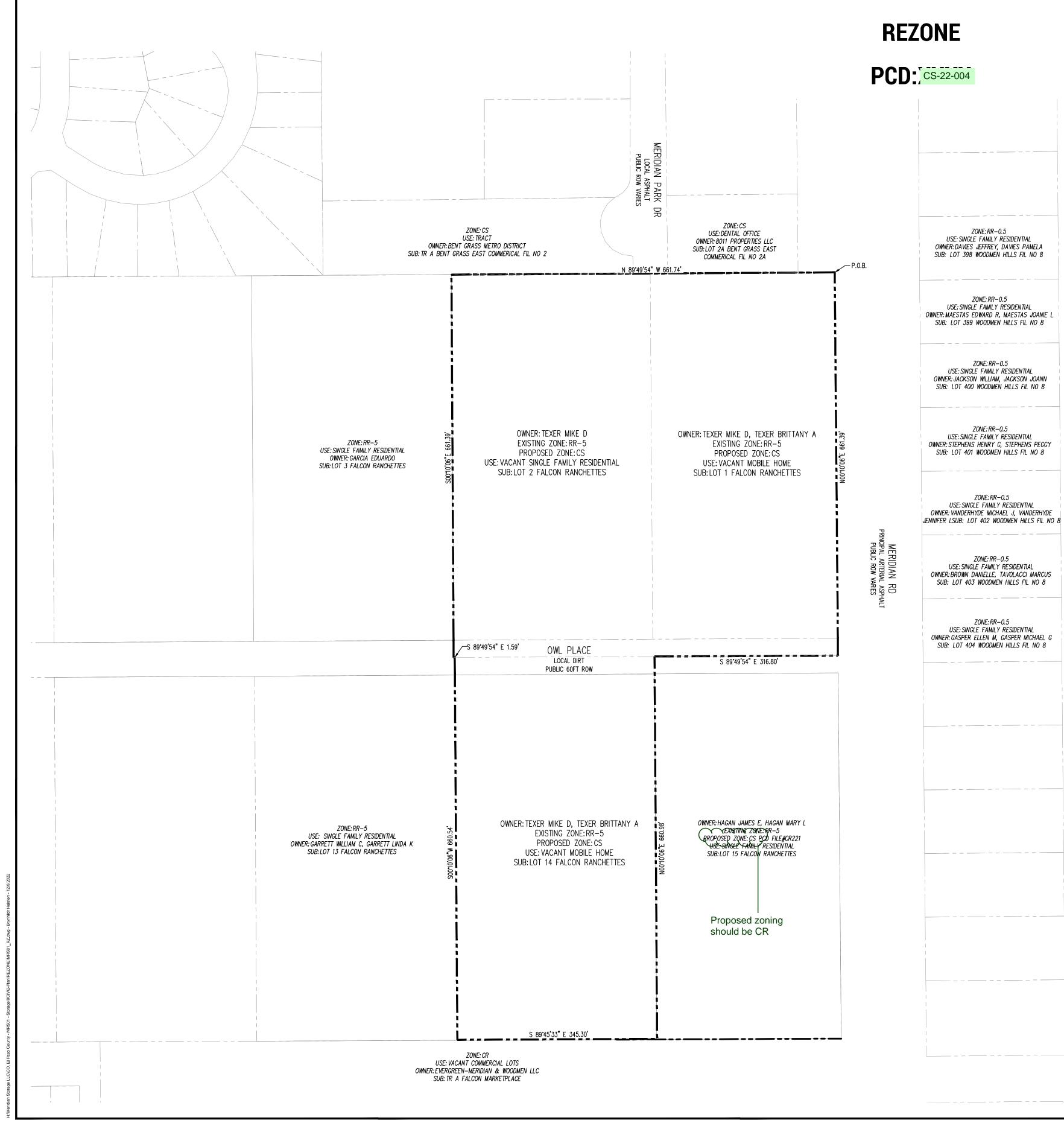
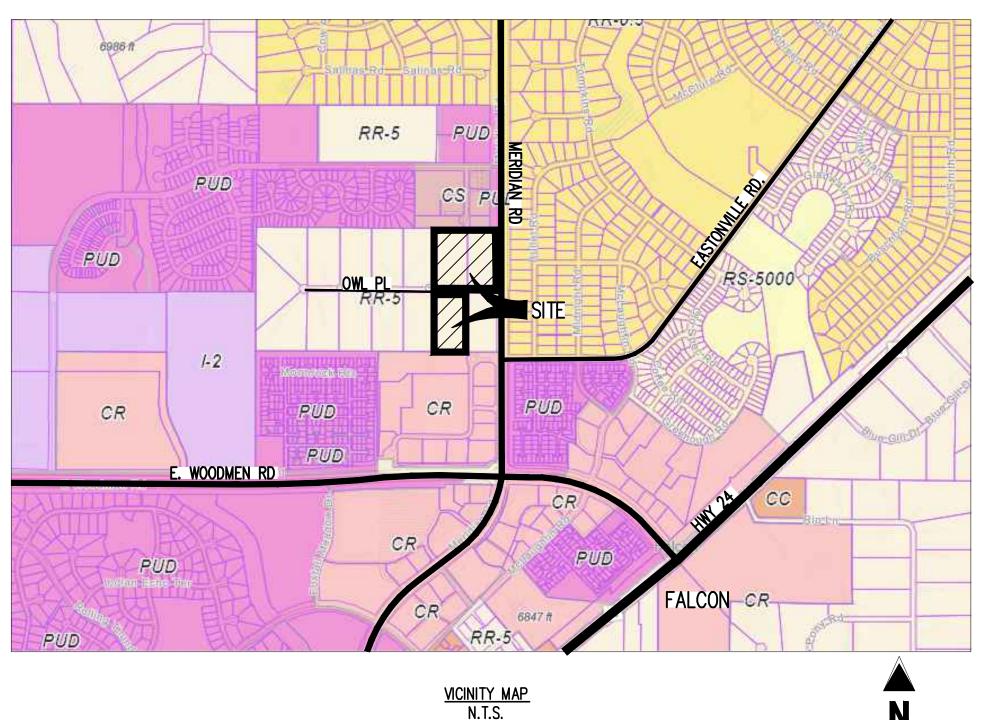
LOT 1 FALCON RANCHETTES, LOT 2 FALCON RANCHETTES & LOT 14 FALCON RANCHETTES NORTH HALF OF SOUTHEAST QUARTER OF SECTION 1 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. 11685, 11690 & 11750 OWL PL



