

# FALCON FIELD

## CITY OF COLORADO SPRINGS, COLORADO

### REZONE

**LEGAL DESCRIPTION:**

**PARCEL A:**

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH A COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE ASSUMED TO BEAR N 89° 08' 49" W.)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1";

THENCE S 00° 46' 12" W, 197.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO A POINT THEREON;

THENCE N 41° 58' 50" W, 798.01 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE)

- 1.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47° 22' 56" E, 193.52 FEET, A CENTRAL OF 1° 54' 42", A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 193.53 FEET;
- 2.) THENCE N 46° 25' 11" E, 760.04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSE ARE ALONG SID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD.)
  - 1.) THENCE S 22° 22' 28" E, 219.81 FEET (219.73 FEET RECORDED)
  - 2.) THENCE S 89° 10' 21" E, 1071.23 FEET (1071.46 FEET RECORDED) TO THE NORTHWEST CORNER OF LOT 14 OF SAID "FALCON RANCH ESTATES SUBDIVISION";

THENCE S 00° 10' 51" E, 705.04 FEET ALONG THE WESTERLY LINE OF SAID LOT 14 AND OF LOT 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY CORNER OF SAID "ARROWHEAD ESTATES FILING NO.1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO.1, (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID "ARROWHEAD ESTATE FILING NO.1").

- 1.) THENCE CONTINUE S 00° 10' 51" E, 151.74 FEET (152.43 FEET RECORDED);
- 2.) THENCE N 88° 55' 44" W, 1314.29 FEET (1314.59 FEET RECORDED) TO THE POINT OF BEGINNING.

PARCEL CONTAINS 33.14 ACRES MORE OR LESS

**PARCEL B:**

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH A COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE ASSUMED TO BEAR N 89° 08' 49" W.)

COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID "ARROWHEAD ESTATES FILING NO.1")

- 1.) THENCE S 00° 46' 12" W, 197.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
- 2.) THENCE CONTINUE S 00° 46' 12" W, 988.14 FEET;
- 3.) THENCE S 86° 00' 46" W, 327.52 FEET (327.53 FEET RECORDED)
- 4.) THENCE S 00° 25' 05" W, 68.17 FEET (67.53 FEET RECORDED) TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 20209702;

THENCE N 89° 59' 43" W, 430.45 FEET (430.08 FEET RECORDED) ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

