SCHMIDT PARCEL REZONE MULTI-DWELLING

BEING A PORITON OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF
SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUTY, COLORADO

REZONE RM 30

LEGAL DESCRIPTION

PROPERTY DESCRIPTION - PARCEL 1
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AT THE EAST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 4842" AT THE WEST END, SAID LINE BEING ASSUMED TO BEAR S89°14'13"W.

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, N89°14'13"E A DISTANCE OF 816.32 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N34°04'17"E A DISTANCE OF 259.29 FEET TO THE POINT OF BEGINNING;

THENCE N65°55'42"W A DISTANCE OF 490.63 FEET;

THENCE N87°41'24"W A DISTANCE OF 228.83 FEET;

THENCE N75°30'36"W A DISTANCE OF 307.08 FEET;

THENCE N28°05'30"E A DISTANCE OF 35.79 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 28°46'54" AND AN ARC LENGTH OF 303.91 FEET, TO A POINT OF TANGENT;

THENCE N00°41'24"W A DISTANCE OF 198.54 FEET;

THENCE N89°18'36"E A DISTANCE OF 333.21 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1146.50 FEET, A CENTRAL ANGLE OF 41°02'55" AND AN ARC LENGTH OF 821.39 FEET, TO A POINT OF TANGENT;

THENCE S49°38'29"E A DISTANCE OF 51.96 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TAHITI DRIVE AS PLATTED IN HOLIDAY HILLS NO. 1 RECORDED IN BOOK E-2 AT PAGE 12 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°09'11"E A DISTANCE OF 162.66 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S34°04'17"W A DISTANCE OF 504.76 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 690,132 SQUARE FEET OR 15.8432 ACRES.

PROPERTY DESCRIPTION - PARCEL 2
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AT THE EAST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 4842" AT THE WEST END, SAID LINE BEING ASSUMED TO BEAR S89°14'13"W.

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32

THENCE ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, S89°14'45"W A DISTANCE OF 143.15 FEET;

THENCE N00°45'04"W A DISTANCE OF 61.34 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 13°07'51" AND AN ARC LENGTH OF 176.46 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 15°42'43" AND AN ARC LENGTH OF 211.15 FEET, TO A POINT OF TANGENT;

THENCE N28°05'30"E A DISTANCE OF 175.07 FEET;

THENCE N75°30'36"E A DISTANCE OF 307.08 FEET;

THENCE S87°41'24"E A DISTANCE OF 228.83 FEET;

THENCE S55°55'42"E A DISTANCE OF 490.63 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S34°04'17"W A DISTANCE OF 259.29 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32;

THENCE ON SAID SOUTH LINE, S89°14'13"W A DISTANCE OF 73.22 FEET;

THENCE DEPARTING SAID SOUTH LINE, N58°30'10"W A DISTANCE OF 155.19 FEET;

THENCE N77°53'11"W A DISTANCE OF 507.94 FEET;

THENCE N81°15'09"W A DISTANCE OF 242.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 345,082 SQUARE FEET OR 7.922 ACRES.

