

# PROJECT VECTOR

## COLORADO SPRINGS, COLORADO

### ZONE CHANGE MAP

#### PROPOSED ZONING:

Proposed Zoning: PIP2/cr AO APZ1 RPZ SS  
 Parcel "A": APD AO APZ1 RPZ SS  
 Parcels "B" & "C": APD AO APZ1 RPZ SS

#### PROPOSED LEGAL DESCRIPTIONS:

##### PARCEL "A" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 528.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUE S89°57'47"W, 1974.26 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N00°03'38"W, 403.16 FEET;

THENCE N89°59'15"W, 196.46 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N00°04'01"E, 256.54 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE S89°59'15"E, 2287.35 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO A POINT BEING ON THE WEST LINE OF A 100 YEAR FLOOD PLAIN LINE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR "THE CITY OF COLORADO SPRINGS COMMUNITY - PANEL NUMBER 0800600754 F", DATED MARCH 17, 1987;

THENCE S20°26'21"W, 197.55 FEET ALONG SAID FLOODPLAIN LINE;

THENCE S03°07'37"W, 363.33 FEET ALONG SAID FLOODPLAIN LINE;

THENCE S18°54'30"W, 116.34 FEET ALONG SAID FLOODPLAIN LINE TO THE **TRUE POINT OF BEGINNING**;

AREA = 31.86 ACRES +/-;

##### PARCEL "B" LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF A 100 YEAR FLOOD PLAIN LINE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR "THE CITY OF COLORADO SPRINGS COMMUNITY - PANEL NUMBER 0800600754 F", DATED MARCH 17, 1987, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 18, THENCE S89°57'47"W (BASIS OF BEARING), 528.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N18°54'30"E, 116.34 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;

THENCE N03°07'37"E, 363.33 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;

THENCE N20°26'21"E, 197.55 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N89°58'49"E, 401.29 FEET ALONG SAID NORTHLINE TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE S00°02'47"E, 657.76 FEET ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA = 7.14 ACRES +/-;

#### EXISTING ZONING:

EXISTING ZONING: PIP2/cr AO APZ1 RPZ SS  
 Ordinance No. 83-260

Legal Description:

The easterly 1320 feet of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 18, Township 14 South, Range 65 West containing 20.0 acres.

Conditions of Record:

1. That an aviation easement be granted and that same is recorded with the El Paso County Clerk so as to become a burden on the title to the land.
2. No man-made or non-man-made obstructions to be allowed to penetrate the 50:1 approach surface to Runway 17L/35R.
3. All exterior lighting plans be approved by the Director of Aviation to prevent a hazard to aircraft.
4. No radio or other emissions which might interfere with aircraft/tower and navigational aids be allowed.
5. All building plans and grading plans must be submitted to the FAA for airspace review and compliance with FAR Part 77 criteria prior to issuance of a building permit. Submittal to the FAA is accomplished by forwarding plans to the Director of Aviation.
6. The future Noise Contours, Exhibit 7.1, to the revised Airport Master Plan, be attached as an exhibit to the zoning action and recorded with same so as to be a burden on the title to the land included in this request.
7. A statement holding the City harmless from claims for aircraft noise vibration, emission of fumes and any other damage which might be caused by aircraft be attached as an exhibit to this zoning action and recorded with same so as to be a burden on the title to the land.

Ordinance No. 83-274

Legal Description:

The westerly 1347 feet of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 18, Township 14 South, Range 65 West containing 20.4 acres.

Conditions of Record:

1. Owner grant an aviation easement and that same is recorded with the El Paso County Clerk so as to become a burden on the title to the land included in the request.
2. No man-made or non-man-made obstructions to be allowed to penetrate the 50:1 approach surface to Runway 17L/35R.
3. All exterior lighting plans be approved by the Director of Aviation to prevent a hazard to aircraft.
4. No radio or other emissions which might interfere with aircraft/tower and navigational aids be allowed.
5. All building plans and grading plans must be submitted to the FAA for airspace review and compliance with FAR Part 77 criteria prior to issuance of a building permit. Submittal to the FAA is accomplished by forwarding plans to the Director of Aviation.
6. The future Noise Contours, Exhibit 7.1, to the revised Airport Master Plan, be attached as an exhibit to the zoning action and recorded with same so as to be a burden on the title to the land included in this request.
7. A statement holding the City harmless from claims for aircraft noise vibration, emission of fumes and any other damage which might be caused by aircraft be attached as an exhibit to this zoning action and recorded with same so as to be a burden on the title to the land included in this request.
8. No above ground storage of flammable or combustible liquids.



