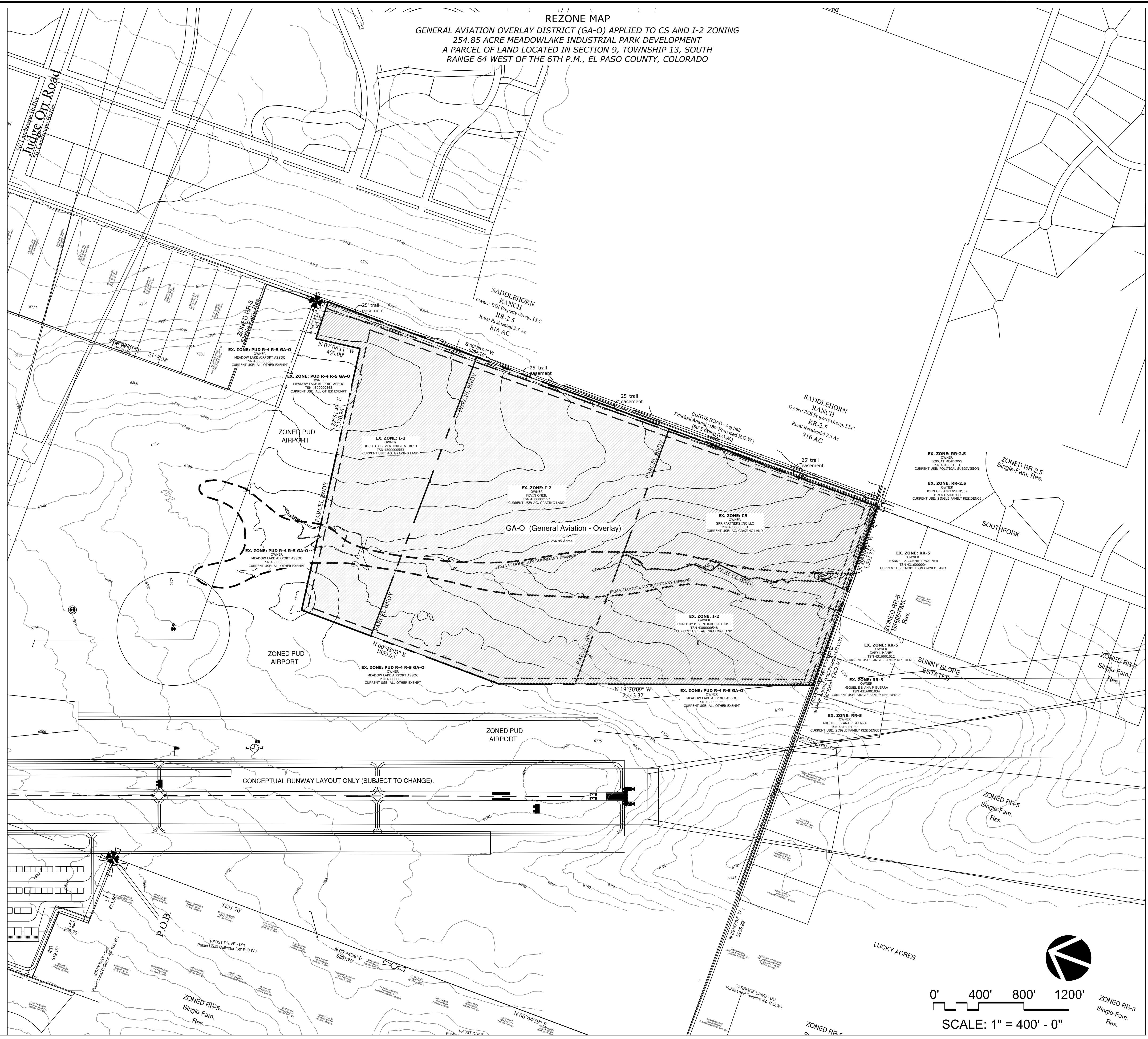


REZONE MAP
GENERAL AVIATION OVERLAY DISTRICT (GA-O) APPLIED TO CS AND I-2 ZONING
254.85 ACRE MEADOWLAKE INDUSTRIAL PARK DEVELOPMENT
A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 13, SOUTH
RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



APPLICANT:
 William Guman & Associates, Ltd.
 Planning and Landscape Architecture
 Attn: Bill Guman, RLA, AIA
 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, AIA
 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 Robinson, P.E., P.T.O.E.
 545 East Pike Peak Avenue, Ste. 210
 Colorado Springs, CO 80903
 (719) 533-2866

SITE DATA:

TSN: 430000553, 430000552, 430000546, 4300000551
 AREA TO BE REZONED: 254 Acres, plus or minus
 EXISTING ZONING: Planned Unit Development PUD
 PROPOSED ZONING: Commercial Services, CS and Limited Industrial I2 with a General Aviation Overlay District, GA-O
 CURRENT ZONING: Agricultural Grazing Land
 PROPOSED USE: Airports, Air taxi facilities, Aircraft maintenance facilities, Airfields and landing strips, Airport terminals and related supporting facilities, Aviation control towers, Hangars and tie-down facilities, Navigation instruments and aids and Aviation related businesses

LEGAL DESCRIPTION:

