

PALMER HIGH SCHOOL

CITY OF COLORADO SPRINGS, COLORADO

LAND USE PLAN

LEGAL DESCRIPTION

BEING ALL OF LOTS 1 – 16, BLOCK 43, THE TOWN OF COLORADO SPRINGS, COLORADO, BOOK A, PAGE 3, TOGETHER WITH ALL OF THE VACATED ALLEY AS EVIDENCED BY ORDINANCE NO. 3796 RECORDED MARCH 5, 1969 IN BOOK 2280 AT PAGE 528 AND ORDINANCE NO. 76-169 RECORDED JANUARY 24, 1977 IN BOOK 2890 AT PAGE 892. ALL OF LOTS 1 – 12, BLOCK 53, THE TOWN OF COLORADO SPRINGS, COLORADO, BOOK A, PAGE 3, TOGETHER WITH THAT PORTION OF VACATED CHEYENNE AVENUE AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 9, 1912 IN BOOK 493 AT PAGE 180, AND THAT PORTION OF BOULDER STREET 100 FOOT RIGHT -OF-WAY LOCATED SOUTH OF BLOCK 43 AND NORTH OF BLOCK 53, THE TOWN OF COLORADO SPRINGS, COLORADO, BOOK A, PAGE 3, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 07 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE NORTH LINE OF BLOCK 43, AS MONUMENTED BY A NO. 4 REBAR AT THE NORTHWEST CORNER OF SAID BLOCK 43 AND A 1-1/2 INCH ALUMINUM CAP STAMPED PLS 6359 AT THE NORTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°01'40" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 400.37 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 43:

THENCE SOUTH 88°01'40" EAST ON THE NORTH LINE OF BLOCK 43 A DISTANCE OF 400.37 FEET TO THE NORTHEAST CORNER OF BLOCK 43;

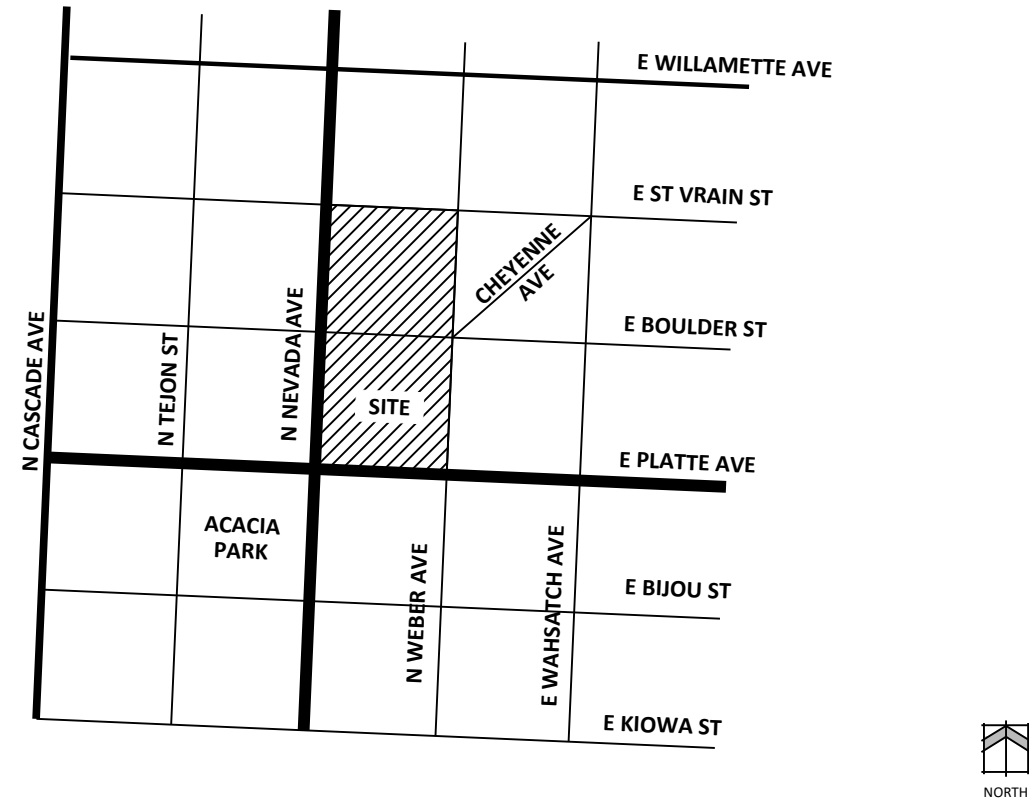
THENCE SOUTH 01°56'38" WEST ON THE EAST LINE OF BLOCK 43 AND BLOCK 53 A DISTANCE OF 900.30 FEET TO THE SOUTHEAST CORNER OF BLOCK 53;