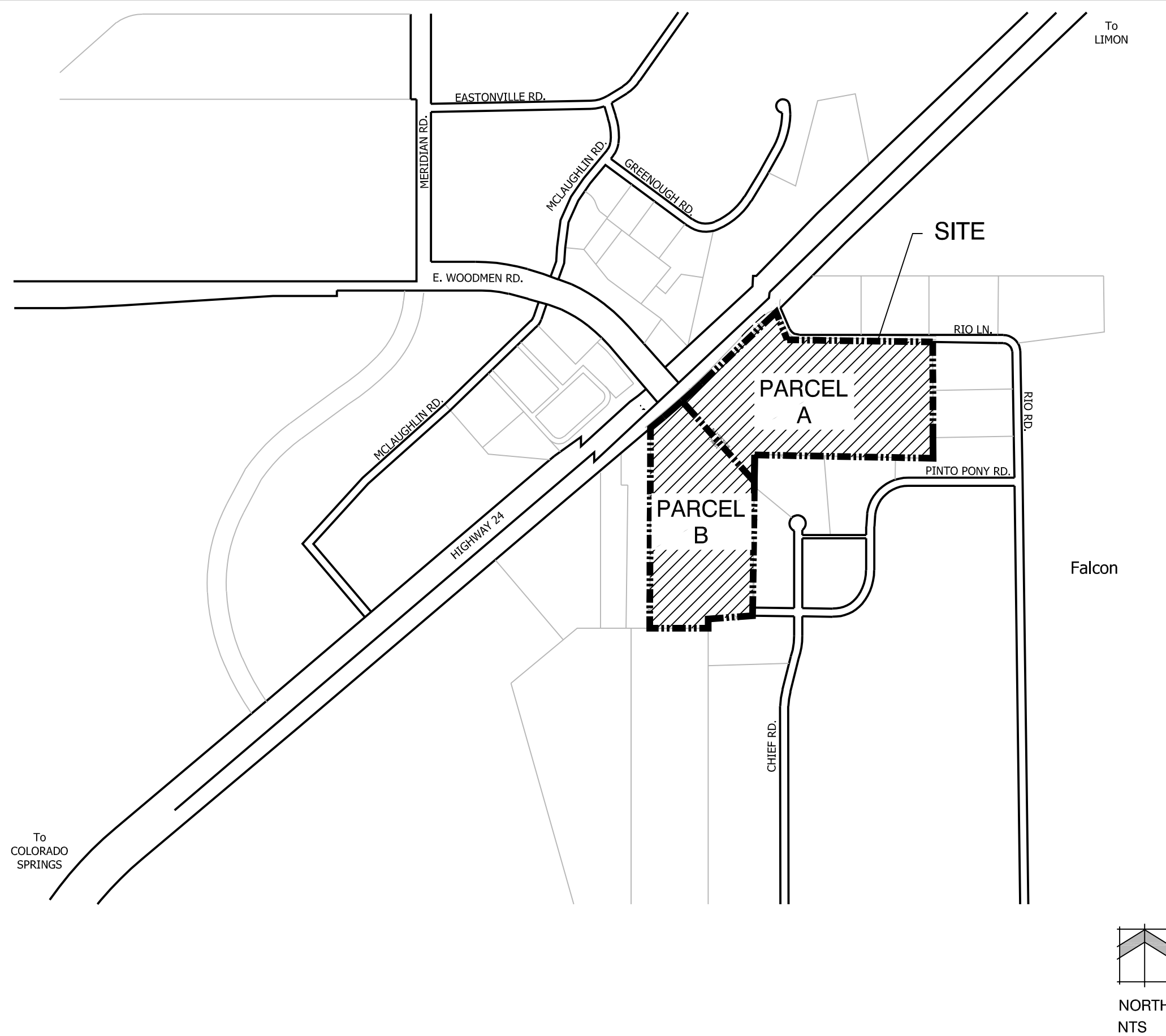
THENCE N 00° 14' 15" E. 1475.39 FEET (1475.79 FEET RECORDED) ALONG THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY)

- 1.) THENCE N 50° 05' 41" E, 125.34 FEET (125.38 FEET RECORDED);
- 2.) THENCE ALONG THAT ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49° 13' 05" E, 178.19 FEET, A CENTRAL ANGLE OF 1° 45' 37", A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 178.20 FEET;

THENCE S 41° 58' 50" E, 798.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 24.53 ACRES MORE OR LESS

**VICINITY MAP:**



**OWNER:**

FALCON FIELD LLC  
3230 ELECTRA DR.  
COLORADO SPRINGS, CO 80906

**CIVIL ENGINEER:**

STANTEC  
5725 MARK DABLING BLVD. SUITE 190  
COLORADO SPRINGS, CO 80919


**APPLICANT:**

N.E.S. INC.  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903

**SITE DATA:**

TAX ID NUMBER:	4307000001 & 4307200015
EXISTING ZONING:	RR-5 (RESIDENTIAL RURAL)
PROPOSED ZONING:	CR (COMMERCIAL REGIONAL DISTRICT)
EXISTING LAND USE:	AGRICULTURE
PROPOSED LAND USE:	MIXED USE COMMERCIAL
MASTER PLAN:	EL PASO COUNTY MASTER PLAN & FALCON/PEYTON SMALL AREA PLAN
<b>TOTAL AREA:</b>	
PARCEL A:	33.14 AC
PARCEL B:	24.53 AC
TOTAL:	57.67 AC

