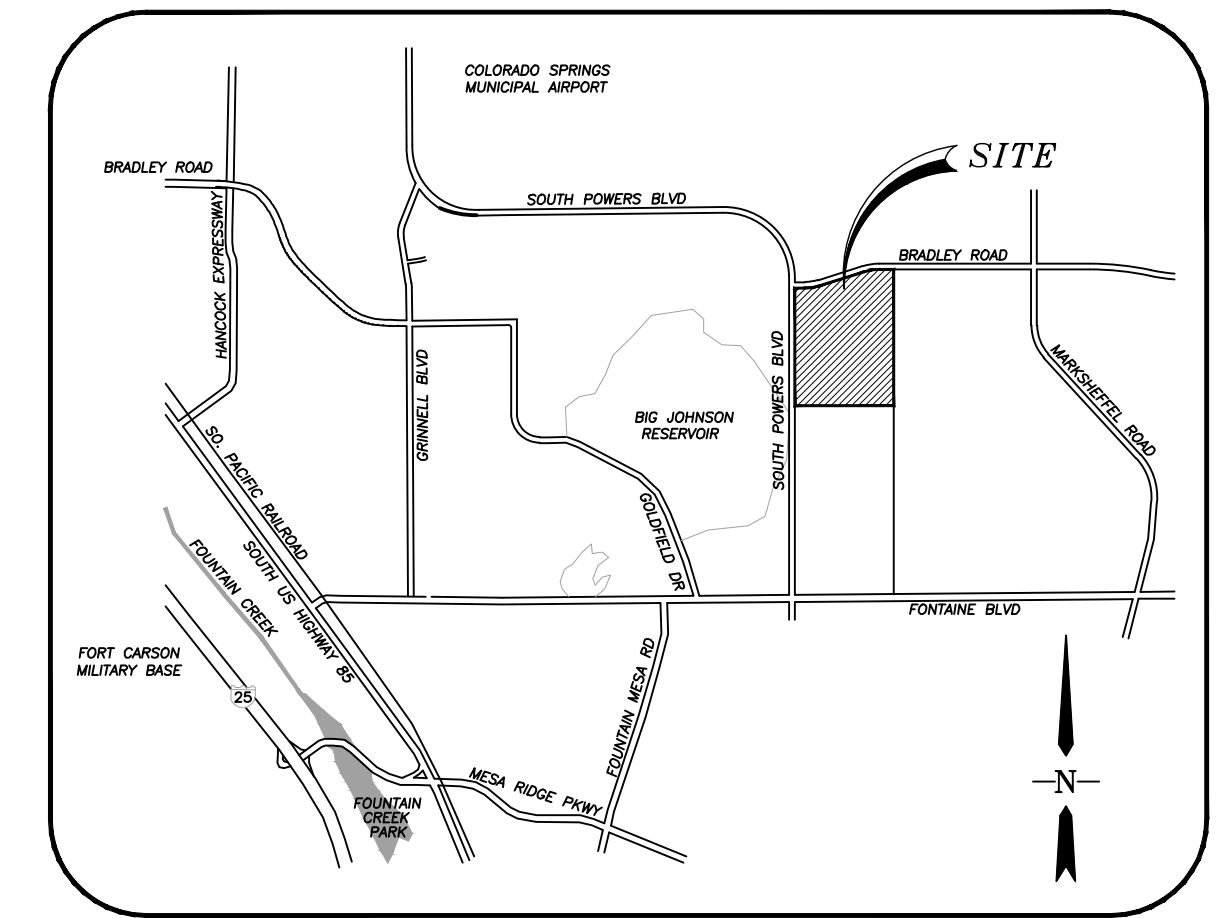
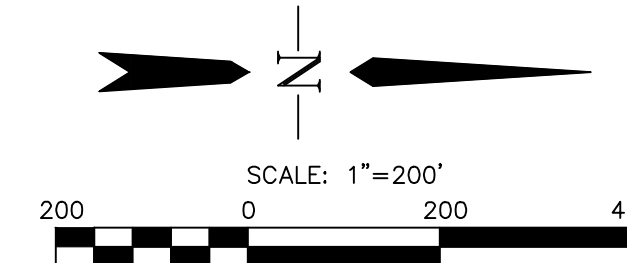


