

OWNER: STINSON HOLDING LLLP  
ZONE: MX-M  
USE: RETAIL

B M & M LEASING II LLC  
ZONE: MX-N  
USE: RESTAURANT

FALCON ESTATES FILING NO. 1  
OWNER: CITY OF COLORADO SPRINGS  
ZONE: R-E/CR  
VACANT

WOODMEN ROAD  
(MAJOR ARTERIAL - ROW VARIES)

REZONE BOUNDARY

NO. 5 REBAR  $\frac{1}{2}$  / NO CAP  
(PER REC. NO. 221714816)

OWNER: CDOT  
REC. NO. 203163123, PARCEL 4-R

LOT 3  
LOOART SUBDIVISION FILING NO. 7  
(REC. NO. 220714613)  
(NOT A PART OF THIS SURVEY)

ZONE: PDZ/AF-O  
USE: COMMERCIAL

**EXISTING ZONING: PDZ/AF-O**  
PLANNED UNIT DEVELOPMENT WITH AIRFORCE OVERLAY  
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:  
CAMPGROUND  
CREMATORY SERVICES  
ANY USES UNDER FUNERAL SERVICES  
HOOKAH BAR  
ANY USES UNDER MEDICAL MARIJUANA FACILITY  
SEXUALLY ORIENTED BUSINESSES  
TEEN CLUB/YOUTH ADULT CLUB  
HUMAN SERVICE ESTABLISHMENTS  
CONSTRUCTION AND/OR CONTRACTOR YARDS  
MINING OPERATIONS.

LOT 4  
LOOART SUBDIVISION FILING NO. 8  
(REC. NO. 2217184816)  
(NOT A PART OF THIS SURVEY)

ZONE: PDZ/AF-O  
USE: COMMERCIAL

**PROPOSED ZONING: PDZ/AF-O**  
PLANNED UNIT DEVELOPMENT WITH AIRFORCE OVERLAY  
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:  
CAMPGROUND  
CREMATORY SERVICES  
ANY USES UNDER FUNERAL SERVICES  
HOOKAH BAR  
ANY USES UNDER MEDICAL MARIJUANA FACILITY  
SEXUALLY ORIENTED BUSINESSES  
TEEN CLUB/YOUTH ADULT CLUB  
HUMAN SERVICE ESTABLISHMENTS  
CONSTRUCTION AND/OR CONTRACTOR YARDS  
MINING OPERATIONS.

LOT 2  
443,486 SQ. FT.  
(10.181 ACRES±)  
(6765-6845 CAMPUS DR.)

LOT 5  
LOOART SUBDIVISION FILING NO. 8  
(REC. NO. 2217184816)  
(NOT A PART OF THIS SURVEY)

ZONE: PDZ/AF-O  
USE: COMMERCIAL

**EXISTING ZONING: PDZ/AF-O**  
PLANNED UNIT DEVELOPMENT WITH STREAMSIDE OVERLAY  
WITH EXCEPTION TO THE FOLLOWING PROHIBITED USES:  
CAMPGROUND  
CREMATORY SERVICES  
ANY USES UNDER FUNERAL SERVICES  
HOOKAH BAR  
ANY USES UNDER MEDICAL MARIJUANA FACILITY  
SEXUALLY ORIENTED BUSINESSES  
TEEN CLUB/YOUTH ADULT CLUB  
HUMAN SERVICE ESTABLISHMENTS  
CONSTRUCTION AND/OR CONTRACTOR YARDS  
MINING OPERATIONS.

LOT 1  
746,895 SQ. FT.  
(17.146 ACRES±)  
(6765-6845 CAMPUS DR.)

TRACT A  
LOOART SUBDIVISION FILING NO. 7  
(REC. NO. 220714613)  
(NOT A PART OF THIS SURVEY)

LOT 6  
LOOART SUBDIVISION FILING NO. 8  
(REC. NO. 2217184816)  
(NOT A PART OF THIS SURVEY)

ZONE: PDZ/AF-O  
USE: MULTIFAMILY RESIDENTIAL

NO. 5 REBAR  $\frac{1}{2}$  / 1-1/4" RED-  
PLASTIC CAP "PLS 38038"  
(PER REC. NO. 221714816)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	79.55'	128.75'	90°34'13"	S00°12'12"E
C2	137.50'	65.35'	23°16'28"	S83°53'30"E
C3	112.50'	128.27'	68°19'58"	N89°42'29"W
C4	185.50'	140.42'	43°22'18"	N24°22'34"W
C5	249.50'	143.64'	32°59'11"	S18°59'40"W
C6	145.78'	109.10'	42°25'11"	N13°59'26"W
C7	78.00'	90.07'	66°08'53"	N28°53'28"E
C8	137.02'	120.53'	50°24'04"	N84°35'44"W
C9	502.00'	350.35'	39°59'20"	N49°47'44"W
C10	1596.46'	88.85'	3°11'17"	S88°17'17"W
C11	164.29'	88.72'	30°50'21"	N56°13'18"W
C12	248.50'	104.42'	24°04'29"	S65°21'14"W
C13	107.50'	130.61'	69°36'44"	N45°02'04"W
C14	187.50'	87.45'	20°53'37"	S65°55'30"E

LINE	BEARING	DISTANCE
L1	S89°25'57"W	232.20'
L2	N47°35'50"W	64.49'
L3	S89°47'44"W	90.89'
L4	S89°37'51"W	160.17'
L5	N49°22'32"W	150.31'
L6	N68°17'21"W	19.33'
L7	S65°37'10"W	106.15'
L8	S65°58'22"W	96.10'
L9	N°100°15'	105.18'
L10	S76°00'34"W	19.31'
L11	N05°03'13"E	245.25'
L12	N44°47'06"W	36.96'
L13	N00°12'56"E	283.37'
L14	N00°12'56"E	207.51'
L15	N89°43'17"E	306.02'
L16	N00°16'43"W	220.96'
L17	S89°33'37"E	187.48'
L18	N87°31'43"E	243.73'
L19	S67°35'33"E	169.64'
L20	N00°04'17"E	164.40'
L21	S89°25'31"E	131.23'
L22	S32°50'58"W	88.00'
L23	S48°43'18"E	68.23'
L24	S44°58'07"W	320.14'

# Zone Change - Exhibit B

DATE: 9.25.2024

ISSUED FOR: Entitlement

DRAWN BY: JBS

DWG. REF.:

SCALE: 1" = 200'

DWG. #: PUDZ-24-0001

SHEET 2 OF 2

Land Planning  
Landscape  
Architecture  
Urban Design



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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com