38 SECONDS W, ALONG THE EAST LINE OF SAID SECTION 10, 1320.52 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10; THENCE N 89 DEGREES 48 MINUTES 49 SECONDS W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 10, 5285.51 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00 DEGREES 43 MINUTES 30 SECONDS E, ALONG THE WEST LINE OF SAID SECTION 10, 1320.06 FEET TO THE POINT OF BEGINNING.

PARCEL 21:

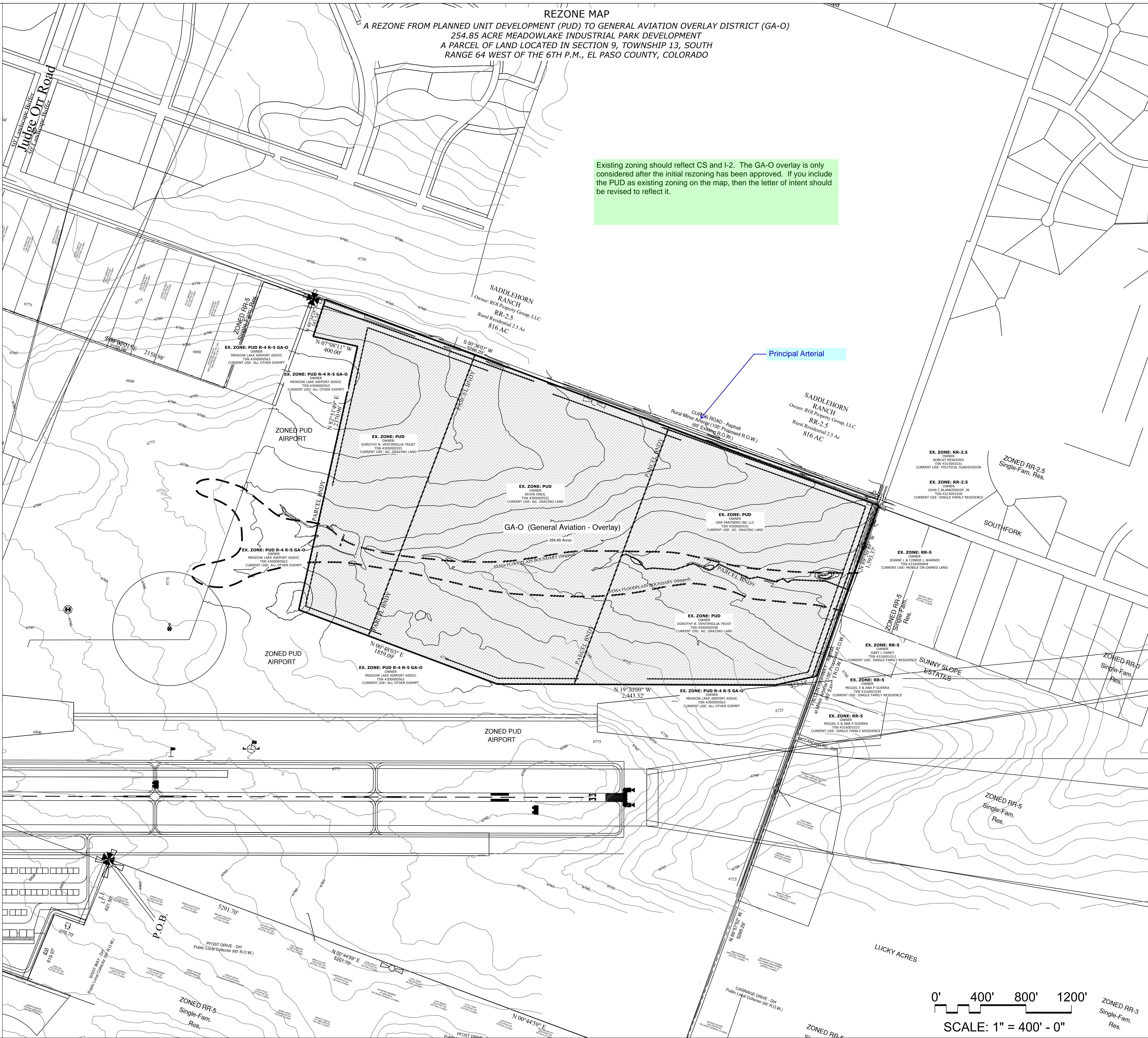
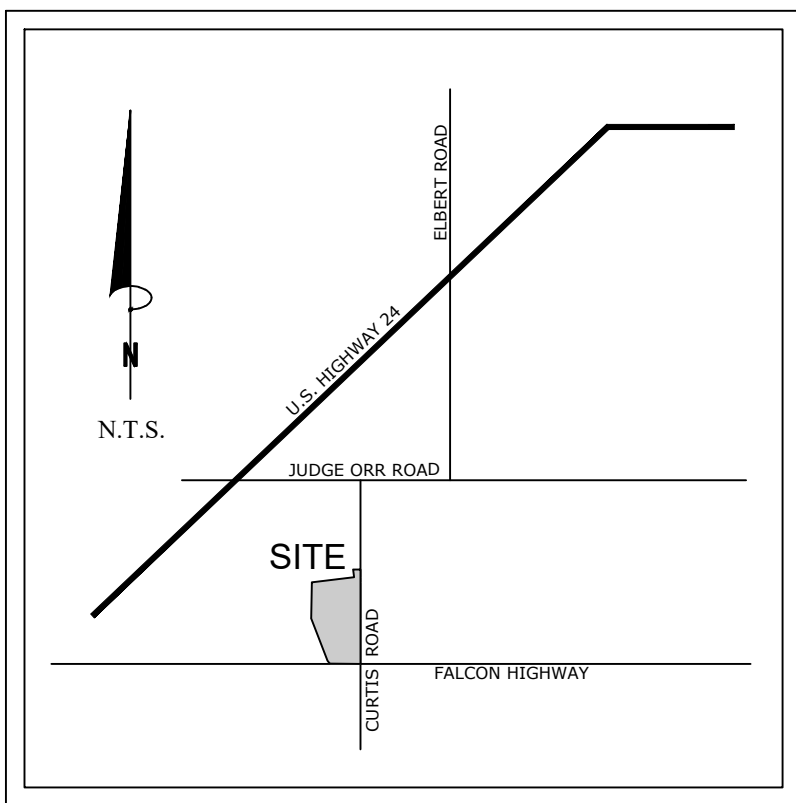
A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3, 500'42'25"E (BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, BEING MONUMENTED AT THE WESTERLY END BY A ROUND NO. 8 BEAR WITH A 1/4" ALUMINUM CAP IN A VAULT, STAMPED "S 17490", AND AT THE EASTERLY END BY A ROUND NO. 8 BEAR WITH 3/16" ALUMINUM CAP IN A VAULT, STAMPED "S 17490", AND MEASURED TO BEAR S89°57'26"W, A DISTANCE OF 5275.03 FEET, A DISTANCE OF 3469.37 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213021177 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE S00°42'25"E, CONTINUING ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213113100, IN SAID OFFICIAL RECORDS, A DISTANCE OF 1647.65 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213043109, IN SAID OFFICIAL RECORDS; THENCE S89°17'10"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5289.71 FEET, TO A POINT LYING ON THE WEST LINE OF SAID SECTION 3; THENCE ALONG SAID WEST LINE, N00°32'28"W, A DISTANCE OF 1645.40 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED AT RECEPTION NO. 213021177, IN SAID OFFICIAL RECORDS; THENCE N89°31'43"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 5384.55 FEET, TO THE POINT OF BEGINNING.

