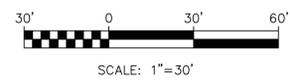
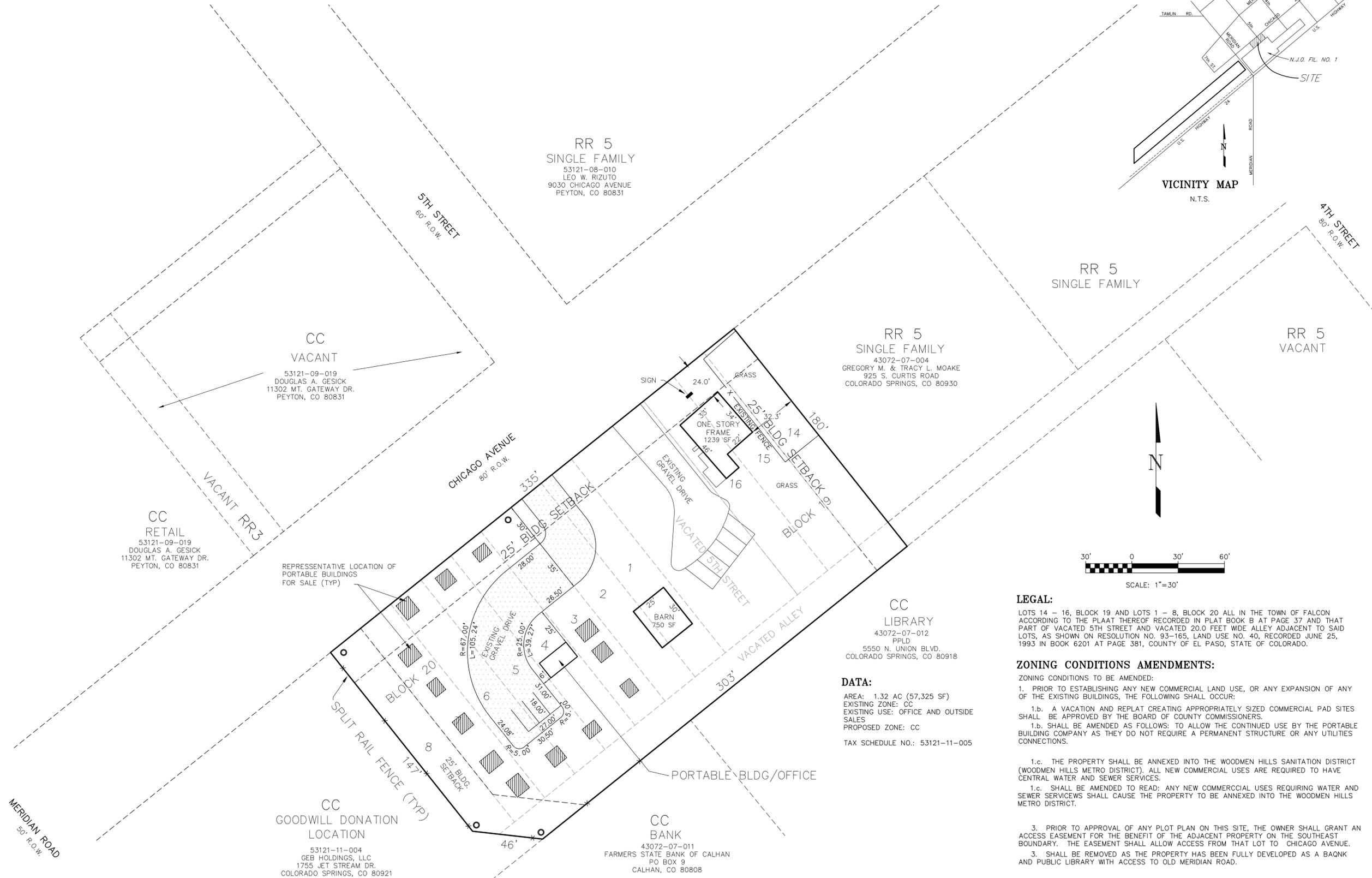


# ZONE MAP

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**LEGAL:**  
 LOTS 14 - 16, BLOCK 19 AND LOTS 1 - 8, BLOCK 20 ALL IN THE TOWN OF FALCON ACCORDING TO THE PLAAAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 37 AND THAT PART OF VACATED 5TH STREET AND VACATED 20.0 FEET WIDE ALLEY ADJACENT TO SAID LOTS, AS SHOWN ON RESOLUTION NO. 93-165, LAND USE NO. 40, RECORDED JUNE 25, 1993 IN BOOK 6201 AT PAGE 381, COUNTY OF EL PASO, STATE OF COLORADO.

