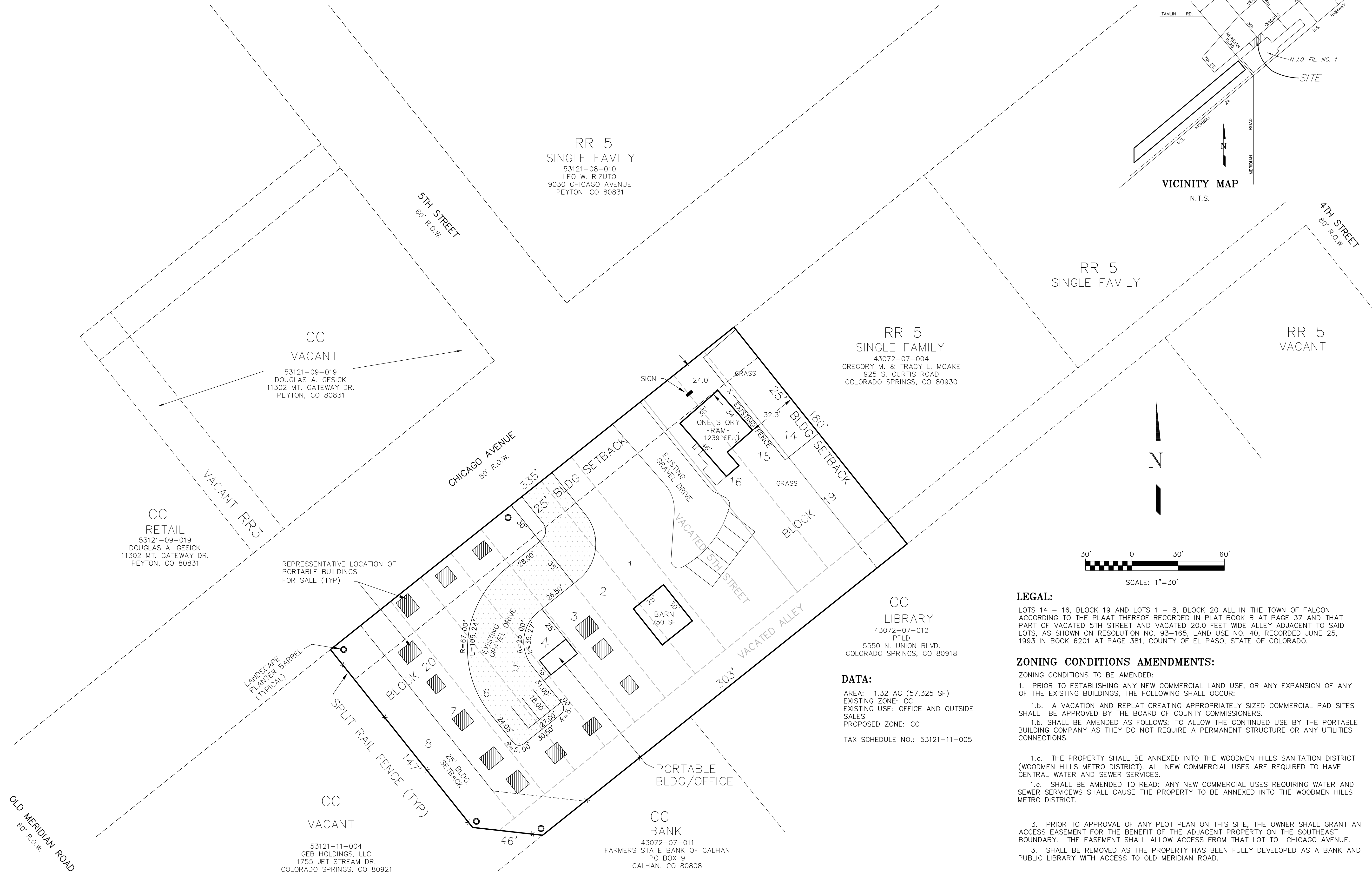
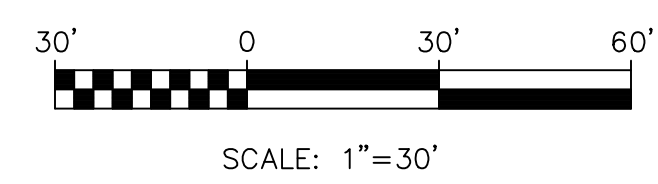


# ZONE MAP

A TRACT OF LAND IN THE NORTHEAST QUARTER OF  
SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



VICINITY MAP  
N.T.S.



**LEGAL:**

LOTS 14 - 16, BLOCK 19 AND LOTS 1 - 8, BLOCK 20 ALL IN THE TOWN OF FALCON ACCORDING TO THE PLAT 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 BANK AND PUBLIC LIBRARY WITH ACCESS TO OLD MERIDIAN ROAD.

**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

**OWNERS:**

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

No.	Description	By	Date
1	CORRECTIONS AND CLARIFICATIONS	DLK	4/27/2020

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.**