VICINITY MAP

MARKSHEFFEL ROAD EXTENSION
VOLLMER RD
BRIARGATE PKWAY
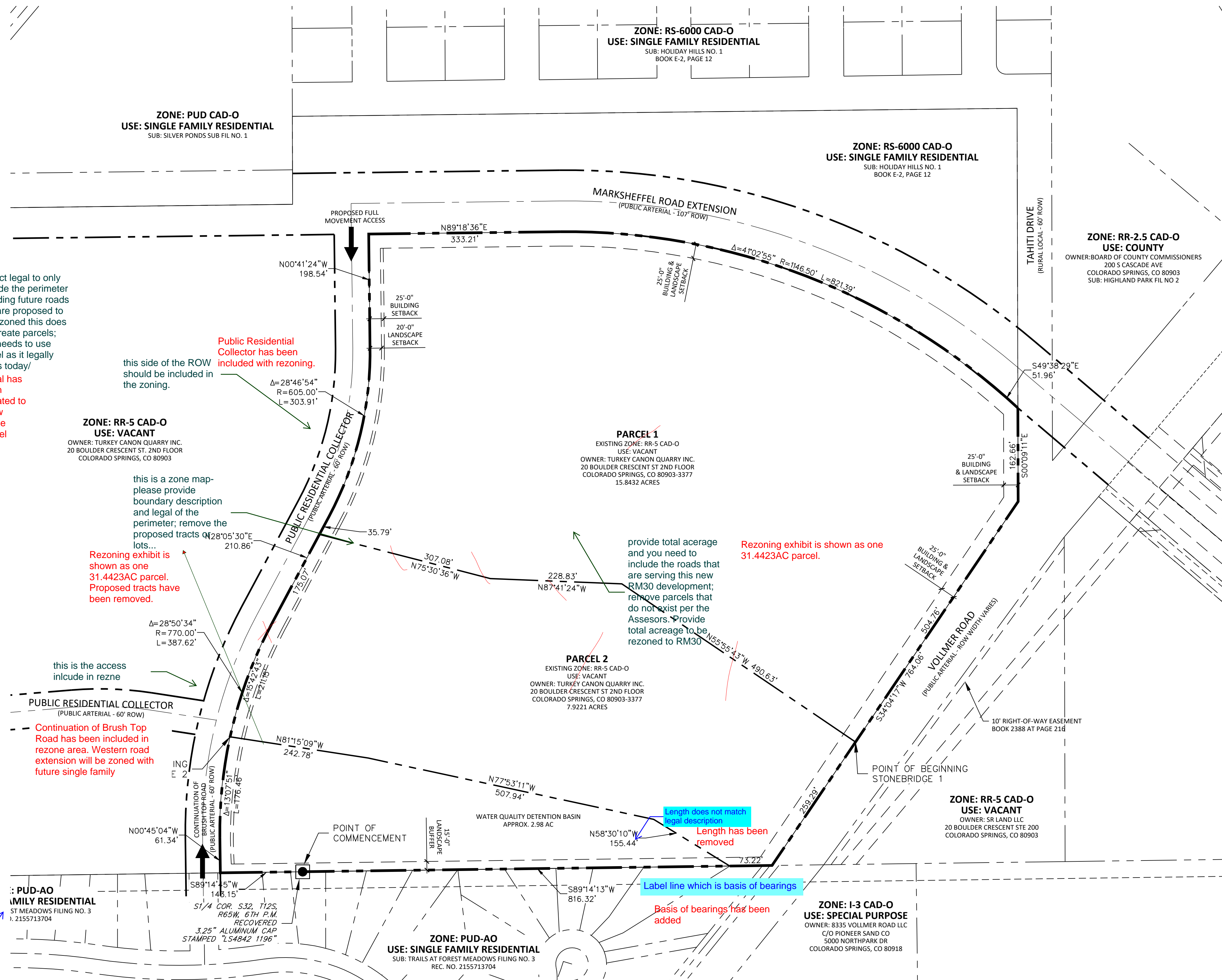BLACK FOREST ROAD
SITE

NOT TO SCALE
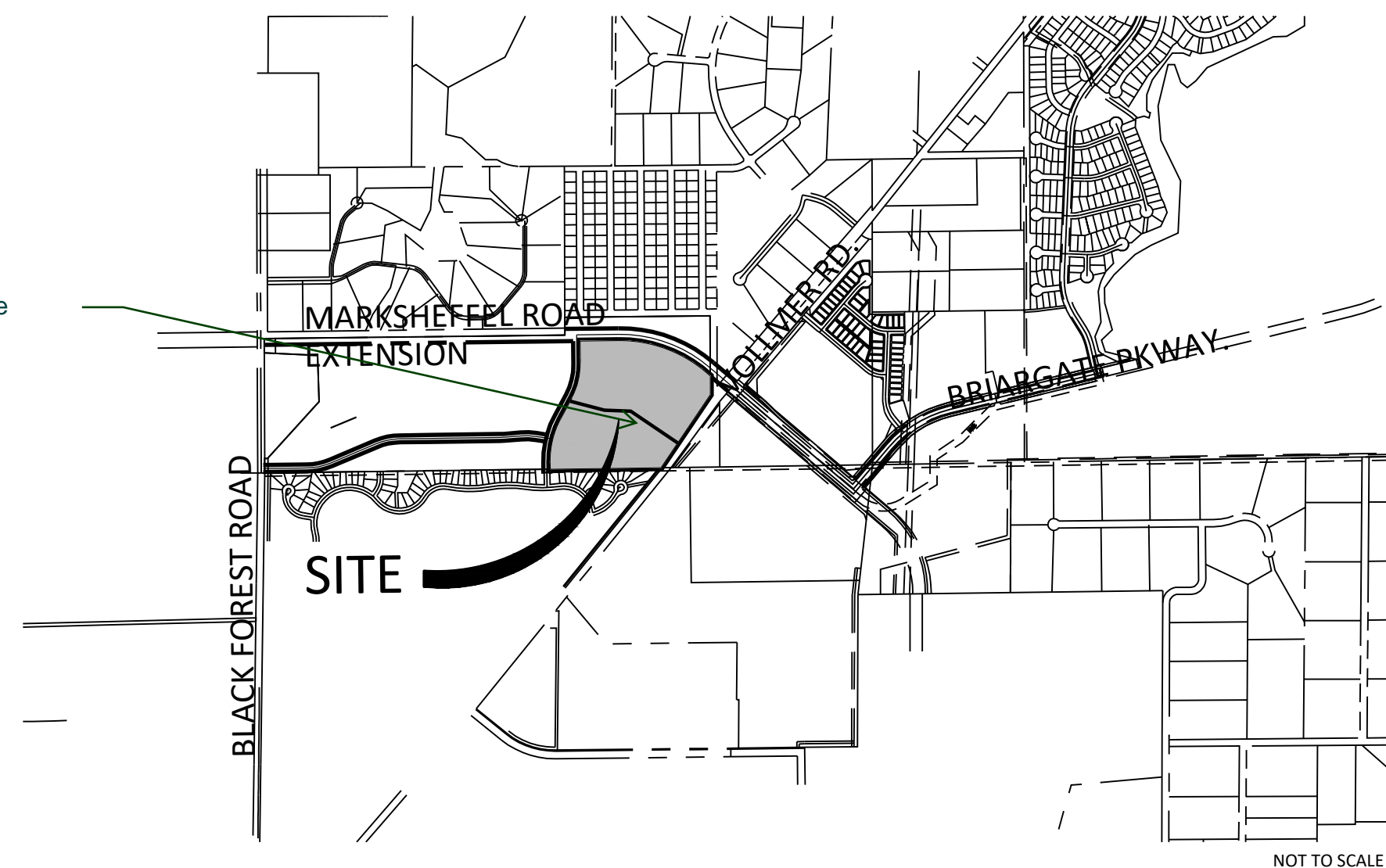
SITE DATA

Tax ID Number: 5200000264
Total Area: 28.3491
Current Zoning: RR-5 CAD-O
Proposed Zoning: RM-30
Current Use: Vacant
Proposed Use: Multifamily Residential

PROJECT TEAM

OWNER: Turkey Canon Quarry Inc.
20 Boulder Crescent St. 2nd Floor
Colorado Springs, CO 80903

APPLICANT: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

ENGINEER: JR Engineering
5475 Tech Center Dr. 235
Colorado Springs, CO 80919

PLANNERS / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH:

Schmidt Parcel Rezone Multi-dwelling

PROJECT INFO
DATE: 10/04/22
PROJECT MGR: A. BARLOW
PREPARED BY: J.SHAGIN

STAMP

ISSUE INFO

DATE: / BY: / DESCRIPTION:

ENTITLEMENT

ISSUE / REVISION

SHEET TITLE
REZONE EXHIBIT

SHEET NUMBER
1
1 OF 1

PLAN FILE #

Drawing labels and annotations

ZONE: RS-6000 CAD-O
USE: SINGLE FAMILY RESIDENTIAL
SUB: HOLIDAY HILLS NO. 1
BOOK E-2, PAGE 12

ZONE: PUD CAD-O
USE: SINGLE FAMILY RESIDENTIAL
SUB: SILVER PONDS SUB FIL NO. 1

ZONE: RS-6000 CAD-O
USE: SINGLE FAMILY RESIDENTIAL
SUB: HOLIDAY HILLS NO. 1
BOOK E-2, PAGE 12

ZONE: RR-2.5 CAD-O
USE: COUNTY
OWNER:BOARD OF COUNTY COMMISSIONERS
200 S CASCADE AVE
COLORADO SPRINGS, CO 80903
SUB: HIGHLAND PARK FIL NO 2