Land Planning  
Landscape  
Architecture  
Urban Design



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## FALCON FIELD

### ZONING EXHIBIT

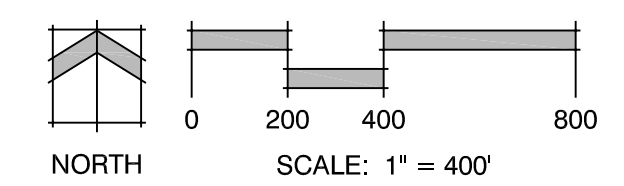
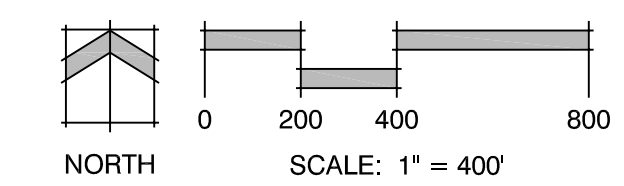
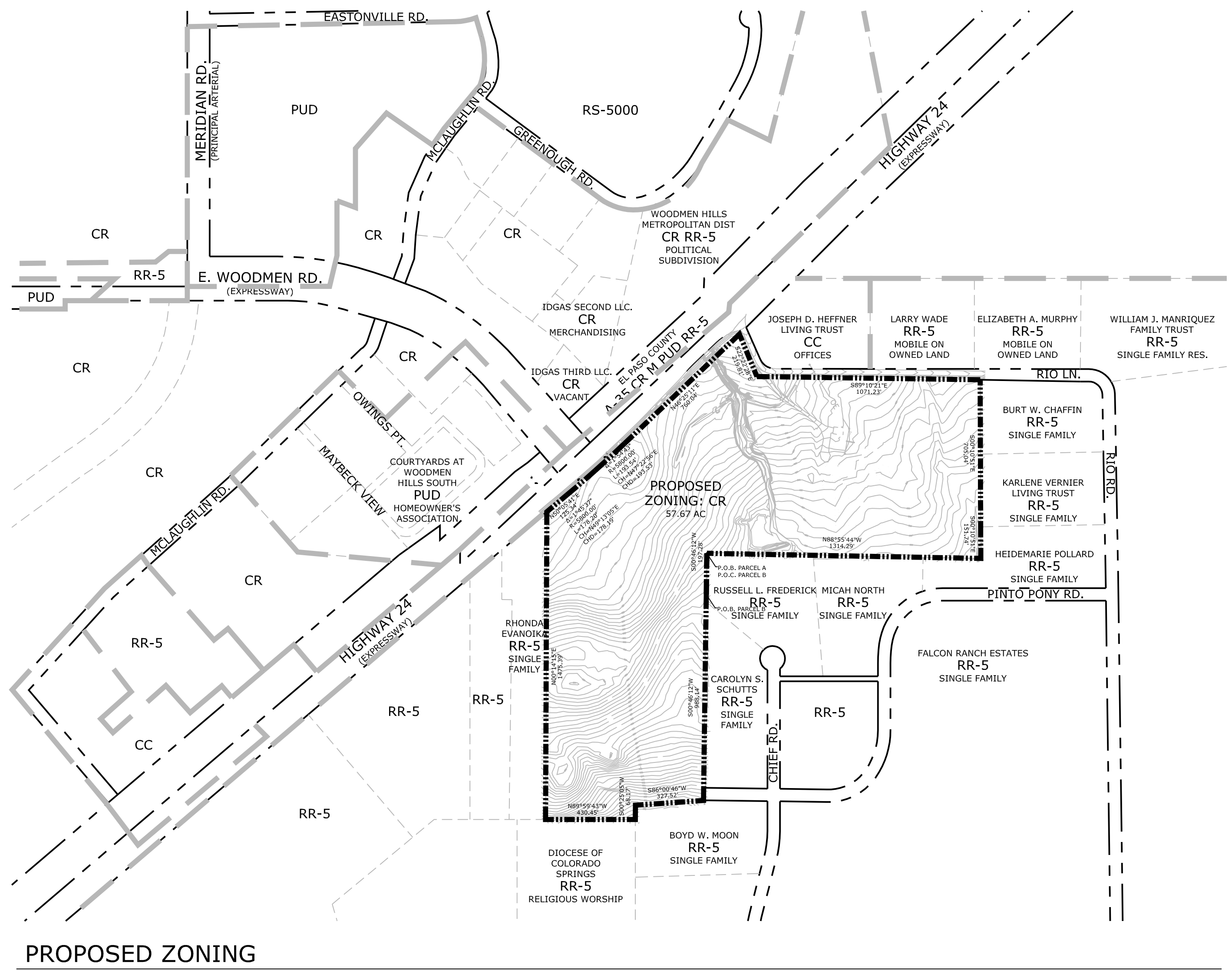
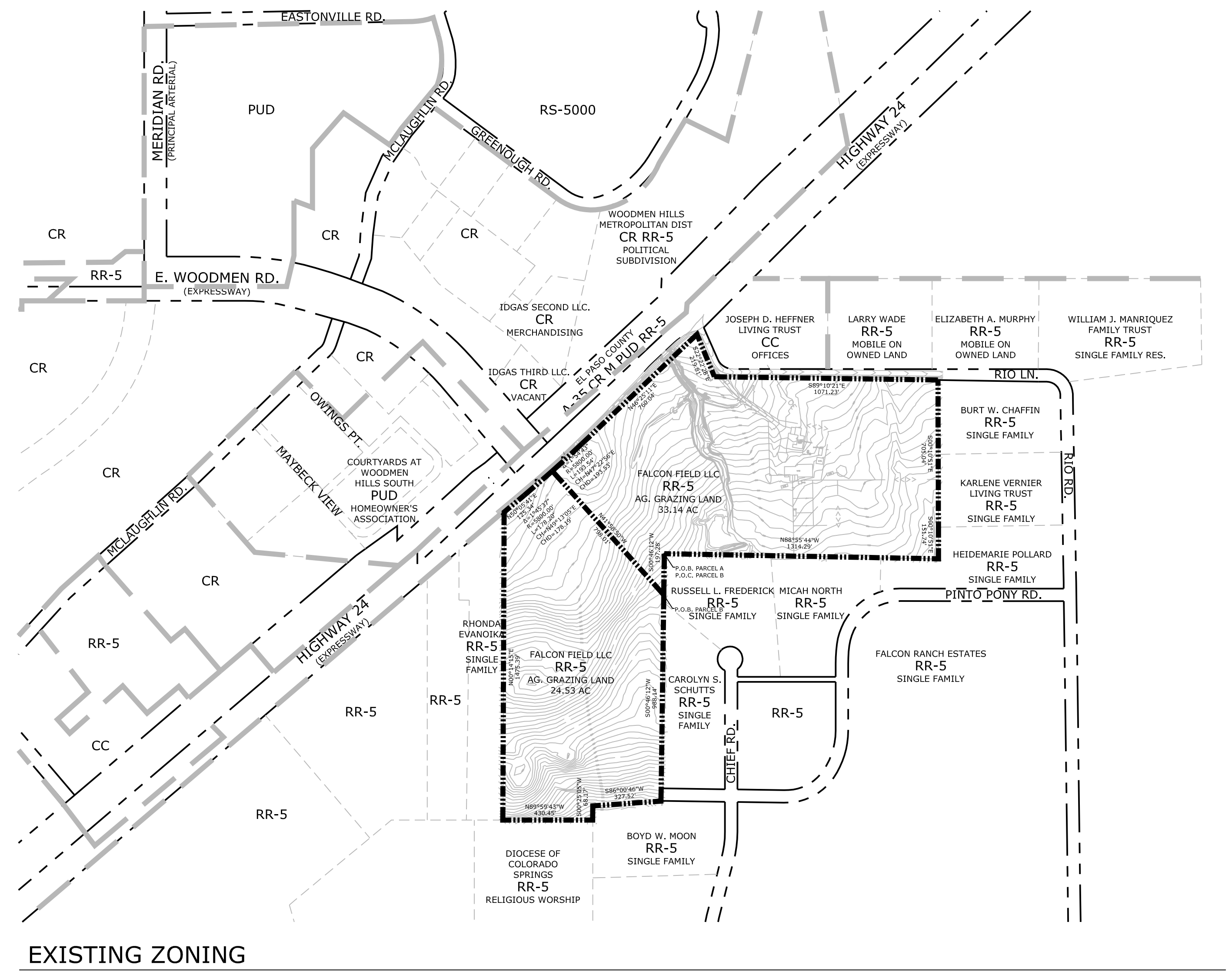
PROJECT INFO      DATE: 06.21.19  
PROJECT MGR: J. ROMERO  
PREPARED BY: R. SAWYER

DATE:	BY:	DESCRIPTION:

**REZONE COVER**

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1 OF 2



FALCON FIELD  
ZONING  
EXHIBIT

DATE: 06.21.19  
PROJECT MGR: J. ROMERO  
PREPARED BY: R. SAWYER

DATE:	BY:	DESCRIPTION:

REZONE MAP

2  
2 OF 2

P:\Mike\_Bergert\Basic\_Woodmen & Highway 24 - Falcon\Drawings\Planning\Concept\Woodmen\_Zoning\_Map.dwg [Zoning Exhibit] 7/17/2019 3:12:03 PM rlsawyer