

SITE DATA:

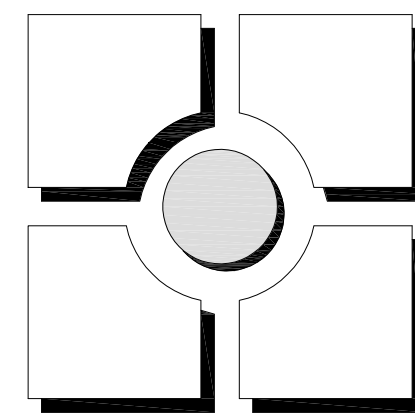
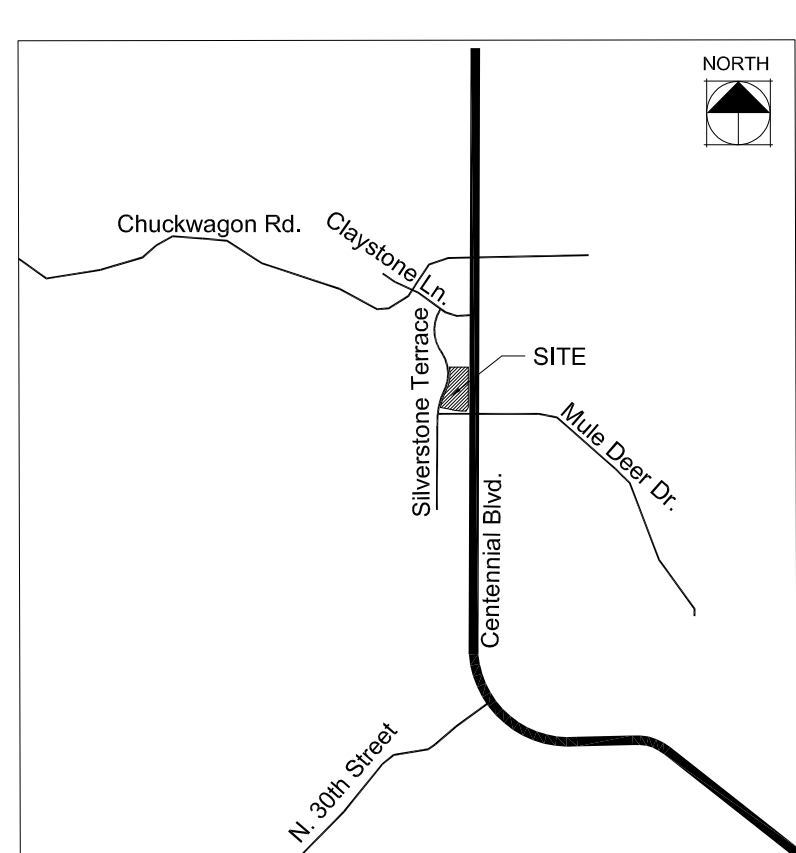
SITE LOCATION:	THE SITE IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL BLVD. AND MULE DEER ST.
TAX SCHEDULE NUMBER:	7314300032
SITE ACREAGE:	2.33 Acres (101,494 S.F.)
EXISTING ZONING:	PUD/ HS (COMMERCIAL)
PROPOSED ZONING:	PUD/ HS (MULTI-FAMILY RESIDENTIAL)
EXISTING LAND USE :	VACANT
PROPOSED LAND USE :	MULTI-FAMILY- APARTMENT
MAXIMUM BUILDING HEIGHT	35'

LEGAL DESCRIPTION :
 A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY LINE OF TRACT A, AS PLATTED IN NICHOLS OFFICE PARK FILING NO. I, RECORDED DECEMBER 28, 1999 UNDER RECEPTION NO. 99193532, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO.5 REBAR WITH 1112" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 17502" AND AT THE EASTERLY END BY A NO. 5 REBAR WITH 11/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD RLS 17502" IS ASSUMED TO BEAR N 71 DEGREES 53 MINUTES 46 SECONDS E, A DISTANCE OF 314.12 FEET.

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 7, 2000 UNDER RECEPTION NO. 200013074, EL PASO COUNTY, COLORADO; THENCE S 00 DEGREES 02 MINUTES 30 SECONDS E, ON RIGHT OF WAY ACQUISITION LINE OF CENTENNIAL BOULEVARD, DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 97108661, A DISTANCE OF 419.04 FEET; THENCE S 34 DEGREES 00 MINUTES 10 SECONDS W. A DISTANCE OF 43.76 FEET; THENCE S 89 DEGREES 57 MINUTES 30 SECONDS W, A DISTANCE OF 55.79 FEET TO A POINT OF CURVE; THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18 DEGREES 07 MINUTES 11 SECONDS, A RADIUS OF 370.00 FEET, A DISTANCE OF 117.01 FEET TO A POINT OF REVERSE CURVE; THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 13 DEGREES 36 MINUTES 36 SECONDS, A RADIUS OF 330.00 FEET, A DISTANCE OF 78.39 FEET TO A POINT OF TANGENT; THENCE N 85 DEGREES 31 MINUTES 55 SECONDS W, A DISTANCE OF 19.04 FEET TO A POINT ON CURVE; THENCE ON ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S 81 DEGREES 52 MINUTES 20 SECONDS E. HAVING A DELTA OF 21 DEGREES 15 MINUTES 50 SECONDS, A RADIUS OF 470.00 FEET, A DISTANCE OF 174.43 FEET TO A POINT OF REVERSE CURVE; THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 42 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 360.00 FEET, A DISTANCE OF 264.76 FEET TO A POINT ON CURVE; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 197.48 FEET TO THE POINT OF BEGINNING.
 Containing a calculated area of 101,650 S.F. or 2.334 acres, more or less.

VICINITY MAP NTS



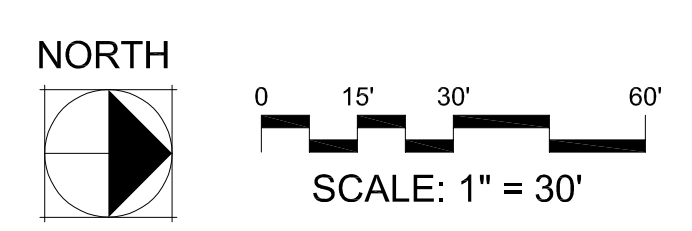
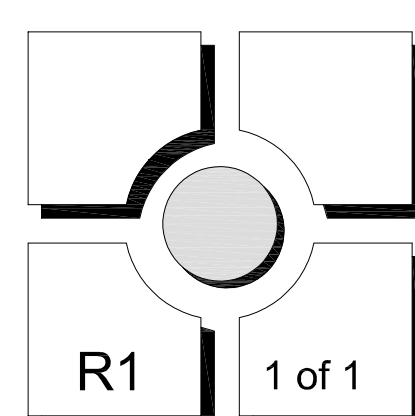
THOMAS THOMAS
 Surveyors
 1000 North 10th Street
 Suite 100
 Fort Collins, CO 80504
 Phone: 970.226.1111
 Fax: 970.226.1112

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

DESIGNED	KLC	5.23.18
DRAWN	KLC	5.23.18
CHECKED	JRA	5.23.18
PROJECT NUMBER:		2520.11

SCALE: AS NOTED

TUSCAN FOOTHILLS VILLAGE
FILING NO.2
REZONE



ZONING: PIP1/CR CU
 USE: CHURCH

ZONING: R1-6 DF
 USE: SINGLE FAMILY RESIDENTIAL