MARKSHEFFEL ROAD EXTENSION
(PUBLIC ARTERIAL - 107' ROW)

TAHITI DRIVE (RURAL LOCAL - 60' ROW)

PROPOSED FULL MOVEMENT ACCESS

N89°18'36"E 333.21'

N00°41'24"W 198.54'

25'-0" BUILDING SETBACK
20'-0" LANDSCAPE SETBACK
25'-0" BUILDING & LANDSCAPE SETBACK

Δ=41°02'55" R=1146.50' L=821.39'

S49°38'29"E 51.96'

S00°09'11"E 162.66'

25'-0" BUILDING & LANDSCAPE SETBACK

PUBLIC RESIDENTIAL COLLECTOR (PUBLIC ARTERIAL - 60' ROW)

ZONE: RR-5 CAD-O
USE: VACANT
OWNER: TURKEY CANON QUARRY INC.
20 BOULDER CRESCENT ST. 2ND FLOOR
COLORADO SPRINGS, CO 80903

PARCEL 1
EXISTING ZONE: RR-5 CAD-O
USE: VACANT
OWNER: TURKEY CANON QUARRY INC.
20 BOULDER CRESCENT ST 2ND FLOOR
COLORADO SPRINGS, CO 80903-3377
15.8432 ACRES

Δ=28°46'54" R=605.00' L=303.91'

N28°05'30"E 210.86'
35.79'
307.08' N75°30'36"W
228.83' N87°41'24"W

Δ=28°50'34" R=770.00' L=387.62'

PARCEL 2
EXISTING ZONE: RR-5 CAD-O
USE: VACANT
OWNER: TURKEY CANON QUARRY INC.
20 BOULDER CRESCENT ST 2ND FLOOR
COLORADO SPRINGS, CO 80903-3377
7.9221 ACRES

PUBLIC RESIDENTIAL COLLECTOR (PUBLIC ARTERIAL - 60' ROW)

N81°15'09"W 242.78'

N77°53'11"W 507.94'

N58°30'10"W 155.44

VOLLMER ROAD (PUBLIC ARTERIAL, ROW WIDTH VARIES)

S34°04'17"W 504.76'

10' RIGHT-OF-WAY EASEMENT
BOOK 2388 AT PAGE 216

POINT OF BEGINNING STONEBRIDGE 1

ZONE: RR-5 CAD-O
USE: VACANT
OWNER: SR LAND LLC
20 BOULDER CRESCENT STE 200
COLORADO SPRINGS, CO 80903

CONTINUATION OF BRUSH TOP ROAD (PUBLIC ARTERIAL - 60' ROW)

N00°45'04"W 61.34'

POINT OF COMMENCEMENT

WATER QUALITY DETENTION BASIN APPROX. 2.98 AC

S89°14'45"W 146.15'

S1/4 COR. S32, T12S, R65W, 6TH P.M. RECOVERED 3.25" ALUMINUM CAP STAMPED "LS4842 1196"

S89°14'13"W 816.32'

ZONE: PUD-AO
USE: SINGLE FAMILY RESIDENTIAL
SUB: TRAILS AT FOREST MEADOWS FILING NO. 3
REC. NO. 2155713704

ZONE: PUD-AO
FAMILY RESIDENTIAL
ST MEADOWS FILING NO. 3
2155713704

ZONE: I-3 CAD-O
USE: SPECIAL PURPOSE
OWNER: 8335 VOLLMER ROAD LLC
C/O PIONEER SAND CO
5000 NORTHPARK DR
COLORADO SPRINGS, CO 80918

BLACK FOREST RD

Total Mark $1.00

No Photo Available

NORTH
0 25 100 200
SCALE: 1" = 100'

