

SPRINGS EAST AIRPORT DEVELOPMENT PLAN COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°57'01" W A DISTANCE OF 2641.93 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE S 89°57'16" W A DISTANCE OF 465.48 FEET; THENCE N 00°30'54" E A DISTANCE OF 1781.97 FEET; THENCE S 89°57'16" W A DISTANCE OF 855.57 FEET; THENCE N 00°30'54" E A DISTANCE OF 858.70 FEET; THENCE N 89°59'22" E A DISTANCE OF 1315.25 FEET TO THE CENTER OF SAID SECTION 35; THENCE N 89°58'53" E A DISTANCE OF 1315.37 FEET; THENCE N 00°16'03" E A DISTANCE OF 2638.78 FEET; THENCE S 89°58'39" E A DISTANCE OF 1309.60 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S 00°08'40" W A DISTANCE OF 2638.07 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 00°08'40" W A DISTANCE OF 2638.07 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 284.099 ACRES OF LAND MORE OR LESS.

SURVEYOR'S STATEMENT:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE ABOVE DESCRIBED TRACT OF LAND UNDER MY DIRECT SUPERVISION TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. RUBINO
L.S. 14142
REGISTERED
LAND SURVEYOR
STATE OF COLORADO

OWNER: SPRINGS EAST AIRPORT INC.
1757 LOG ROAD, RT 2
ELLICOTT, CO. 80806
(719) 683-2701
CONTACT (CARL SUSEMIHL, GENERAL MANAGER)

CONSULTANT: WILLIAM E. PAYNE & ASSOCIATES, INC.
12150 EAST BRIARWOOD AVENUE, SUITE 120
ENGLEWOOD COLORADO 80112
(303) 790-9019
CONTACT (ROY L. VESTAL)

REQUESTED AREA FOR REZONING:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE EAST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE TRACT HAS NO ZONING, BUT IS REQUESTED TO BE ZONED AS P.U.D. WITH APPROXIMATELY 284.1 ACRES OF LAND MORE OR LESS.

LAND USE:

ALL LAND USES SHALL CONFORM TO SECTION 16 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

THE REQUEST IS TO ZONE THE PROPERTY AS FOLLOWS:

- LOT 1A SHALL BE RESIDENTIAL
- LOT 1B SHALL BE AVIATION COMMERCIAL
- LOTS 2 THRU 6 WITH LOTS 8 AND 9 SHALL BE AVIATION COMMERCIAL
- LOT 7 SHALL BE FOR A TERMINAL BUILDING. (VEHICLE ACCESS IS PROVIDED BY AN EXISTING 60.00' ACCESS ON THE EASTERLY SIDE OF THE ABOVE MENTIONED AREA. UTILITY EASEMENTS ARE AS SHOWN ON THE DRAWING.)

LOTS 10 THRU 12 SHALL BE FOR INDIVIDUALLY OWNED HANGARS AND SHALL BE KNOWN AS HANGAR LOTS. THESE LOTS SHALL NOT HAVE "INDIVIDUAL SEWAGE DISPOSAL SYSTEMS".

PARCEL "A" SHALL BE A PUBLIC GENERAL AVIATION AIRPORT. WITH A 5000 FOOT NORTH/SOUTH RUNWAY AND A 3440 FOOT EAST/WEST RUNWAY AND ASSOCIATED TAXIWAYS AS SHOWN. WITH NO LANDING CONTROL SERVICES PROVIDED, A WIND INDICATOR IS PROVIDED.

TYPES OF AVIATION SERVICES PROVIDED:

- AIRCRAFT TYPE: SINGLE, MULTI, GLIDERS, AND ULTRA-LIGHT AIRCRAFT.
TYPE OF PERMITTED AIR SERVICES: AIR CHARTER, COMMUTER, AIR TAXI, GENERAL LOCAL, GENERAL INSTRUCTION, AND AIRCRAFT RENTALS
- POWER PLANT REPAIR: MINOR
- AIRFRAME REPAIRS: MINOR
- AIRCRAFT STORAGE: HANGARS AND TIE DOWN STORAGE ON EAST SIDE

ZONING SETBACKS:

RESIDENTIAL

FRONT 20.00 FEET
SIDE 15.00 FEET
REAR 15.00 FEET

COMMERCIAL / AVIATION

FRONT 25.00 FEET
SIDE 10.00 FEET
REAR 20.00 FEET

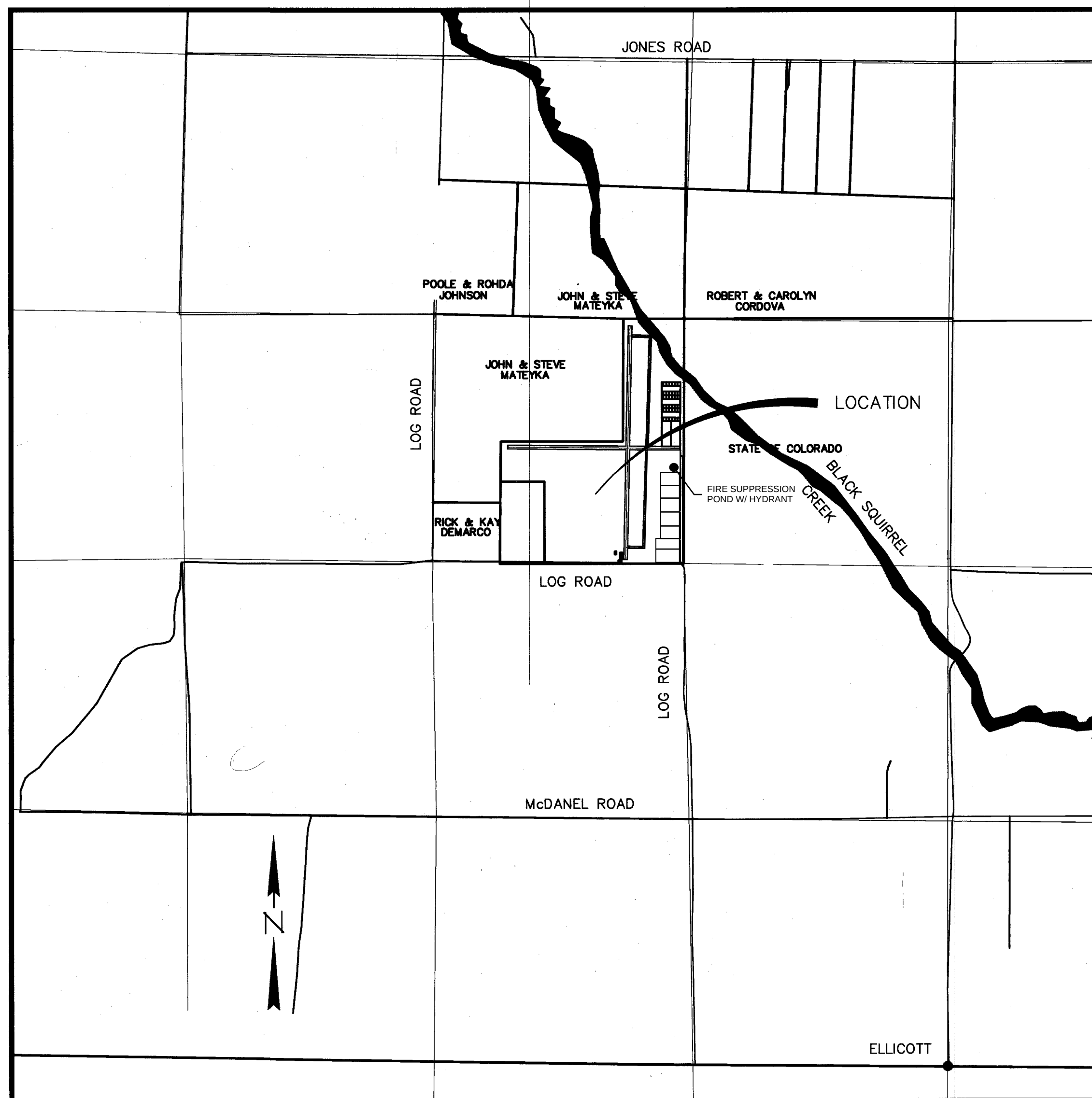
MINIMUM LOT SIZES

RESIDENTIAL 2.5 ACRES
HANGAR LOTS 4,600 SQUARE FEET
COMMERCIAL / AVIATION COMMERCIAL 2,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT 40.00 FEET

