

# SCHMIDT PARCEL REZONE MULTI-DWELLING

A PORTION 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 COU, COLORADO  
REZONE RM-30

## LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION 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, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 32:

THENCE ON THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 32, S89°14'45"W A DISTANCE OF 203.15 FEET;

THENCE DEPARTING SAID SOUTH LINE THE FOLLOWING SEVEN (7) COURSES:

- N00°45'04"W A DISTANCE OF 61.34 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 28°50'34" AND AN ARC LENGTH OF 417.82 FEET, TO A POINT OF TANGENT;
- N28°05'30"E A DISTANCE OF 210.86 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 28°46'54" AND AN ARC LENGTH OF 273.77 FEET, TO A POINT OF TANGENT;
- N00°41'24"W A DISTANCE OF 305.54 FEET;
- N89°18'36"E A DISTANCE OF 393.21 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1253.50 FEET, A CENTRAL ANGLE OF 39°16'05" AND AN ARC LENGTH OF 859.09 FEET, TO A POINT OF NON-TANGENT 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;

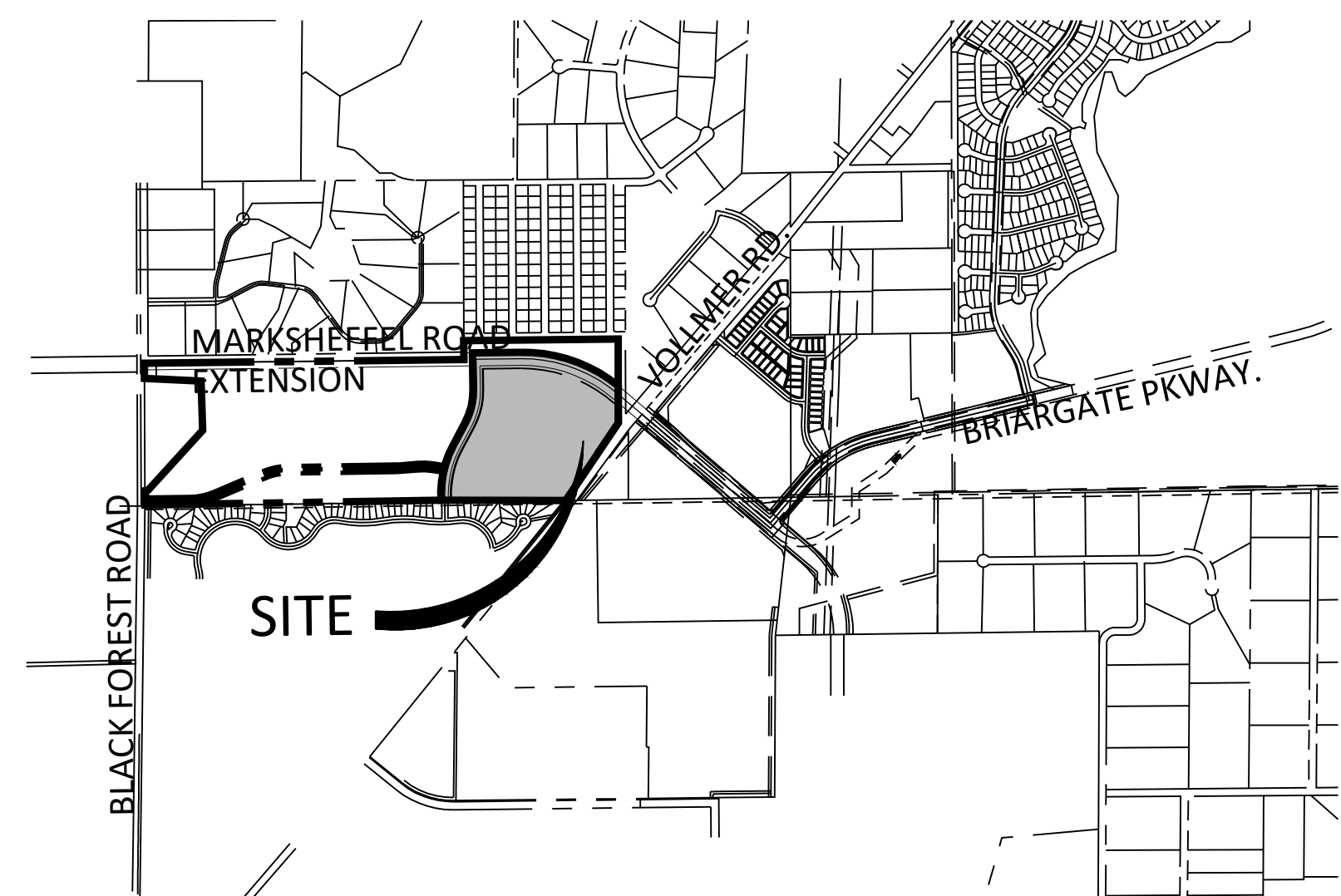
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°09'11"E A DISTANCE OF 302.60 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S34°04'17"W A DISTANCE OF 764.06 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 32;

THENCE ON SAID SOUTH LINE, S89°14'13"W A DISTANCE OF 816.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,389,628 SQUARE FEET OR 31.4423 ACRES.