THENCE NORTH 88°00'23" WEST ON THE SOUTH LINE OF BLOCK 53 A DISTANCE OF 400.24 FEET TO THE SOUTHWEST CORNER OF BLOCK 53;

THENCE NORTH 01°56'07" EAST ON THE WEST LINE OF BLOCK 53 AND BLOCK 43 A DISTANCE OF 900.15 FEET TO THE NORTHWEST CORNER OF BLOCK 43 AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 360,368 SQUARE FEET OR 8.27 ACRES MORE OR LESS.

VICINITY MAP



SITE DATA

Tax ID Number: 6418103001, 6418103001, 6407427021, 6407427012, 6407427011, 6407427008, 6407427009, 6407427006, 6407427005, 6407427020, 6407427019, 6407427002, 6407427001, and Vacated Right-of-Way of Boulder St. and Alleys

Total Area: 8.27 AC
Development Schedule: Summer 2025
Master Plan: Downtown Master Plan
Drainage Basin: Shooks Run
Current Zoning: R-5 | R-5 OR | R1-6
Proposed Zoning: FBZ - T2A

Current Use: Civic | R.O.W. | Multi-Family Residential
Proposed Use: Civic | Green Space | Building | Parking | Athletic Facility

Site Data General Notes:

- The Form Based Zone district establishes maximum height, density, setbacks, and parking requirements, for sectors and sub-sectors based on use type and building type, which may be altered through incentives or warrants in conjunction with Development Plan review and approval.
- This Land Use Plan is intended to provide broad and general information related to future uses on the site. As such, the land use types shown are intended to convey the general phasing, location, and type of proposed future development in the project area. Specific details will be reviewed and approved in the Development Plan/s for each proposed individual project.

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0729G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

PROJECT TEAM

OWNER: School District #11
1115 N. El Paso St.
Colorado Springs, CO 80903

DEVELOPER: School District #11
1115 N. El Paso St.
Colorado Springs, CO 80903

ARCHITECT: RTA Architects
19 S. Tejon St. #300
Colorado Springs, CO 80903

ENGINEER: Perkins Eastman
98 San Jacinto Blvd #400,
Austin, TX 78701

JPS Engineering
19 E. Willamette Ave.
Colorado Springs, CO 80903

APPLICANT: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SHEET INDEX

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N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PALMER HIGH SCHOOL

LAND USE PLAN

301 N NEVADA AVE, COLORADO
SPRINGS, CO 80903

DATE: 06.17.2025
PROJECT MGR: C LIEBER
PREPARED BY: T KNAB

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08.27.25	TK	PER CITY COMMENT
09.24.25	TK	PER CITY COMMENT

