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ARDIS W. SCHMITT
EL PASO COUNTY CLERK & RECORDER

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free

Amendment to
**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

MINIMUM LOT SIZES

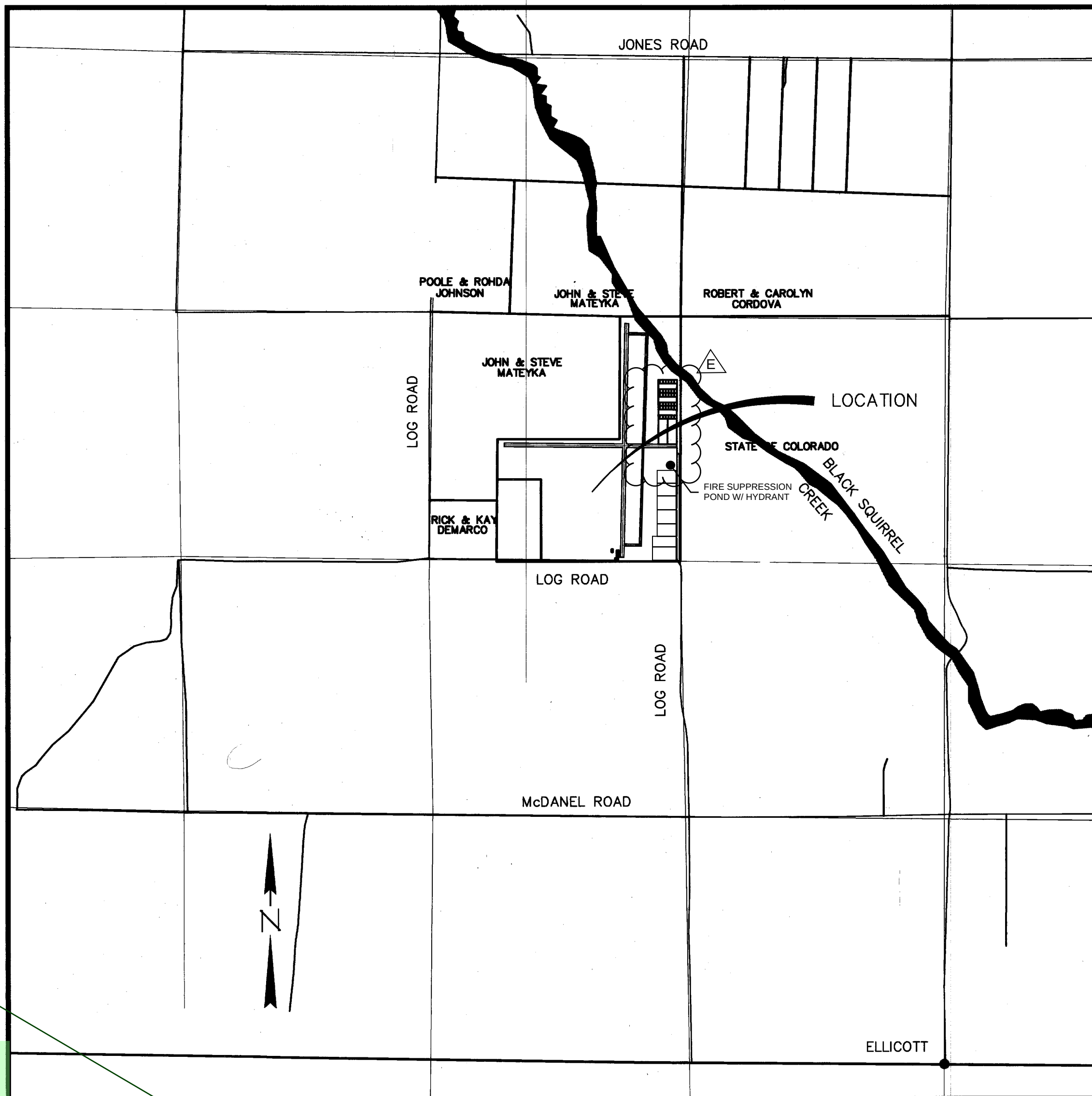
RESIDENTIAL 2.5 ACRES
HANGAR LOTS 4,600 SQUARE FEET
COMMERCIAL / AVIATION COMMERCIAL 2,000 SQUARE FEET

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

remove completely



Remove the "bubble" and place in the area being removed

VICINITY MAP

SCALE 1" = 2000'

GRAPHIC SCALE



(IN FEET)
1 inch = 2000ft.

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.

CERTIFICATION OF OWNERSHIP:

SPRINGS EAST AIRPORT, INC. DATE 11/15/96

Replace these signature lines with the following:

CER This PUD Amendment for the Springs East Airport has been reviewed and found to be in accordance with Resolution # July 28, 2026 approving the amended PUD and all applicable El Paso County Regulations.

CER Planning and Community Development Director 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	WEA	DRAWN
10/15/95	REVISED PER COUNTY COMMENTS	WEA	CHECKED
11/29/95	REVISED PER COUNTY PLANNING	WEA	SCALE
7/17/96	REVISED PER COUNTY PLANNING	WEA	
3/10/26	PUD AMENDMENT	WEA	

SPRINGS EAST AIRPORT

EL PASO COUNTY, COLORADO

APPROVAL BLOCK

DATE:

JULY 28, 1995

JOB NO:

9520

DRAWING

9520-PU1.DWG

SHEET

1 of 3

Include all 3 pages