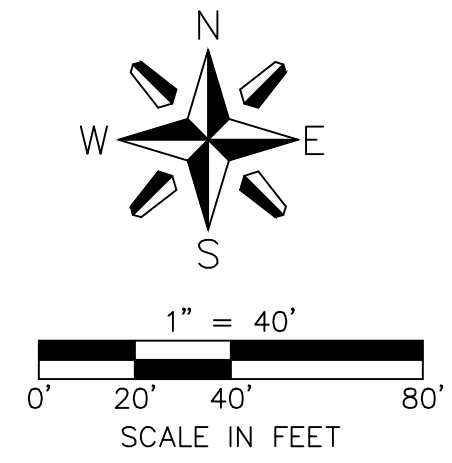


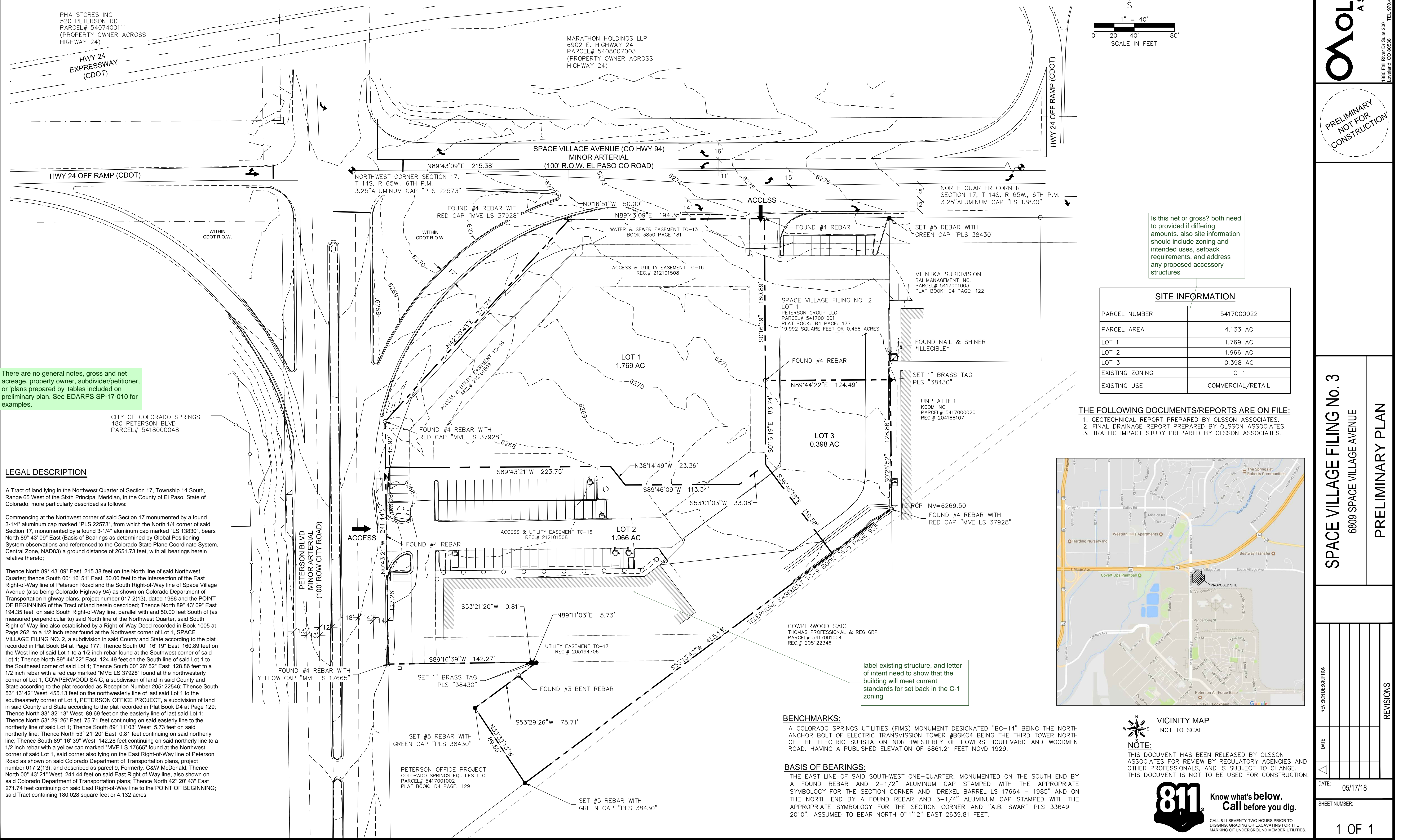
SPACE VILLAGE FILING No. 3 PRELIMINARY PLAN

A COMMERCIAL SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



PHA STORES INC
520 PETERSON RD
PARCEL# 5407400111
(PROPERTY OWNER ACROSS
HIGHWAY 24)

MARATHON HOLDINGS LLP
6902 E. HIGHWAY 24
PARCEL# 5408007003
(PROPERTY OWNER ACROSS
HIGHWAY 24)



There are no general notes, gross and net acreage, property owner, subdivider/petitioner, or plans prepared by tables included on preliminary plan. See EDARPS SP-17-010 for examples.