PARCEL DENSITY

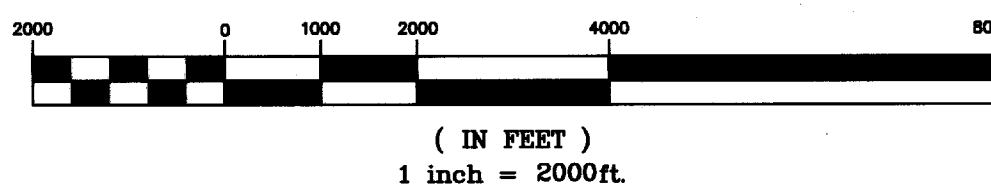
RESIDENTIAL 2.626 ACRES
COMMERCIAL AVIATION 20.140 ACRES
HANGAR LOTS 7.713 ACRES
GENERAL AVIATION AIRPORT 253.620 ACRES
TOTAL DEVELOPMENT AREA 284.099 ACRES



VICINITY MAP

SCALE 1" = 2000'

GRAPHIC SCALE



NOTE:
Any new platting action related to Springs East Airport, Filing No. 1 Plat 9525, will require the Base Flood Elevations (BFEs) to be shown within the existing and proposed CWCB FEMA 100 year Zone A floodplain areas. BFEs may be taken from the CWCB study and used on the plat to show that 2 feet of elevation difference can be achieved. A no-build area will be required to be shown on the plat using the updated BFEs.

ZONING SETBACKS:

HANGAR LOTS

FRONT
0.00 FEET AT LOTS 3-38

SIDES

0.00 FEET AT WEST SIDE OF LOTS 3, 9, 15, 21, 27, AND 33
0.00 FEET AT EAST SIDE OF LOTS 8, 14, 20, 26, 32, AND 38
5.00 FEET AT ALL OTHER LOCATIONS

REAR

5.00 FEET

GENERAL PROVISION STATEMENTS:

"Authority
The authority of this Development Plan is Part IV, Section 17.5 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 17.5 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972."

"Adoption
The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso Commissioners that this Development Plan for (Springs East Airport) is in the general conformity with the El Paso County Master Plan, is authorized by the provision of Part IV, Section 17.5 of the El Paso County Zoning Resolution, and that such Part IV, Section 17.5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended."

"Relationship to County Regulations
The provisions of this Development Plan shall prevail and govern the development of (Springs East Airport), provided, however, that where provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of the El Paso County, shall be applicable."

CERTIFICATION OF OWNERSHIP: SPRINGS EAST AIRPORT, INC. DATE

CERTIFICATION OF APPROVAL: EL PASO COUNTY LAND USE DEPARTMENT DATE
PLANNING DIRECTOR

CERTIFICATION OF APPROVAL: EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS DATE

RECORDED THIS _____ DAY OF _____, 1995, A.D. AT
_____ O'CLOCK _____ M. IN BOOK _____, PAGE
_____, OF RECORDS OF EL PASO COUNTY, COLORADO

SIGNED: _____

TITLE: _____

BY: _____

WILLIAM E. PAYNE & ASSOCIATES
Consulting Engineers
12150 E. BRIARWOOD AVE., SUITE 120
ENGLEWOOD, COLORADO 80112
(303) 790-9019

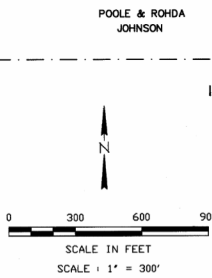
DATE	REVISIONS	W.E.P.	CALCULATED
8/18/94	ISSUED FOR CLIENT REVIEW	W.E.P.	DRAWN
10/15/95	REVISED PER COUNTY COMMENTS	W.E.P.	CHECKED
11/29/95	REVISED PER COUNTY PLANNING	AS SHOWN	SCALE
7/17/96	REVISED PER COUNTY PLANNING		
3/10/96	PUD AMENDMENT		

