

1202 NORTH ACADEMY ZONE CHANGE  
EXHIBIT A

THE SOUTH 125 FEET OF LOT 6 AND THE SOUTHERLY 125 FEET OF THE EASTERLY 15 FEET OF LOT 5, BLOCK C, SUNNYSIDE, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 26 OF THE EL PASO COUNTY RECORDS.

ALSO BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK C, SUNNYSIDE, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 26 OF THE EL PASO COUNTY RECORDS;

THENCE S89°23'21"W ON THE SOUTH LINE OF SAID LOT 6 AND ON THE SOUTH LINE OF LOT 5 OF SAID BLOCK C, A DISTANCE OF 121.25 FEET;

THENCE N00°17'31"W ON A LINE 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 125 FEET OF LOT 5;

THENCE N89°23'21"E ON THE NORTH LINE OF THE SOUTH 125 FEET OF SAID LOT 5, AND THE NORTH LINE OF THE SOUTH 125 FEET OF THE AFORESAID LOT 6, A DISTANCE OF 121.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6;

THENCE S00°18'43"E ON SAID EAST LINE A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 15,153 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION SURVEY IS THE EAST LINE OF BLOCK C, S00°18'43"E -435.60 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY BERGE-BREWER, DEPOSIT NUMBER 99900327 AND THE LINE IS MONUMENTED BY A PK NAIL AND WASHER "LWA PLS 28658" ON THE NORTH AND SOUTH.

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED
- FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- △ FOUND A PK NAIL AND 1-1/2" DIAMETER STAINLESS STEEL WASHER "LWA PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND55120159. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

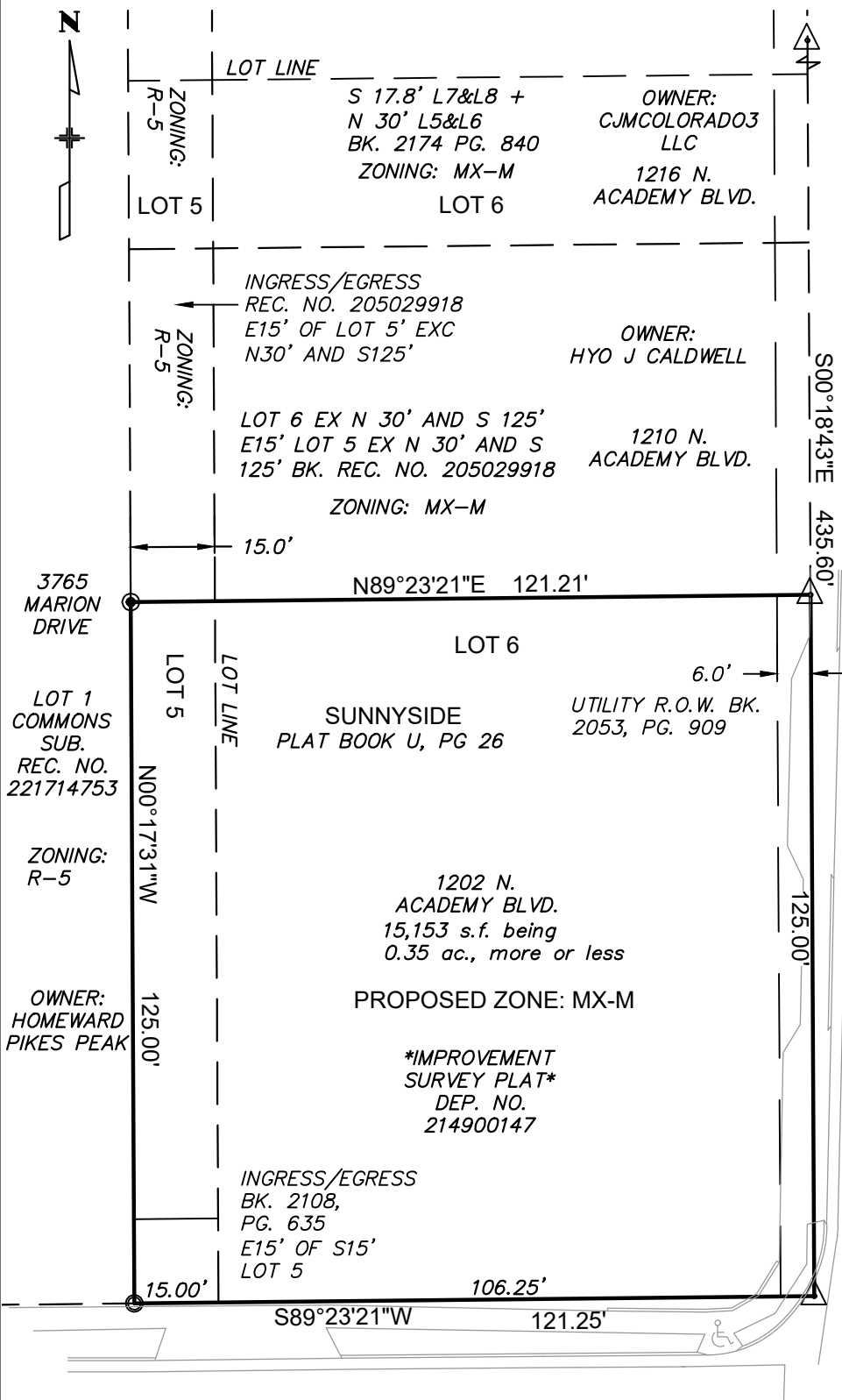
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UNITS OF MEASURE ARE U.S. SURVEY FEET

ACADEMY BOULEVARD  
PUBLIC R.O.W.  
WIDTH VARIES  
92'± (MEDIAN TAPER) ASPHALT MAT  
PUBLIC PRINCIPAL ARTERIAL

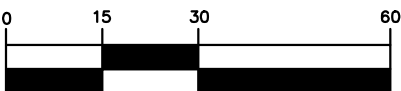
P.O.B.

PROPOSED ZONE:  
MX-M  
EXISTING ZONE:  
MX-M AND R-5  
PROPOSED USE: MX-M



LOT 1, MOUNTAIN SUB. 1108 N. ACADEMY BLVD. ZONING: MX-M  
OWNER: JAMES A SPINATO REVOCABLE TRUST

GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

CITY FILE NO: ZONE-25-0002

ZONING EXHIBIT B  
1202 N. ACADEMY BLVD.  
SUNNYSIDE AA LLC  
SUNNYSIDE - COLORADO SPRINGS

DWG: 1222  
SCALE: 1"=30'  
DATE: 1/6/25  
DRAWN: KMO  
CHECKED: THK  
PROJECT: 24075

LWA LAND SURVEYING, INC.  
953 E. FILLMORE STREET  
COLORADO SPRINGS, CO 80907  
TELEPHONE (719) 636-5179

REVISIONS:  
CITY COMMENTS 2-10-25

SHEET 2 OF 2