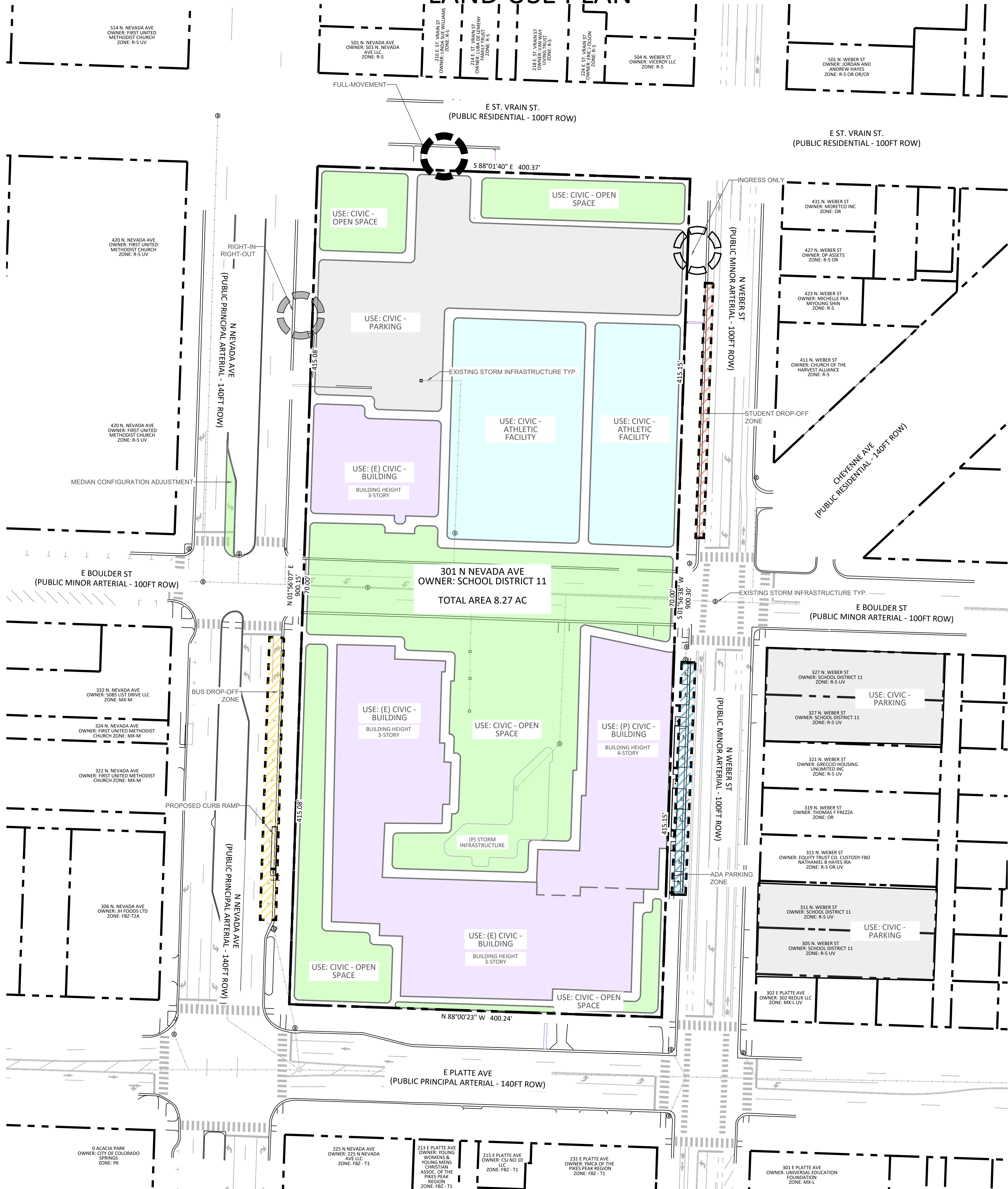
COVER

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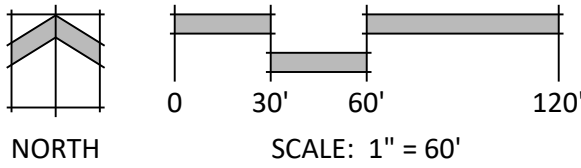
PALMER HIGH SCHOOL
CITY OF COLORADO SPRINGS, COLORADO
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SITE DATA	
CIVIC - BUILDING	94,576SF (2.17 AC)
CIVIC - ATHLETIC	62,815SF (1.44 AC)
CIVIC - OPEN SPACE	147,668SF (3.39 AC)
CIVIC - PARKING (ON-SITE)	55,125SF (1.27 AC)

LINE TYPE AND HATCH LEGEND

- CIVIC - BUILDING
- CIVIC - OPEN SPACE
- CIVIC - ATHLETIC FACILITY
- CIVIC - PARKING
- BUS DROP-OFF AREA
- STUDENT DROP-OFF AREA
- ADA PARKING AREA
- VEHICULAR SITE ACCESS | FULL-MOVEMENT
- VEHICULAR SITE ACCESS | INGRESS OR EGRESS ONLY PER PLAN
- VEHICULAR SITE ACCESS | RI-RO