# WATERVIEW EAST - COMMERCIAL SITE ADDITION ZONING MAP

LOCATED IN A PORTION OF SECTION 9, T15S, R65W OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO



**VICINITY MAP**  
N.T.S.



**SITE DATA:**  
 NAME OF SUBDIVISION: WATERVIEW EAST  
 EXISTING ZONING: RS-5000  
 PROPOSED ZONING: CS  
 PROPOSED USE: COMMERCIAL  
 AREA (GROSS): 1.72 ac. (1.72 Commercial)  
 AREA (NET): 1.631 ac. (1.63 Commercial)  
 STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT  
 CURRENT LAND USE: VACANT/GRAZING

**LAND OWNER:**  
 RANKIN HOLDINGS LP  
 EUGENIA M. & BASIL E. TRUST  
 JUDY R. TIMM  
 630 SOUTHPONTE CT., SUITE 200  
 COLORADO SPRINGS, CO 80903

**SUBDIVIDER/PETITIONER:**  
 CPR ENTITLEMENTS AND SWV, LLC  
 31 N. TEJON ST., SUITE 500  
 COLORADO SPRINGS, CO 80903

**PLAN PREPARED BY:**  
 STANTEC  
 5725 MARK DABLING BLVD SUITE 190  
 COLORADO SPRINGS, CO 80919

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS:  
 THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY R.O.W LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NONTANGENT CURVE TO THE LEFT;  
 THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD:  
 1. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79', A DELTA ANGLE OF 15°09'41", 730.29' FEET ALONG THE SAID SOUTHERLY R.O.W. LINE;  
 2. THENCE S74°20'48"W A DISTANCE OF 385.54' ALONG THE SAID SOUTHERLY R.O.W. LINE;  
 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:  
 1. THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;  
 2. THENCE S74°20'48"W A DISTANCE OF 159.60 FEET;  
 3. THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;  
 4. THENCE N74°20'48"E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD A DISTANCE OF 159.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.  
 THE ABOVE TRACT OF LAND CONTAINS 1.7 ACRES, MORE OR LESS.



Please make it clear that this is the layout that is being requested but not yet approved.

please make it clear this is the area being requested for rezone. Please also update the access shown to follow the amended request.

please reverse the E and W

**EXISTING ZONING:**  
**RS-5000**  
 5500000135  
 RANKIN HOLDINGS LP  
 BLUME, EUGENIA M. & BASIL E. TRUST  
 JUDY R. TIMM  
 630 SOUTHPONTE CT., SUITE 200  
 COLORADO SPRINGS, CO 80903

**EXISTING COMMERCIAL SITE ZONING: CS**  
 1,160,297.96 s.f.  
 26.64 Ac.

A-5  
STATE OF COLORADO  
C/O DIVISION OF PURCHASING  
CURRENT LAND USE: VACANT/GRAZING

Computer File Information	
Creation Date: 5-31-17	Initials: BG
Last Modification Date: 2-8-18	Initials: BG
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Zoning Map	
Acad Ver. 2014	Scale: see plan Units: Feet

Index of Revisions	

**EL PASO COUNTY**  
COLORADO

**Stantec**  
Stantec Consulting Inc.  
1110 Elkton Drive  
Suite B  
Colorado Springs, CO 80907  
Tel. (719) 432-6889  
Fax.  
www.stantec.com

WATERVIEW EAST - COMMERCIAL ADDITION ZONING MAP		
Designer: BG	Structure Numbers	Project No./Code 181710214 CS-18-002 Sheet Number 1 of 1
Detailer: BG		
Sheet Subset:		

# Markup Summary

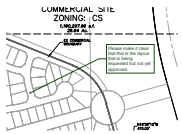
dsdruiz (4)

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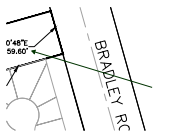
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please reverse the E and W



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please reverse the E and W