**ZONING CONDITIONS AMENDMENTS:**  
 ZONING CONDITIONS TO BE AMENDED:  
 1. PRIOR TO ESTABLISHING ANY NEW COMMERCIAL LAND USE, OR ANY EXPANSION OF ANY OF THE EXISTING BUILDINGS, THE FOLLOWING SHALL OCCUR:  
 1.a. A VACATION AND REPLAT CREATING APPROPRIATELY SIZED COMMERCIAL PAD SITES SHALL BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.  
 1.b. SHALL BE AMENDED AS FOLLOWS: TO ALLOW THE CONTINUED USE BY THE PORTABLE BUILDING COMPANY AS THEY DO NOT REQUIRE A PERMANENT STRUCTURE OR ANY UTILITIES CONNECTIONS.  
 1.c. THE PROPERTY SHALL BE ANNEXED INTO THE WOODMEN HILLS SANITATION DISTRICT (WOODMEN HILLS METRO DISTRICT). ALL NEW COMMERCIAL USES ARE REQUIRED TO HAVE CENTRAL WATER AND SEWER SERVICES.  
 1.c. SHALL BE AMENDED TO READ: ANY NEW COMMERCIAL USES REQUIRING WATER AND SEWER SERVICES SHALL CAUSE THE PROPERTY TO BE ANNEXED INTO THE WOODMEN HILLS METRO DISTRICT.  
 3. PRIOR TO APPROVAL OF ANY PLOT PLAN ON THIS SITE, THE OWNER SHALL GRANT AN ACCESS EASEMENT FOR THE BENEFIT OF THE ADJACENT PROPERTY ON THE SOUTHEAST BOUNDARY. THE EASEMENT SHALL ALLOW ACCESS FROM THAT LOT TO CHICAGO AVENUE.  
 3. SHALL BE REMOVED AS THE PROPERTY HAS BEEN FULLY DEVELOPED AS A BAQNK AND PUBLIC LIBRARY WITH ACCESS TO OLD MERIDIAN ROAD.

**OWNERS:**  
 LARON A. & RENEE U. BARTLETT  
 13655 BRADSHAW ROAD  
 PEYTON, CO 80831

**DATA:**  
 AREA: 1.32 AC (57,325 SF)  
 EXISTING ZONE: CC  
 EXISTING USE: OFFICE AND OUTSIDE SALES  
 PROPOSED ZONE: CC  
 TAX SCHEDULE NO.: 53121-11-005

RR 5  
 SINGLE FAMILY  
 53121-08-010  
 LEO W. RIZUTO  
 9030 CHICAGO AVENUE  
 PEYTON, CO 80831

RR 5  
 SINGLE FAMILY  
 43072-07-004  
 GREGORY M. & TRACY L. MOAKE  
 925 S. CURTIS ROAD  
 COLORADO SPRINGS, CO 80930

CC  
 VACANT  
 53121-09-019  
 DOUGLAS A. GESICK  
 11302 MT. GATEWAY DR.  
 PEYTON, CO 80831

CC  
 RETAIL  
 53121-09-019  
 DOUGLAS A. GESICK  
 11302 MT. GATEWAY DR.  
 PEYTON, CO 80831

CC  
 LIBRARY  
 43072-07-012  
 PPLD  
 5550 N. UNION BLVD.  
 COLORADO SPRINGS, CO 80918

CC  
 BANK  
 43072-07-011  
 FARMERS STATE BANK OF CALHAN  
 PO BOX 9  
 CALHAN, CO 80808

CC  
 GOODWILL DONATION  
 LOCATION  
 53121-11-004  
 GEB HOLDINGS, LLC  
 1755 JET STREAM DR.  
 COLORADO SPRINGS, CO 80921

No.	Description	By	Date

H Scale:	1"=30'
V Scale:	N/A
Designed By:	DLK
Drawn By:	LDC
Checked By:	DLK
Date:	7-15-19

Land Development Consultants, Inc.  
 PLANNING · SURVEYING  
 www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
 3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

**ZONE MAP**  
**BARTLETT - CHICAGO AVE.**