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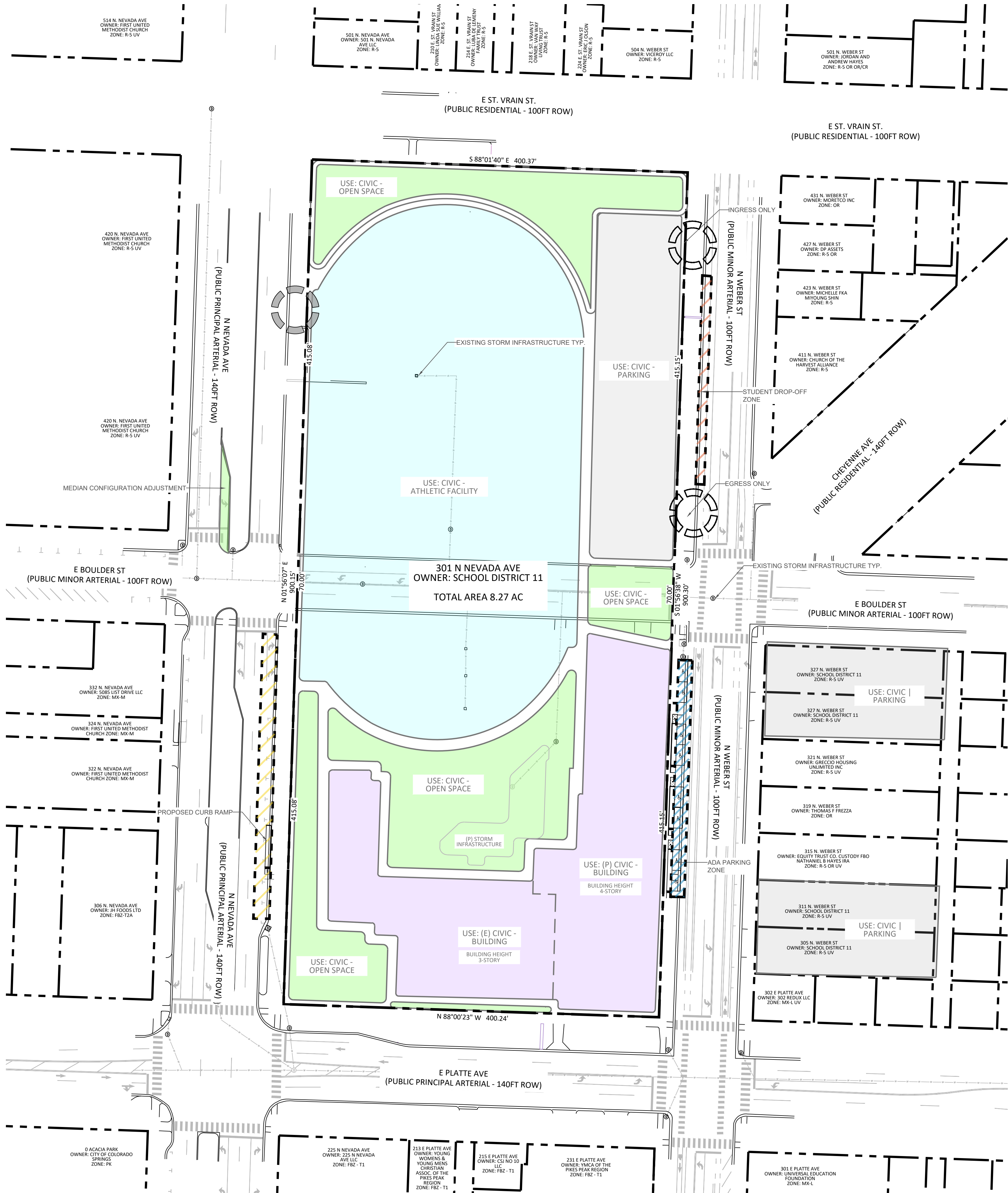
PHASE 1A

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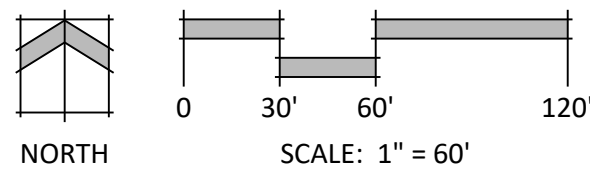
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SITE DATA	
CIVIC - BUILDING	79,625SF (1.83 AC)
CIVIC - ATHLETIC	156,905 (3.60 AC)
CIVIC - OPEN SPACE	87,990 (2.02 AC)
CIVIC - PARKING (ON-SITE)	35,720 (.82 AC)

LINE TYPE AND HATCH LEGEND

- CIVIC - BUILDING
- CIVIC - OPEN SPACE
- CIVIC - ATHLETIC FACILITY
- CIVIC - PARKING
- BUS DROP-OFF AREA
- STUDENT DROP-OFF AREA
- ADA PARKING AREA
- VEHICULAR SITE ACCESS | INGRESS OR EGRESS ONLY PER PLAN



