MVS CENTENNIAL EAST

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

Legal Description:

A PARCEL OF LAND BEING A PORTION OF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST LEGAL DESCRIPTION: NE PARCEL OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER BY A 1/2" I.D. IRON PIPE IN A 5" CONCRETE COLLAR, PER THE MONUMENT RECORD FILED ON FEBRUARY 6, 1995 AND ON THE SOUTH END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "LWA PLS 28658" IS ASSUMED TO BEAR S00°41'57"E, A DISTANCE OF 2095.30 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHEAST CORNER OF VAN BUREN STREET, AS PLATTED IN INDIAN HILLS VILLAGE, RECORDED UNDER RECEPTION NO. 204192335, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S00°41'57"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID VAN BUREN STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING S00°41'57"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1035.09 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF A TRACT OF LAND RECORDED UNDER RECEPTION NO. 212038096;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID TRACT OF LAND THE FOLLOWING (3) THREE COURSES:

1) S65°56'09"W, A DISTANCE OF 176.75 FEET;
2) N24°03'51"W, A DISTANCE OF 288.59 FEET TO A POINT OF CURVE;
3) ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°47'08", A RADIUS OF 2811.79 FEET AND A DISTANCE OF 872.83 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET;

THENCE N89°28'23"E ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET, A DISTANCE OF 493.96 FEET TO THE POINT OF BEGINNING.

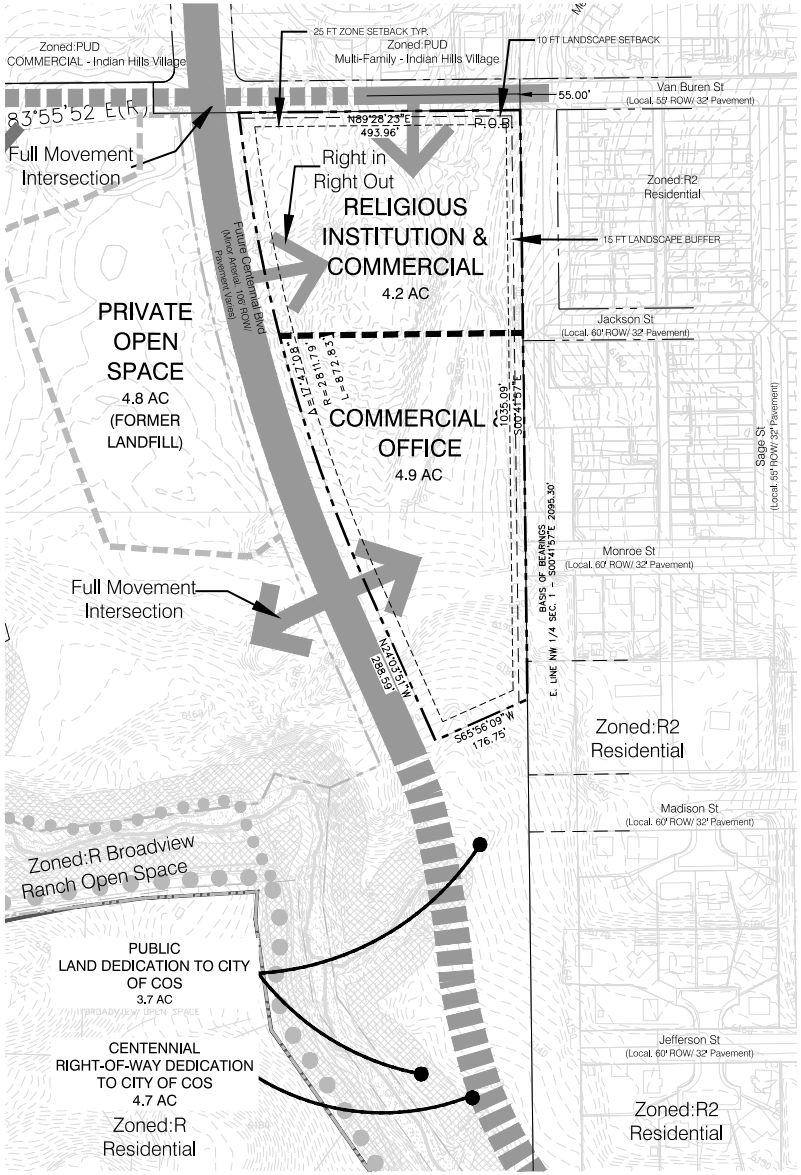
CONTAINING A CALCULATED AREA OF 9.092 ACRES.