SPRINGS EAST AIRPORT

EL PASO COUNTY, COLORADO

APPROVAL BLOCK		
DATE:	JULY 28, 1995	
JOB NO:	9520	
DRAWING:	9520-PU1.DWG	
SHEET		
1 of 3		

96144548-2



	CALCULATED	W.F.P.	A	ISSUED FOR CLIENT REVIEW	DATE
DRAWN		WEA	B	REVISED PER COUNTY COMMENTS	8/18/94
CHECKED		W.E.P.	C	REVISED PER COUNTY PLANNING	10/5/95
SCALE		AS SHOWN	D	REVISED PER COUNTY PLANNING	11/29/95
			E		7/1/96
			F		
			G		
			H		
			I		
			J		
			K		
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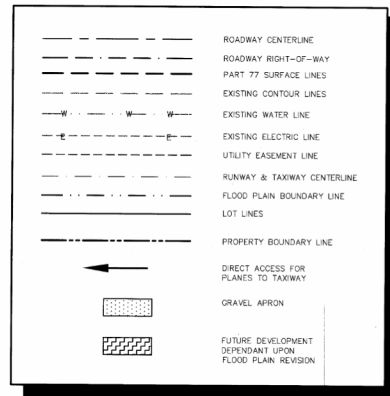
APPROVAL BLOCK

SHEET
2 of

SPRINGS EAST AIRPORT DEVELOPMENT PLAN COUNTY OF EL PASO, STATE OF COLORADO

96144548-3

LEGEND



NOTES:

- PART 77 SURFACES WILL BE USED TO DETERMINE BUILDING HEIGHT RESTRICTIONS AND LOCATIONS.
- 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY-PANEL NUMBER 080009 0200 B. DESIGNATED FLOOD AREA IS ZONE A. NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AT THIS TIME.
- RUNWAY 35 DISPLACED THRESHOLD IS LOCATED TO PROVIDE 50 FEET OF ALTITUDE CLEARANCE OVER LOG ROAD USING A 15:1 APPROACH SLOPE.
- 15:1 APPROACH/DEPARTURE SURFACES EXTEND FROM THE END OF EACH RUNWAY THRESHOLD.
- AUTO BARRIERS AND PARKING WILL BE PROVIDED ALONG THE ACCESS ROAD FOR LOTS 10, 11, AND 12. NO AUTOMOBILE ACCESS ALLOWED ON THE AIR SIDE OF THE AIRPORT.

ADJACENT LAND OWNERS

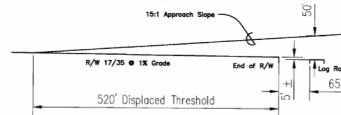
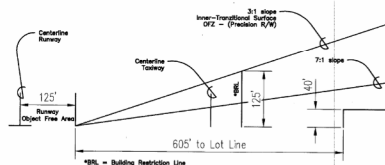
RICK AND KAY DEVARCO
RTE 2 LOG ROAD
CALHAN, CO. 80808
EXISTING ZONING = NONE
LAND USE = AGRICULTURAL

INEZELLE WILLIAMS
1980 LOG ROAD, RTE 2
CALHAN, CO. 80808
EXISTING ZONING = NONE
LAND USE = AGRICULTURAL

JOHN AND STEVE MATEYKA
20040 HWY 94
CALHAN, CO. 80808
EXISTING ZONING = NONE
LAND USE = AGRICULTURAL

ROBERT AND CAROLYN CORDOVA
18105 ENCH ROAD
COLORADO SPRINGS CO. 80909
EXISTING ZONING = NONE
LAND USE = AGRICULTURAL

STATE OF COLORADO
EXISTING ZONING = NONE
LAND USE = OPEN SPACE



WILLIAM E. PAYNE & ASSOCIATES
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REVISIONS	DATE
ISSUED FOR CLIENT REVIEW	8/18/94
REVISED PER COUNTY COMMENTS	10/5/95
REVISED PER COUNTY COMMENTS	11/23/95
REVISED PER COUNTY PLANNING	1/7/96

SPRINGS EAST AIRPORT

EL PASO COUNTY, COLORADO

APPROVAL BLOCK

DATE:	JULY 28, 1995
JOB NO.:	9520
DRAWING:	9520-PUS.DWG

SHEET
3 of 3