Is this net or gross? both need to be provided if differing amounts. also site information should include zoning and intended uses, setback requirements, and address any proposed accessory structures

SITE INFORMATION	
PARCEL NUMBER	5417000022
PARCEL AREA	4.133 AC
LOT 1	1.769 AC
LOT 2	1.966 AC
LOT 3	0.398 AC
EXISTING ZONING	C-1
EXISTING USE	COMMERCIAL/RETAIL

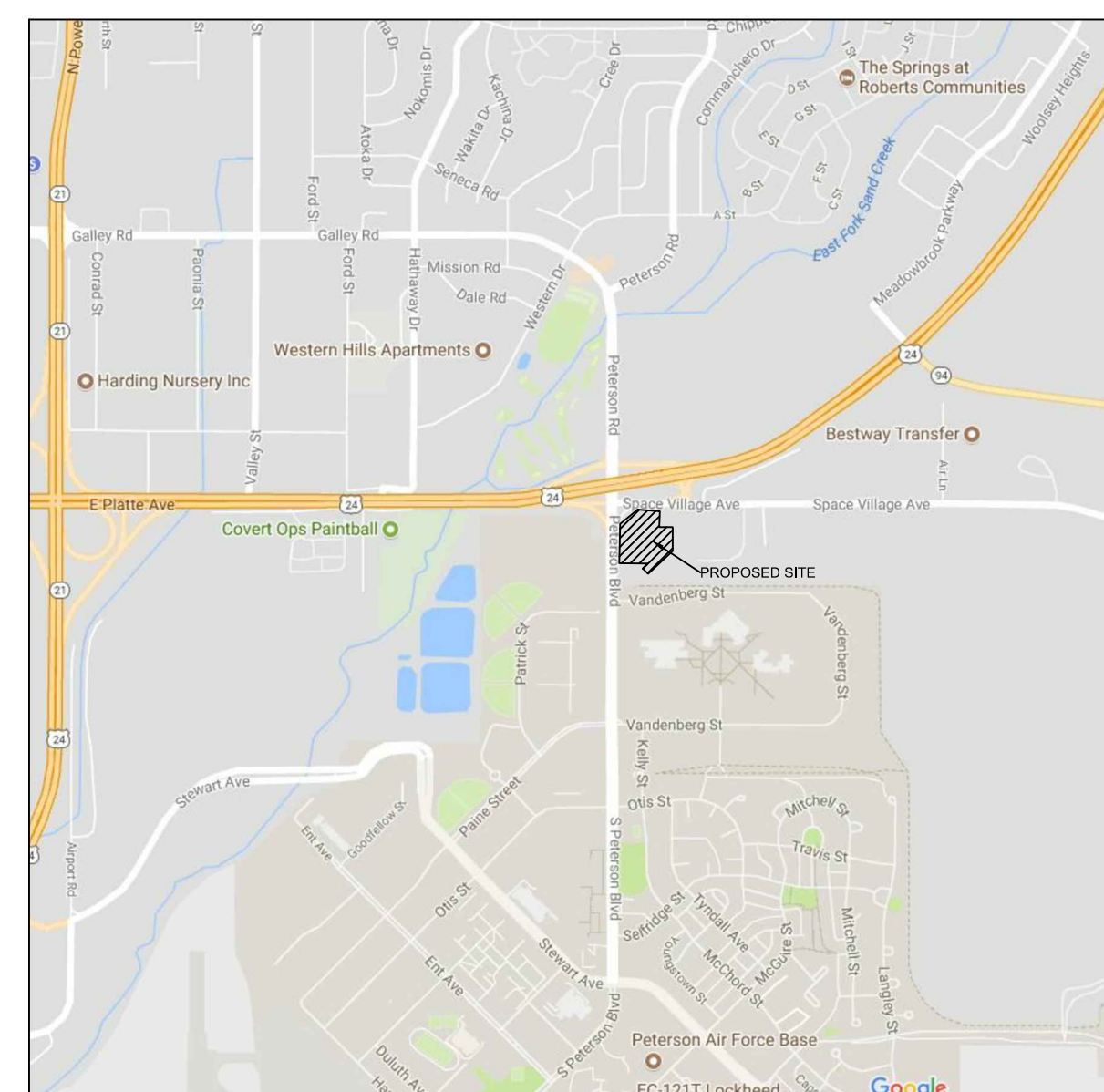
- THE FOLLOWING DOCUMENTS/REPORTS ARE ON FILE:**
1. GEOTECHNICAL REPORT PREPARED BY OLSSON ASSOCIATES.
 2. FINAL DRAINAGE REPORT PREPARED BY OLSSON ASSOCIATES.
 3. TRAFFIC IMPACT STUDY PREPARED BY OLSSON ASSOCIATES.