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NAME: LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## Project Vector

Colorado Springs  
 Airport

STEWART AVE/AIRPORT RD

PROJECT NO: 05-20-17  
 PROJECT MGR: A. Barrow  
 PREPARED BY: B. Swenson

SCALE

## ZONING CHANGE MAP

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

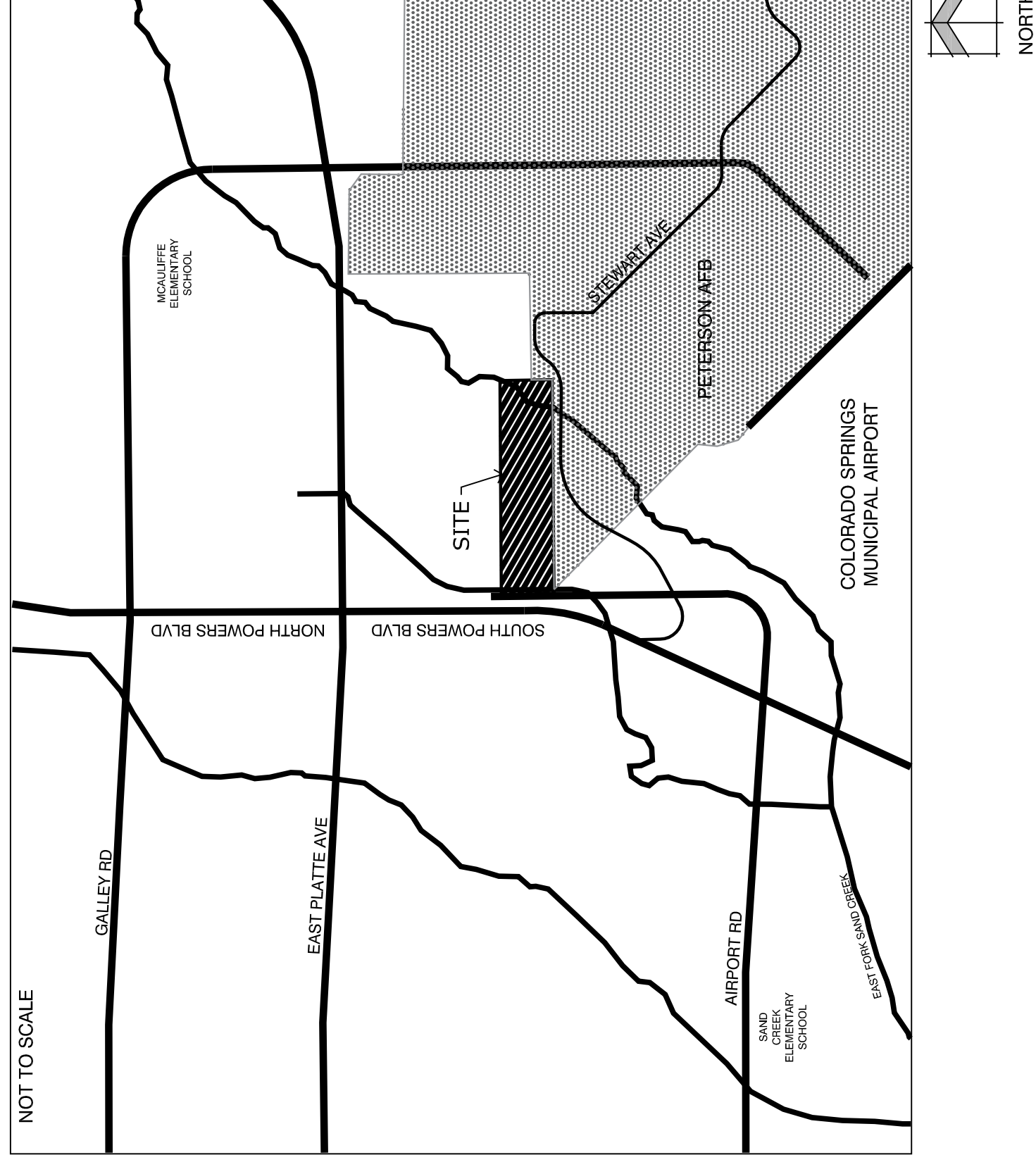
ISSUE / REVISION

## COVER

1 OF 1  
 Z1  
 CPC #

#### VICINITY MAP

NOT TO SCALE



#### PARCEL "C" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 2502.59 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUE S89°57'47"W, 197.36 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N00°04'01"E, 403.33 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE S89°59'15"E, 196.46 FEET;

THENCE S00°03'38"E, 403.16 FEET TO A POINT BEING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 AND THE **TRUE POINT OF BEGINNING**

AREA = 1.82 ACRES +/-