ADJACENT PROPERTY OWNERS:

OWNER OF RECORD / STREET ADDRESS	ASSESSOR'S TSN
Warner, Jeanne L & Connie L 6480 Curtis Road, Peyton, CO 80831 4316000004	
Haney, Gary L 14580 Falcon Hwy, Peyton, CO 80831 4316001012	
Guerra, Miguel E & Ana P 14510 Falcon Hwy, Peyton, CO 80831 4316001034	
Guerra, Miguel E & Ana P 14460 Falcon Hwy, Peyton, CO 80831 4316001033	
Meadow Lake Airport Assoc 13625 Judge Orr Road, Peyton, CO 80831 4300000550	
ROI Property Group, LLC 2495 Ripton Street, Napo, CA 94958 4300000541	
ROI Property Group, LLC 180000 Lane, Napo, CA 94958 4300000542	
Reynolds, Faye 6624 Masters Road, Humble, TX 77078 4300000550	
Bolcat Meadows 6434 Southfork Drive, Peyton, CO 80831 4315001031	
Blankenship, John C, Jr. 6424 Southfork Drive, Peyton, CO 80831 4315001030	

VICINITY MAP (NTS):



Existing zoning should reflect CS and I-2. The GA-O overlay is only considered after the initial rezoning has been approved. If you include the PUD as existing zoning on the map, then the letter of intent should be revised to reflect it.

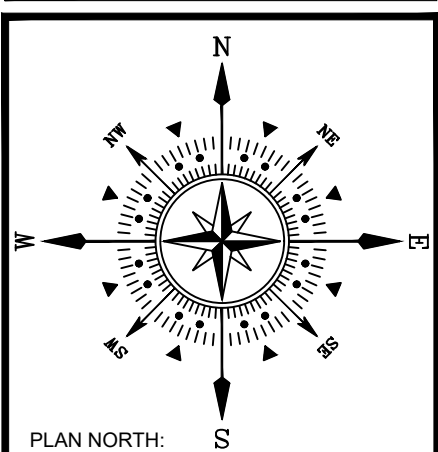
Principal Arterial

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN |
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
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bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS DRAWING IS UNQUALIFIED. IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED FROM THIS DRAWING SHALL PREVAIL OVER ANY QUANTITIES STATED ON ANY OTHER DRAWING. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY THE DESIGN AGENCY OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



MEADOWLAKE INDUSTRIAL PARK
CURTIS ROAD
PEYTON, CO 80831
PROJECT NAME: MEADOWLAKE INDUSTRIAL PARK
PROJECT ADDRESS: CURTIS ROAD
PROJECT DESCRIPTION: RZ/PUD TO GA-O GENERAL AVIATION OVERLAY

