



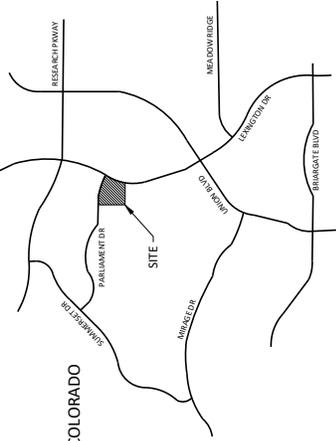
N.I.E.S., Inc.  
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www.niescolorado.com  
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DATE: 12.21.12  
PROJECT NO.: 12-0002  
PROJECT NAME: LEXINGTON VISTAS

# LEXINGTON VISTAS

## CONCEPT PLAN

3814 PARLIAMENT DRIVE  
COLORADO SPRINGS, CO 80920



### VICINITY MAP

### SITE DATA

Tract Number: 682003032  
Development Schedule: Summer 2013  
City/County: Colorado Springs  
Planning District: 15  
Proposed Zoning: R-15  
Current Use: Religious Institution  
Proposed Use: Multi-Family Residential  
Proposed Lot Size: 28 DU/AC  
Proposed Apartment Building Size: 18,561 sq feet  
Proposed Apartment Height: 45  
Maximum Floor Area Ratio: 2.2  
Total Floor Area: 27,000 sq feet  
Total Density: 27 DU/AC  
Lot Area: 27,000 sq feet  
Lot Dimensions: 27' x 1000'  
Adjacent Boundary: 27' x 1000'

### PROJECT TEAM

OWNER: City of Colorado Springs  
DEVELOPER: N.I.E.S., Inc.  
APPLICANT: N.I.E.S., Inc.  
RELEASER: N.I.E.S., Inc.

### LEGAL DESCRIPTION

LOT 1, BLOCK 1, LEXINGTON SUBDIVISION, PLAT NO. 31, CONTAINING 6.49 ACRES, SAME DATES AND RECORDED IN PLAT BOOK 3 AT PAGE 23 UNDER RECEIPTION NO. 124837 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

### GENERAL NOTES

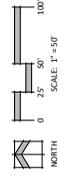
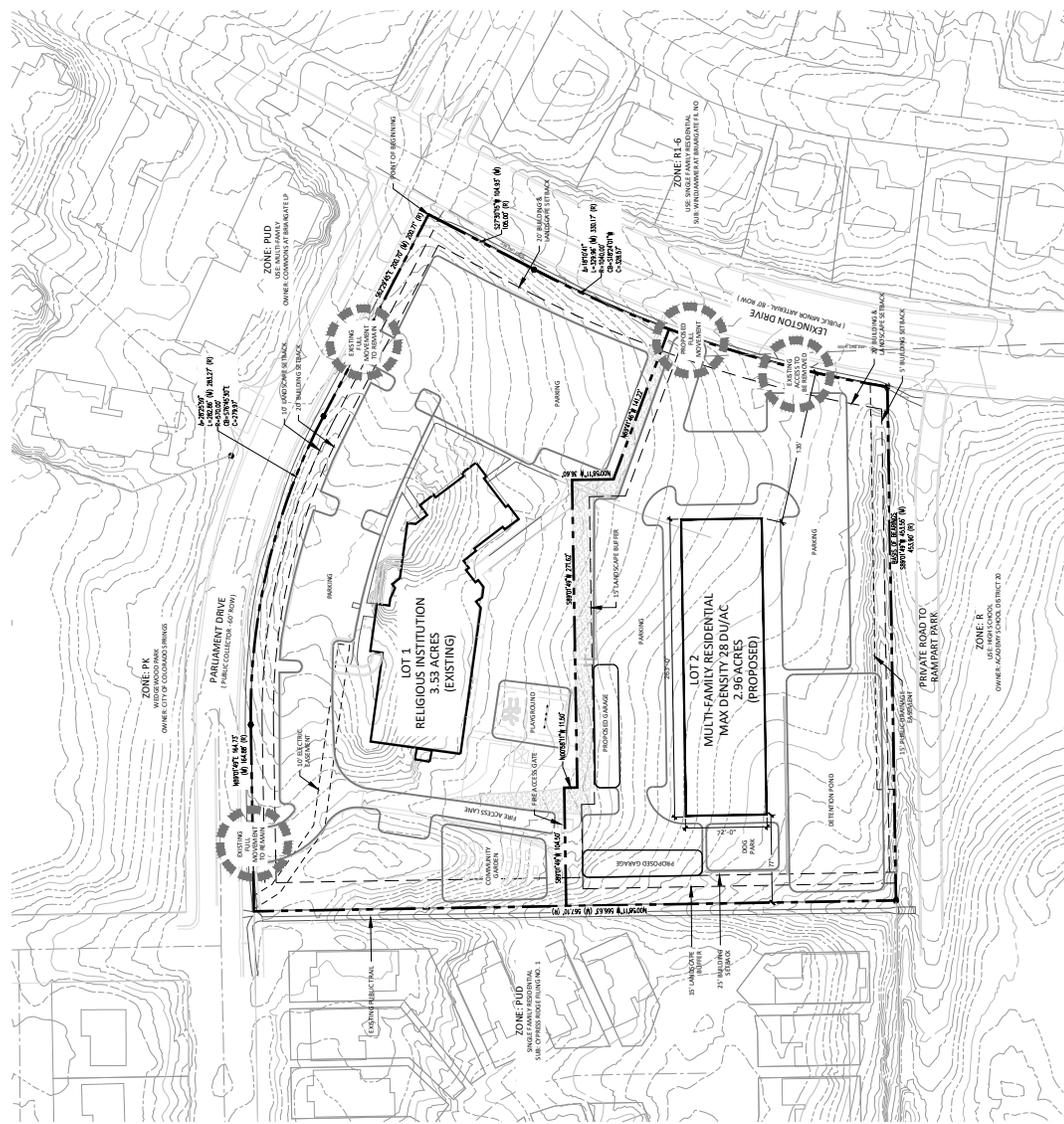
- THIS PROJECT IS SUBJECT TO ALL APPLICABLE CITY AND COUNTY ORDINANCES. THE LEGAL DESCRIPTION PROGRAM AS ESTABLISHED IN THE RECORDED PLAT BOOK 3 AT PAGE 23 UNDER RECEIPTION NO. 124837 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- NOTICE: THE CITY OF COLORADO SPRINGS HAS A POLICY OF ENCOURAGING THE DEVELOPMENT OF AFFORDABLE HOUSING. THE CITY OF COLORADO SPRINGS HAS A POLICY OF ENCOURAGING THE DEVELOPMENT OF AFFORDABLE HOUSING. THE CITY OF COLORADO SPRINGS HAS A POLICY OF ENCOURAGING THE DEVELOPMENT OF AFFORDABLE HOUSING.
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# LEXINGTON VISTAS

## CITY OF COLORADO SPRINGS, COLORADO

### CONCEPT PLAN

SECTION 3, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF 6TH P.M., EL PASO COUNTY, COLORADO



# CONCEPT PLAN

## CONCEPT PLAN

1

1 OF 1

CPC CP 22-00002