



May 3, 2022

Peter Lange, Planner II
Land Use Review
City of Colorado Springs

Concept Plan Statement
File Nos: CPC ZC 22-00068 and CPC CP 22-00086
CSU Comm Shelter – Allegheny & Yellowpine
Address: 1945 / 1951 Allegheny Drive

Legal Description: Beginning at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11; thence North 0° 37' 35" East, on an assumed bearing to which all others in this description are relative and on the East line of the Northwest Quarter of the Southwest Quarter of said Section 11, 699.58 feet; thence North 89° 22' 25" West, 541.87 feet to the Easterly line of Wilson Road; thence Southeasterly on the arc of a curve to the left, and on said Easterly line, which curve has a central angle of 3° 56' 56", a radius of 1,879.86 feet, and an arc distance of 129.56 feet; thence South 28° 35' 27" East, tangent to the last mentioned curve and on said Easterly line 669.75 feet to the South line of said Northwest Quarter of the Southwest Quarter; thence South 89° 25' 14" East on said South line, 155.66 feet to the point of beginning and containing 5.639 Acres, more or less,

The site is zoned PUD/R/HS (Planned Use Development, Estate Single-Family Residential with Hillside Overlay) with a proposed zone change to PF (Public Facilities).

This project proposes a concept development plan to construct an approximately 504 square foot prefabricated equipment shelter in the northerly portion of the above-described site (parcel number 7311300008) with a supportive generator and transformer, all of which will be enclosed with a 7-foot cedar fence and screened from public view by perimeter landscaping.

Thank You,
Sean Pendleton, CSAi