GENERAL NOTES

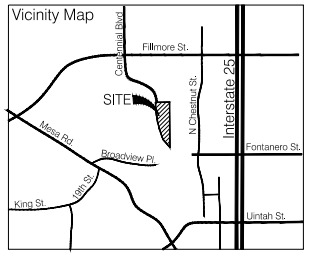
1. SETBACKS TO BE DETERMINED WITH DEVELOPMENT PLANS
2. SIDEWALK NETWORK TO BE PROVIDED ADJACENT TO ALL PUBLIC/PRIVATE STREETS TO PROVIDE INTERNAL PEDESTRIAN CONNECTIVITY AND EXTERNAL CONNECTION TO EXISTING AND/OR PROPOSED SIDEWALKS AND TRAILS.
3. SPECIFICATIONS OF SITE LIGHTING, ARCHITECTURE, LANDSCAPING, WALLS, FENCING, AND SIGNAGE TO BE ADDRESSED ON THE DEVELOPMENT PLANS.
4. A GEOHAZARD REPORT WILL BE REQUIRED WITH THE FUTURE DEVELOPMENT PLAN SUBMITTAL.
5. THE ACCESS TO VAN BUREN WILL NOT BE PERMITTED UNTIL CENTENNIAL HAS BEEN COMPLETED AND THE CONNECTION TO FONTANERO STREET IS COMPLETED.
6. ACCESS TO VAN BUREN WILL NOT BE PERMITTED UNTIL CENTENNIAL HAS BEEN COMPLETED AND THE CONNECTION TO FONTANERO STREET IS COMPLETED.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR AN ESCROW PAYMENT OF $150,000 TOWARD A FUTURE TRAFFIC SIGNAL AT THE INTERSECTION OF CENTENNIAL BOULEVARD/PROPOSED SOUTH SITE FULL-MOVEMENT ACCESS PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY DEVELOPMENT WITHIN THE 4.9 ACRE COMMERCIAL/OFFICE AREA DESIGNATED ON THIS CONCEPT PLAN.

FEMA FLOODPLAIN NOTE

1. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0727F, EFFECTIVE ON 03.17.1997 AND REVISED ON 12.08.18.



NORTH 0 50' 100' 200'
SCALE: 1" = 100'



SITE DATA:

OWNER:
MVS Development
10217 Edith Blvd NE
Albuquerque, NM 87113

APPLICANT:
N.E.S INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

SITE DATA:

MASTER PLAN NAME:	MESA SPRINGS MASTER PLAN
CONCEPT PLAN ACREAGE:	9.1 ACRES
TAX SCHEDULE NUMBERS:	7401200009
EXISTING ZONE:	PUD
PROPOSED ZONE:	PBC
ZONE SETBACKS:	
FRONT	25 FT
SIDE	25 FT
REAR	25 FT
PERMITTED MAX BUILDING HEIGHT:	45 FT
PROPOSED MAX BUILDING HEIGHT:	35 FT
LANDSCAPE SETBACKS & BUFFERS:	
CENTENNIAL BLVD	25 FT SETBACK
W. VAN BUREN ST	10 FT SETBACK
EAST BOUNDARY	15 FT BUFFER

PROPOSED LAND USE

COMMERCIAL/OFFICE:	4.9 ACRES
RELIGIOUS INSTITUTION & COMMERCIAL:	4.2 ACRES

PERMITTED USES:
PERMITTED USES:
PERMITTED AND CONDITIONAL USES WITHIN THE PBC ZONE WITH THE EXCEPTION OF THE PROHIBITED USES LISTED BELOW.

PROHIBITED USES:
THE FOLLOWING USES SHALL NOT BE PERMITTED WITHIN THE APPLICABLE AREAS OF THIS PLAN:
1.HUMAN SERVICE ESTABLISHMENTS: DOMESTIC VIOLENCE SAFE HOUSE
2.AGRICULTURAL SALES AND SERVICE
3.BAR
4.CAMPGROUND
5.HOTEL/MOTEL
6.LIQUOR SALES
7.MEDICAL MARIJUANA CENTER
8.RETAIL LARGE RETAIL ESTABLISHMENT
9.SEXUALLY ORIENTED BUSINESS
10.EDUCATIONAL INSTITUTIONS: COLLEGE AND UNIVERSITY
11.EDUCATIONAL INSTITUTIONS: PUBLIC SCHOOLS
12.SOCIAL SERVICE CENTER
13.PARKING LOT/SURFACE PARKING: PUBLIC
14.COMMERCIAL GREENHOUSE
15.RESIDENTIAL: DETOXIFICATION CENTER
16.HUMAN SERVICE ESTABLISHMENTS: DRUG OR ALCOHOL TREATMENT FACILITY
17.RESIDENTIAL: SINGLE-FAMILY DETACHED DWELLING ON INDIVIDUAL LOT
18.RESIDENTIAL: MANUFACTURED HOME
19.RESIDENTIAL: TWO-FAMILY DWELLING ON AN INDIVIDUAL LOT
20.AUTOMOTIVE AND EQUIPMENT SERVICES: AUTOMOTIVE REPAIR GARAGE
21.AUTOMOTIVE AND EQUIPMENT SERVICES: AUTOMOTIVE SALES
22.FUNERAL SERVICES CREMATORY SERVICES (AS AN ACCESSORY USE)
23.HOOKAH BAR
24.KENNELS INDOOR
25.MEDICAL MARIJUANA INFUSED PRODUCT MANUFACTURER - NONHAZARDOUS
26.MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION
27.TEEN CLUB/YOUNG ADULT CLUB
28.CIVIC USE CEMETERY
29.MINING OPERATIONS: TEMPORARY SURFACE AND OPEN PIT
30.MINING OPERATIONS: UNDERGROUND (ACTIVITIES UNDER)
31.PARKING STRUCTURE: PUBLIC

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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MVS CENTENNIAL EAST
CONCEPT PLAN

DATE: 11/3/20
PROJECT MGR: E. GANAWAY
PREPARED BY: N. BROWER

DATE:	BY:	DESCRIPTION:
06.14.2021	B.I.	PER CITY COMMENTS

CONCEPT PLAN

1 OF 1

CPC CP 21-00043

CONCEPT PLAN

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