## VICINITY MAP



NOT TO SCALE

## SITE DATA

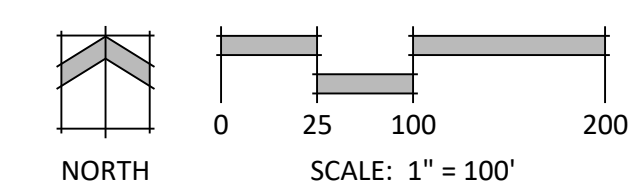
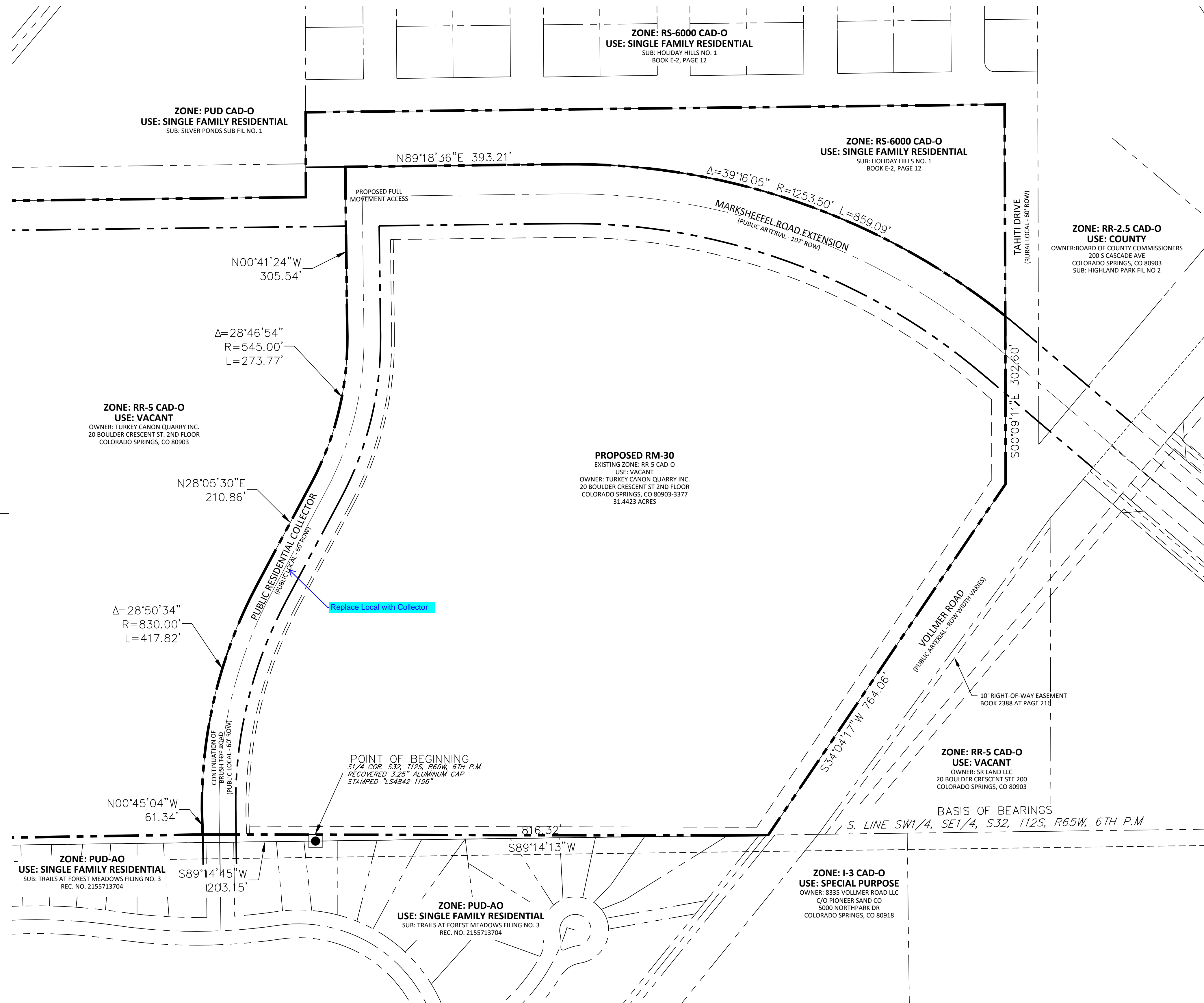
Tax ID Number: 5200000264 (Part)  
Total Area: 31.4423  
Current Zoning: RR-5 CAD-O  
Proposed Zoning: RM-30  
Current Use: Vacant  
Proposed Use: Multifamily Residential

## 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



N.E.S. Inc.  
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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
1.9.23	JS	County Comments

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLANT FILE #

Schmidt  
Parcel  
Rezone  
Multi-dwelling

ENTITLEMENT

REZONE EXHIBIT

1

1 OF 1

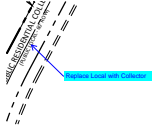
P2222

# V2\_Zoning Map.pdf Markup Summary 2-6-2023

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CDurham (1)

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**Subject:** Callout  
**Page Label:** [1] REZONING EXHIBIT  
**Author:** CDurham  
**Date:** 1/31/2023 3:56:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Replace Local with Collector