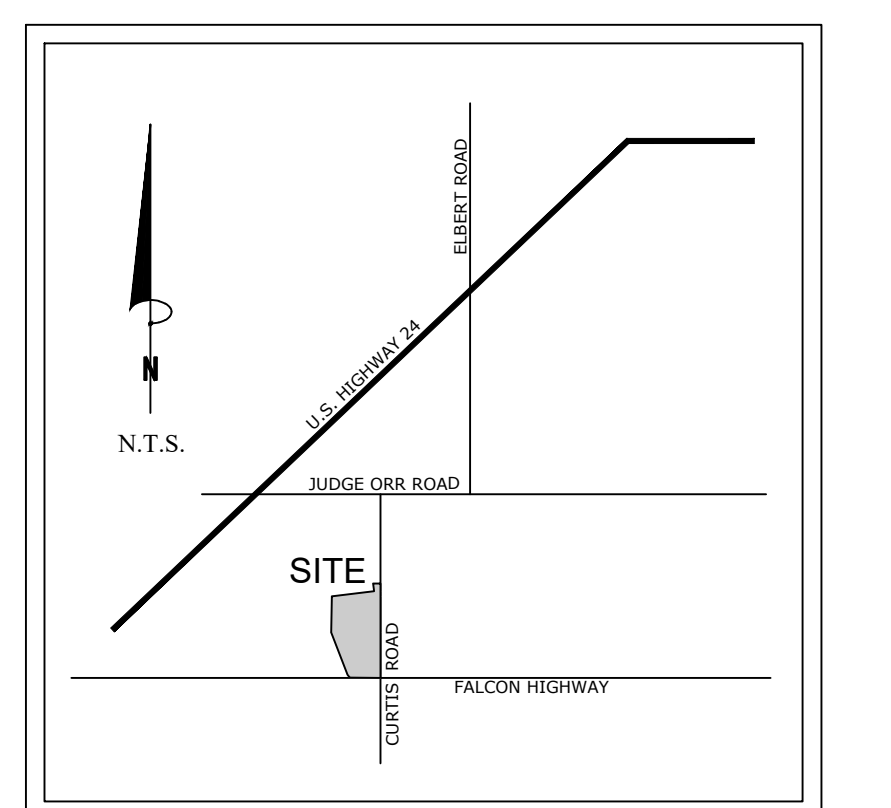
GAD DISTRICT DESCRIPTION:
 A portion of the East half of Section 9, Township 13 South, Range 64 West, of the 6th P.M. El Paso County, State of Colorado, being more particularly described as follows:
COMMENCING at the Northeast corner of said Section 9; thence, along the east line of said Section 9, S00°51'56"W (Bearings are based on the east line of Section 9, Township 13 South, Range 64 West, of the 6th P.M. El Paso County, State of Colorado and bears S00°51'56"W, a distance of 93.63 feet, to the **POINT OF BEGINNING**; thence, continuing along said east line, S00°51'56"W, a distance of 151.02 feet, to the southeast corner of said Section 9; thence, along the south line of said Section 9, N89°42'06"W, a distance of 1593.37 feet; thence, leaving said south line, N01°53'52"W, a distance of 372.34 feet; thence N10°21'06"W, a distance of 244.22 feet; thence N07°56'17"E, a distance of 1658.09 feet; thence N85°00'22"E, a distance of 2370.86 feet; thence N00°58'58"W, a distance of 400.00 feet; thence N88°50'45"E, a distance of 345.70 feet, to the **POINT OF BEGINNING**.

Containing 11,108,512 Sq. Ft. or 255.016 acres, more or less.

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 4300000563	
ROI Property Group, LLC 2495 Ripston Street, Napa, CA 94558 4300000541	
ROI Property Group, LLC 18 Erickson Lane, Napa, CA 94558 4300000542	
Reynolds, Faye 6634 Masters Road, Marvell, TX 77578 4300000550	
Bolton Meadows 6434 Southfork Drive, Peyton, CO 80831 4315001031	
Blankenship, John C, Jr. 6424 Southfork Drive, Peyton, CO 80831 4315001030	

VICINITY MAP (NTS):

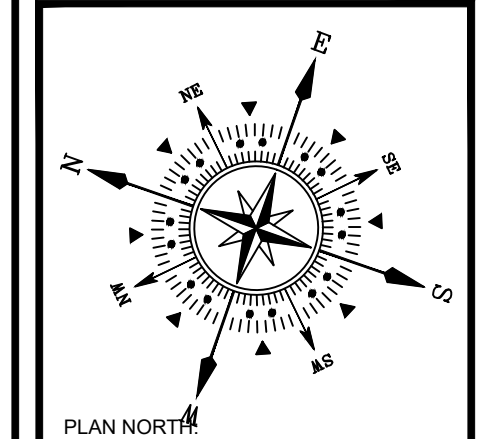


William Guman & Associates, Ltd.
 URBAN PLANNING | COMMUNITY DESIGN |
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 633-9700
 www.GumanLtd.com
 bill@guman.net

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



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

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

DATE:	BY:	DESCRIPTION:
8/4/20	GEM	REVISED TEXT PER INITIAL REVIEW

NOTES:

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

SHEET TITLE:
COVER SHEET

SHEET NO:
1
 1 OF 2 SHEETS

FILE NO:
 FILE#