MERIDIAN STORAGE, LLC OWL PLACE MAP AMENDMENT (REZONE)



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SITI	e plan	
GENERAL DEVELOPMENT DATA		
SITE ADDRESS	11690, 11685 & 11750 OWL PLACE PEYTON, CO 80831	
JURISDICTION	EL PASO COUNTY, COLORADO	
TAX SCHEDULE NUMBER(S)	5301001001, 5301001002 & 5301001014	
SITE AREA/TOTAL ACREAGE	PROJECT AREA: 15.30 ACRES	
EXISTING ZONING	RR-5	
PROPOSED ZONING	CS	
CS ZONING BUILDING SETBACKS:		
FRONT	25'	
SIDE	25'	
REAR	25'	
MAX BUILDING HEIGHT	45'	

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, AND 14, TOGETHER WITH A PORTION OWL PLACE, A 60-FOOT PUBLIC RIGHT-OF-WAY, FALCON RANCHETTES AS RECORDED IN PLAT BOOK V-2, PAGE 15 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS:

ALL BEARINGS REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF LOTS 2, 3, AND 4 OF SAID FALCON RANCHETTES, RECORDED TO BEAR N 89'49'54"W. SAID LINE BEING DEFINED BY FOUND MONUMENTS AS FOLLOWS: A FOUND 1/2"REBAR WITH A 1 1/4"YELLOW PLASTIC CAP STAMPED "LS 2372" AT THE SOUTHEAST CORNER OF LOT 2 AND A FOUND 1/2" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP STAMPED "LS 2372" AT THE SOUTHWEST CORNER OF LOT 4.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE N 89'49'54" W, COINCIDENT WITH THE NORTH LINE OF SAID FALCON RANCHETTES, A DISTANCE OF 661.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE S 00'10'06" W, COINCIDENT WITH THE WEST LINE OF SAID LOT 2 AND THE PROLONGATION THEREOF, A DISTANCE OF 661.39 FEET TO A POINT ON THE CENTERLINE OF SAID OWL PLACE;

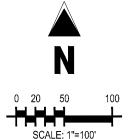
THENCE S 0010'06" W, COINCIDENT WITH THE WEST LINE OF SAID LOT 14 AND THE PROLONGATION THEREOF, A DISTANCE OF 660.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE S 89'45'33" E, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 345.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT

THENCE N 0010'06" E, COINCIDENT WITH THE EAST LINE OF SAID LOT 14 AND THE PROLONGATION THEREOF, A DISTANCE OF 660.98 FEET TO A POINT OF THE CENTERLINE OF SAID OWL PLACE;

THENCE S 89'49'54" E, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 316.80 FEET TO THE PROLONGATION OF THE EAST LINE OF SAID LOT 1; THENCE N 00'00'00" E, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 661.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 15.30 ACRES, MORE OR LESS.



THENCE S 89'49'54" E, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 1.59 FEET TO THE PROLONGATION OF THE WEST LINE OF SAID LOT 14;

PROJECT CONTACTS

PROPERTY OWNER - DEVELOPER

MIKE D. TEXER 6785 HORSESHOE ROAD COLORADO SPRINGS, CO 80923 CONTACT: MIKE D. TEXER EMAIL: OFFICE@MDROOFING.INFO

APPLICANT

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CIVIL ENGINEER	
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900–7220 CONTACT: GRANT DENNIS, P.E. EMAIL: GRANTDENNIS@GALLOWAYUS.COM	
LANDSCAPE ARCHITECT	
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305	

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Colorado Spi 719.900.722 GallowayUS	S.com	
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11685, 11690 & 11750 OWL PLACE MAP AMENDMENT	(REZONE)	PEYTON, CO 80831
# Date 	Issue / Description	Init.

Galloway

MAP AMENDMENT (REZONE)

GD

12/05/2022

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Project No:

Drawn By: Checked By

Date