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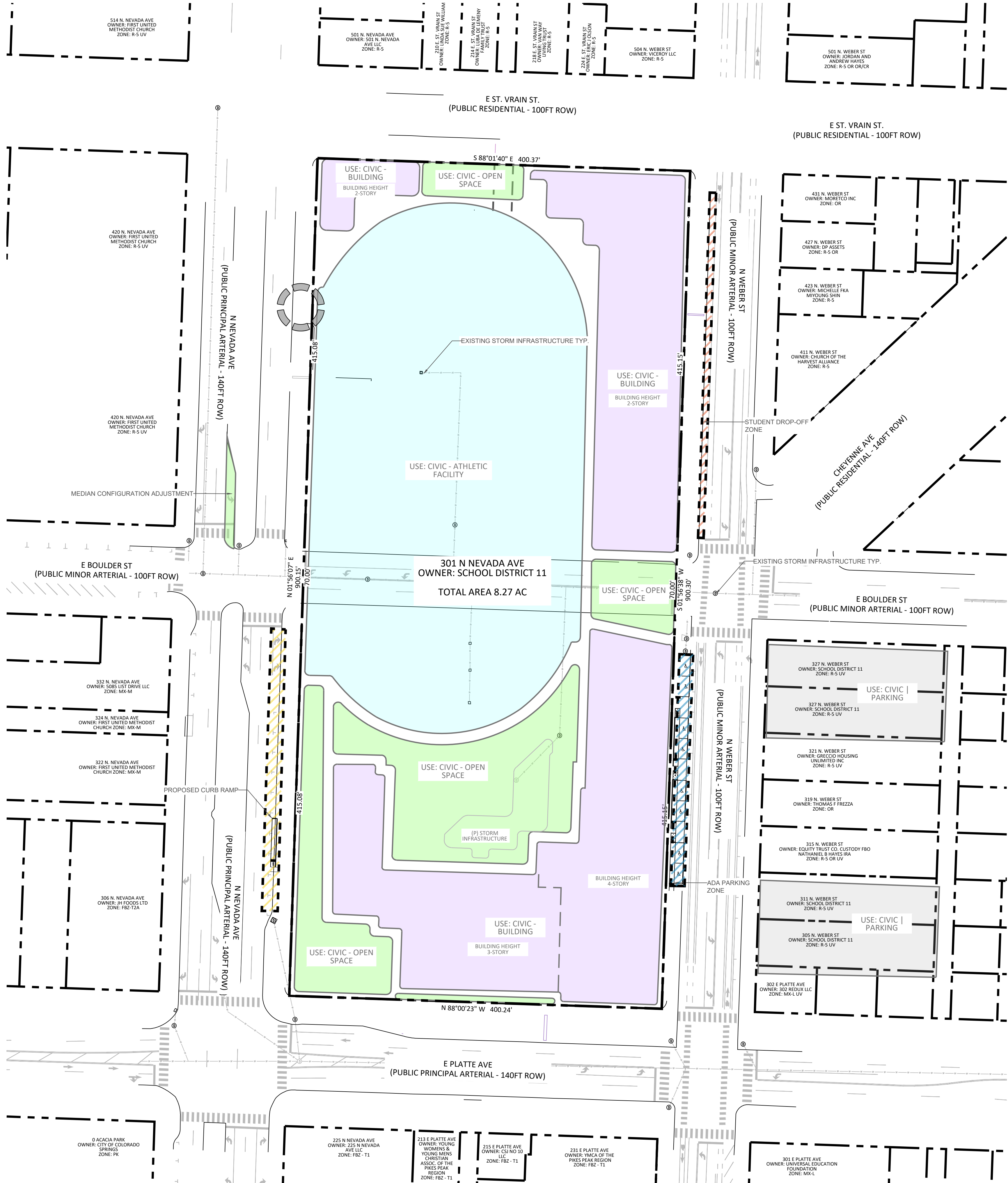
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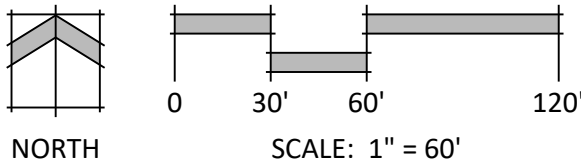
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SITE DATA	
CIVIC - BUILDING	135,486SF (3.10 AC)
CIVIC - ATHLETIC	156,905SF (3.60 AC)
CIVIC - OPEN SPACE	95,832SF (2.2 AC)
CIVIC - PARKING (ON-SITE)	05F (0.00 AC)

LINE TYPE AND HATCH LEGEND

- CIVIC - BUILDING
- CIVIC - OPEN SPACE
- CIVIC - ATHLETIC FACILITY
- CIVIC - PARKING
- BUS DROP-OFF AREA
- STUDENT DROP-OFF AREA
- ADA PARKING AREA



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