
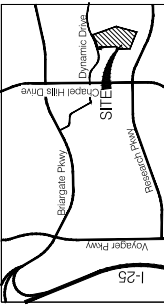


# ALLASO BRIARGATE CITY OF COLORADO SPRINGS, COLORADO CONCEPT PLAN

SECTION 33, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



NES, Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719-471-0073  
 Fax 719-471-4267  
 www.nesinc.com



### SITE DATA

|                                   |   |
|-----------------------------------|---|
| The ID Number:                    | 433300013, 427310014, 433310015 & 433320016 |
| Tract:                            | 12477 Acres                                 |
| Master Plan:                      | Regional Employment                         |
| Current Zoning:                   | PPD 1-CR, Ord. # 198-26                     |
| Project Name:                     | ALLASO BRIARGATE                            |
| Proposed Use:                     | Multi-Unit Residential                      |
| Prepared By:                      | NES, Inc.                                   |
| Development Standard:             | R-30 (CR)                                   |
| Zone:                             | RE (Subject to Conditions of Receipt*)      |
| Building Height:                  | 45'   |
| Lot Area:                         | 20'   |
| Front:                            | 25'   |
| Side:                             | 15'   |
| Rear:                             | 15'   |
| Zone Schedule:                    | 10'   |
| Language Symbols & Abbreviations: | See Legend                                  |

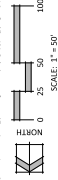
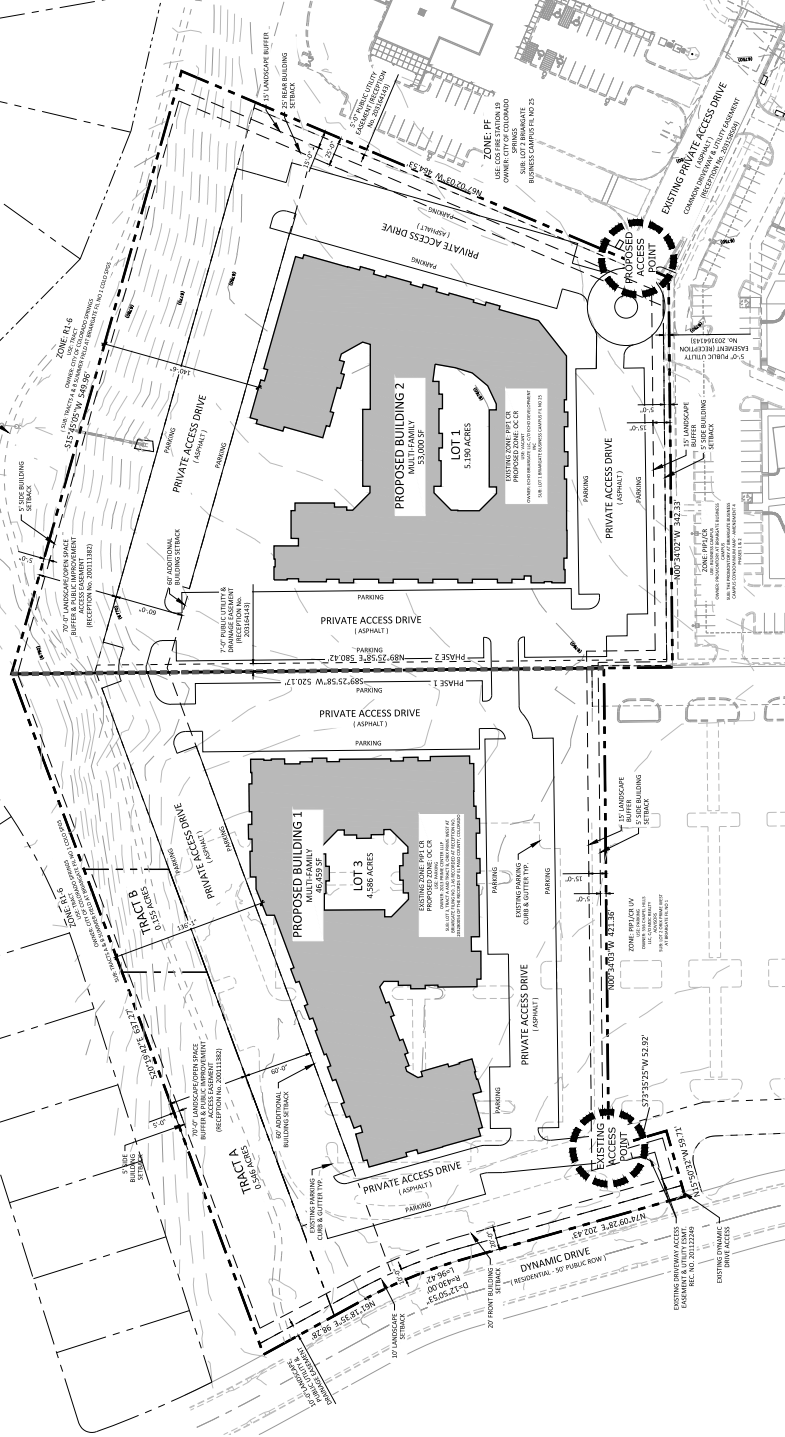
**LOT 1 LEGAL DESCRIPTION**

Lot 1, Briargate Business Center, File No. 24, recorded at Registration No. 20114414 of the Records of El Paso County, Colorado. (Containing 1.98 acres of land, more or less)

**LOT 2 LEGAL DESCRIPTION**

Lot 2, Tract A and Tract B, One Four Five East of Briargate File No. 3, recorded at Registration No. 20090605 of the Records of El Paso County, Colorado. (Containing 3.27 acres of land, more or less)

- ### GENERAL NOTES
- The change in use to residential requires the applicant to seek and obtain the Recs in Rec of the City of Colorado Springs, Colorado.
  - The applicant must comply with all applicable City of Colorado Springs, Colorado, codes, rules, regulations, and ordinances.
  - The applicant must obtain all necessary permits from the City of Colorado Springs, Colorado.
  - The applicant must obtain all necessary approvals from the City of Colorado Springs, Colorado.
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### PROJECT TEAM

|            |                         |
|------------|-------------------------|
| Owner:     | 2023 Prime Center LLP   |
| Architect: | Esch Briargate LLC      |
| Developer: | Prime Development, Inc. |
| Applicant: | NES, Inc.               |

## ALLASO BRIARGATE CONCEPT PLAN

PROJECT NO: 2023-00013  
 PROJECT TITLE: ALLASO BRIARGATE  
 DATE: 10/16/2023  
 PREPARED BY: A. BARRON  
 CHECKED BY: A. BARRON

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CPC CP 22-00009