LEGAL DESCRIPTION

A Tract of land lying in the Northwest Quarter of Section 17, Township 14 South, Range 65 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 17 monumented by a found 3-1/4" aluminum cap marked "PLS 22573", from which the North 1/4 corner of said Section 17, monumented by a found 3-1/4" aluminum cap marked "LS 13830", bears North 89° 43' 09" East (Basis of Bearings as determined by Global Positioning System observations and referenced to the Colorado State Plane Coordinate System, Central Zone, NAD83) a ground distance of 2651.73 feet, with all bearings herein relative thereto;

Thence North 89° 43' 09" East 215.38 feet on the North line of said Northwest Quarter; thence South 00° 16' 51" East 50.00 feet to the intersection of the East Right-of-Way line of Peterson Road and the South Right-of-Way line of Space Village Avenue (also being Colorado Highway 94) as shown on Colorado Department of Transportation highway plans, project number 017-2(13), dated 1966 and the POINT OF BEGINNING of the Tract of land herein described; Thence North 89° 43' 09" East 194.35 feet on said South Right-of-Way line, parallel with and 50.00 feet South of (as measured perpendicular to) said North line of the Northwest Quarter, said South Right-of-Way line also established by a Right-of-Way Deed recorded in Book 1005 at Page 262, to a 1/2 inch rebar found at the Northwest corner of Lot 1, SPACE VILLAGE FILING NO. 2, a subdivision in said County and State according to the plat recorded in Plat Book B4 at Page 177; Thence South 00° 16' 19" East 160.89 feet on the West line of said Lot 1 to a 1/2 inch rebar found at the Southwest corner of said Lot 1; Thence North 89° 44' 22" East 124.49 feet on the South line of said Lot 1 to the Southeast corner of said Lot 1; Thence South 00° 26' 52" East 128.86 feet to a 1/2 inch rebar with a red cap marked "MVE LS 37928" found at the northwesterly corner of Lot 1, COWPERWOOD SAIC, a subdivision of land in said County and State according to the plat recorded as Reception Number 205122546; Thence South 53° 13' 42" West 455.13 feet on the northwesterly line of last said Lot 1 to the southeasterly corner of Lot 1, PETERSON OFFICE PROJECT, a subdivision of land in said County and State according to the plat recorded in Plat Book D4 at Page 129; Thence North 33° 32' 13" West 89.69 feet on the easterly line of last said Lot 1; Thence North 53° 29' 26" East 75.71 feet continuing on said easterly line to the northerly line of said Lot 1; Thence South 89° 11' 03" West 5.73 feet on said northerly line; Thence North 53° 21' 20" East 0.81 feet continuing on said northerly line; Thence South 89° 16' 39" West 142.28 feet continuing on said northerly line to a 1/2 inch rebar with a yellow cap marked "MVE LS 17665" found at the Northwest corner of said Lot 1, said corner also lying on the East Right-of-Way line of Peterson Road as shown on said Colorado Department of Transportation plans, project number 017-2(13), and described as parcel 9, Formerly: C&W McDonald; Thence North 00° 43' 21" West 241.44 feet on said East Right-of-Way line, also shown on said Colorado Department of Transportation plans; Thence North 42° 20' 43" East 271.74 feet continuing on said East Right-of-Way line to the POINT OF BEGINNING; said Tract containing 180,028 square feet or 4.132 acres



label existing structure, and letter of intent need to show that the building will meet current standards for set back in the C-1 zoning

BENCHMARKS:
A COLORADO SPRINGS UTILITIES (FIMS) MONUMENT DESIGNATED "BG-14" BEING THE NORTH ANCHOR BOLT OF ELECTRIC TRANSMISSION TOWER #BGK4 BEING THE THIRD TOWER NORTH OF THE ELECTRIC SUBSTATION NORTHWESTERLY OF POWERS BOULEVARD AND WOODMEN ROAD, HAVING A PUBLISHED ELEVATION OF 6861.21 FEET NGVD 1929.

BASIS OF BEARINGS:
THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER; MONUMENTED ON THE SOUTH END BY A FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SYMBOLOLOGY FOR THE SECTION CORNER AND "DREXEL BARREL LS 17664 - 1985" AND ON THE NORTH END BY A FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SYMBOLOLOGY FOR THE SECTION CORNER AND "A.B. SWART PLS 33649 - 2010"; ASSUMED TO BEAR NORTH 011°12' EAST 2639.81 FEET.



NOTE:
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.



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Loveland, CO 80538
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PRELIMINARY NOT FOR CONSTRUCTION

SPACE VILLAGE FILING No. 3
6809 SPACE VILLAGE AVENUE
PRELIMINARY PLAN

REVISION DESCRIPTION	DATE

DATE: 05/17/18
SHEET NUMBER: 1 OF 1

Markup Summary

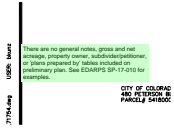
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SP-17-009

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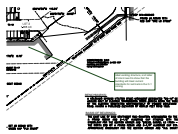
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Is this net or gross? both need to provided if differing amounts. also site information should include zoning and intended uses, setback requirements, and address any proposed accessory structures



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label existing structure, and letter of intent need to show that the building will meet current standards for set back in the C-1 zoning