DATE: 03/02/2020
DESIGNED: WFG
CHECKED: GEM

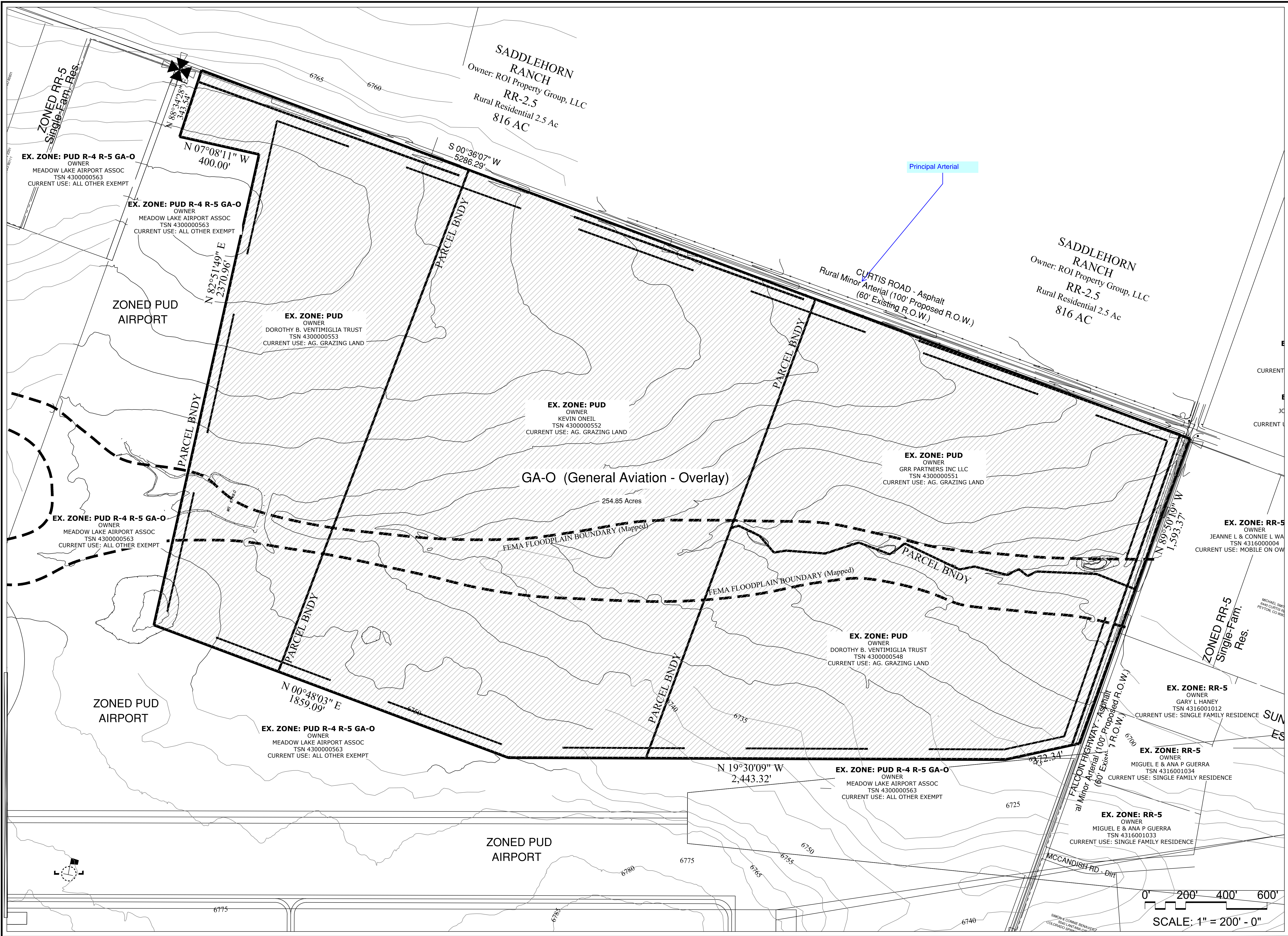
REVISIONS:		
DATE:	BY:	DESCRIPTION:


PLAN SCALE: 1" = 400' (OR AS NOTED ON PLAN)

SHEET TITLE:
COVER SHEET

SHEET NO.
1
1 OF 2 SHEETS

FILE NO.
FILE#





URBAN PLANNING | COMMUNITY DESIGN |
LANDSCAPE ARCHITECTURE

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THIS DRAWING IS SHOWN IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED FROM THIS DRAWING SHALL PREVAIL OVER ANY OTHER QUANTITIES. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY RECORDING AGENCY OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL OCCUPANCY AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

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PROJECT ADDRESS: CURTIS ROAD
PEYTON, CO 80831

PROJECT DESCRIPTION: RZ/PUD TO GA-O GENERAL AVIATION OVERLAY

DATE: 03/02/2020

DESIGNED: WFG

CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE:
GENERAL AVIATION OVERLAY

SHEET NO.
1
2 OF 2 SHEETS

FILE NO.
FILE#