Review annotations (redline comments)

correct legal to only provide the perimeter including future roads that are proposed to be rezoned this does not create parcels; one needs to use parcel as it legally exists today/
Legal has been updated to show single parcel

this side of the ROW should be included in the zoning.
Public Residential Collector has been included with rezoning.

this is a zone map- please provide boundary description and legal of the perimeter; remove the proposed tracts or lots...
Rezoning exhibit is shown as one 31.4423AC parcel. Proposed tracts have been removed.

this is the access include in rezone

provide total acerage and you need to include the roads that are serving this new RM30 development; remove parcels that do not exist per the Assesors. Provide total acreage to be rezoned to RM30.
Rezoning exhibit is shown as one 31.4423AC parcel.

Continuation of Brush Top Road has been included in rezone area. Western road extension will be zoned with future single family
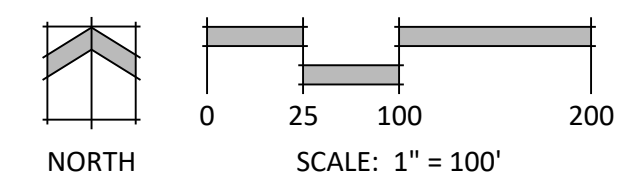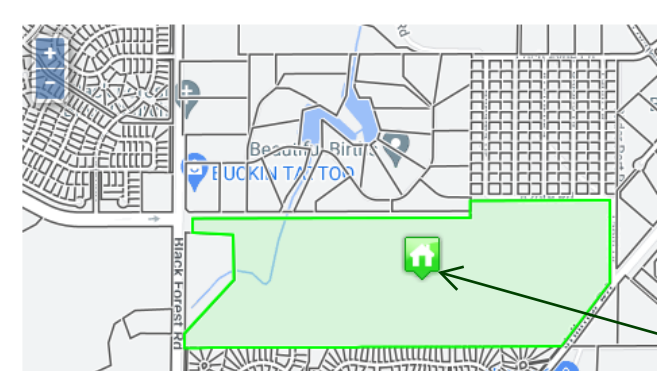
Length does not match legal description
Length has been removed

Label line which is basis of bearings
Basis of bearings has been added

Fix cut off text
Full text shown.

remove split line

i think your proposing to rezone half of the entire single parcel; the legal and map should reflect that.
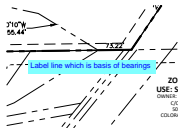Legal has been updated to reflect area of rezone

Zoning Map_v1.pdf Markup Summary 11-15-2022

CDurham (3)
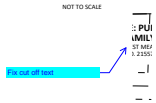
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Date: 11/14/2022 2:01:27 PM
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Fix cut off text

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Date: 11/14/2022 2:02:27 PM
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Label line which is basis of bearings
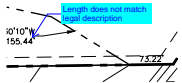
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Length does not match legal description

dsdparsons (14)

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Date: 11/15/2022 8:52:47 AM
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this is a zone map- please provide boundary description and legal of the perimeter; remove the proposed tracts or lots...

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Date: 11/15/2022 8:52:54 AM
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Author: dsdparsons
Date: 11/15/2022 8:53:16 AM
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Color: ◼
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this side of the ROW should be included in the zoning.

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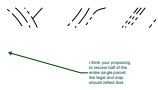
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i think your proposing to rezone half of the entire single parcel; the legal and map should reflect that.
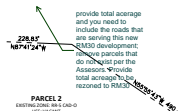

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correct legal to only provide the perimeter including future roads that are proposed to be rezoned this does not create parcels; one needs to use parcel as it legally exists today/
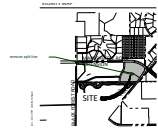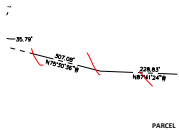

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remove split line

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provide total acerage and you need to include the roads that are serving this new RM30 development; remove parcels that do not exist per the Assesors. Provide total acreage to be rezoned to RM30

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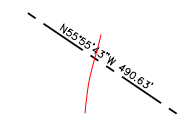
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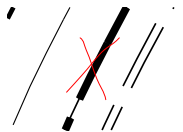
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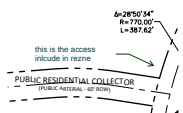
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this is the access inlcude in rezne