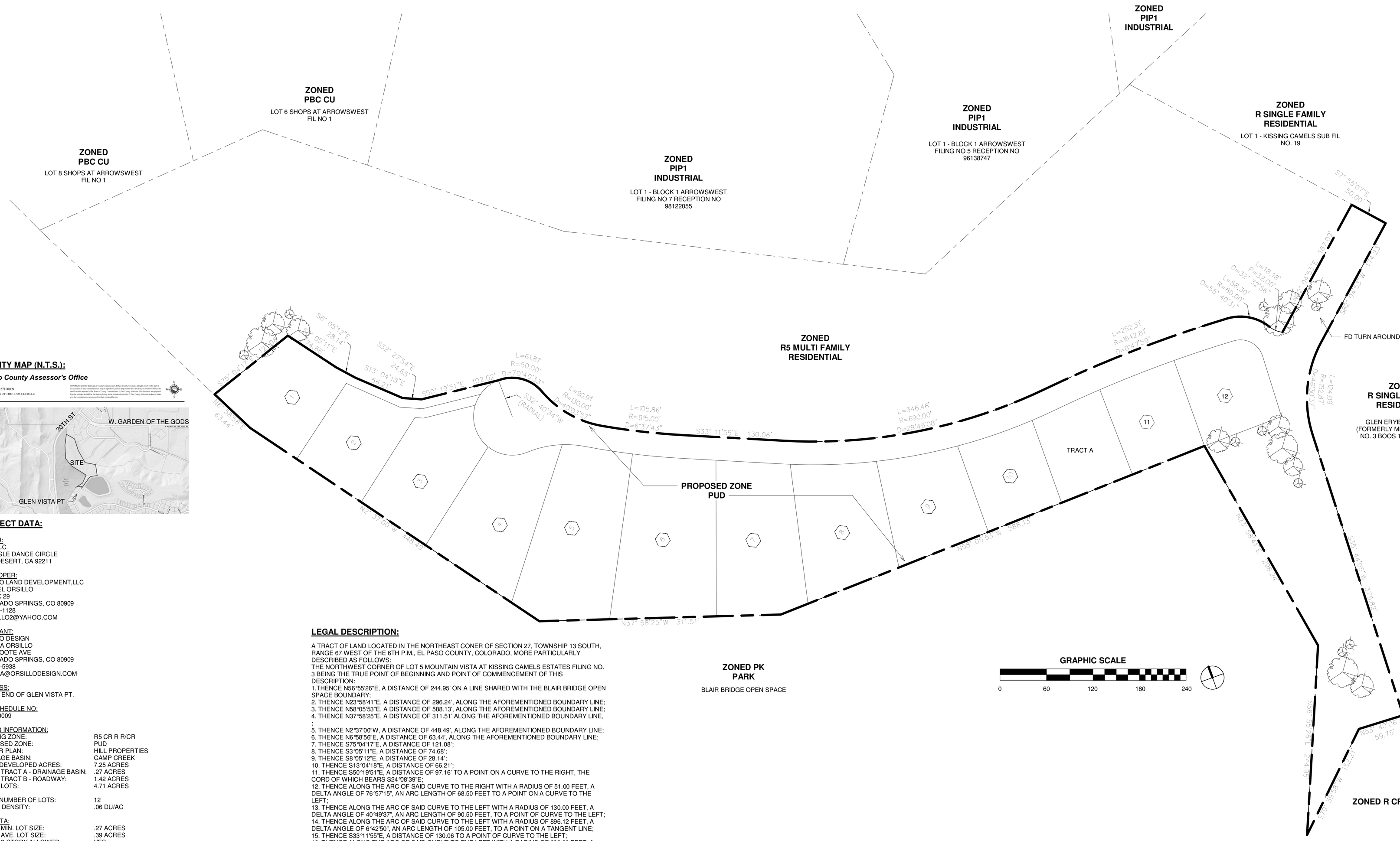

VICINITY MAP (N.T.S.):

El Paso County Assessor's Office

6-27-13-07
SCHEDULE: 7327100009
OWNER: GARDEN OF THE GODS CLUB LLC

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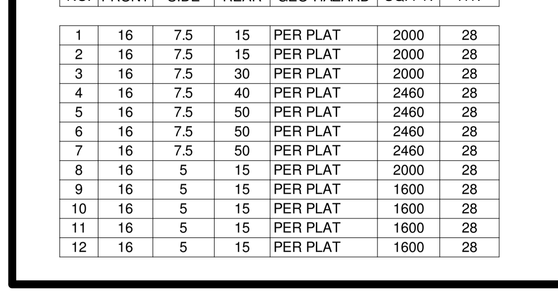

PROJECT DATA:

OWNER:
GGC, LLC
300 EAGLE DANCE CIRCLE
PALM DESERT, CA 92211

DEVELOPER:
ORSILLO LAND DEVELOPMENT,LLC
MICHAEL ORSILLO
PO BOX 29
COLORADO SPRINGS, CO 80909
719-210-1128
MORSILLO2@YAHOO.COM

APPLICANT:
ORSILLO DESIGN
AMANDA ORSILLO
815 N FOOTE AVE
COLORADO SPRINGS, CO 80909
719-650-5938
AMANDA@ORSILLODESIGN.COM

ADDRESS:
NORTH END OF GLEN VISTA PT.

TAX SCHEDULE NO:
7327100009

ZONING INFORMATION:

EXISTING ZONE:	R5 CR R R/CR
PROPOSED ZONE:	PUD
MASTER PLAN:	HILL PROPERTIES
DRAINAGE BASIN:	CAMP CREEK
TOTAL DEVELOPED ACRES:	7.25 ACRES
TRACT A - DRAINAGE BASIN:	.27 ACRES
TRACT B - ROADWAY:	1.42 ACRES
LOTS:	4.71 ACRES
TOTAL NUMBER OF LOTS:	12
GROSS DENSITY:	.06 DU/AC

LOT DATA:
1. MIN. LOT SIZE: .27 ACRES
2. AVE. LOT SIZE: .39 ACRES
3. 2-STORY ALLOWED: YES
4. MAX. BLDG. COVERAGE: 40%

MINIMUM LOT DIMENSIONS:
1. MINIMUM WIDTH: +/- 97.8' AS MEASURED AT FRONT SETBACK
2. MINIMUM WIDTH @ CORNER: +/- 106.5' AS MEASURED AT FRONT SETBACK
3. MINIMUM FRONTAGE: +/- 30' @ FLAG LOT

LOT STANDARDS						
LOT	LOT LINE SETBACKS				MIN.	MAX.
NO.	FRONT	SIDE	REAR	GEO-HAZARD	SQ. FT.	HT.
1	16	7.5	15	PER PLAT	2000	28
2	16	7.5	15	PER PLAT	2000	28
3	16	7.5	30	PER PLAT	2000	28
4	16	7.5	40	PER PLAT	2460	28
5	16	7.5	50	PER PLAT	2460	28
6	16	7.5	50	PER PLAT	2460	28
7	16	7.5	50	PER PLAT	2460	28
8	16	5	15	PER PLAT	2000	28
9	16	5	15	PER PLAT	1600	28
10	16	5	15	PER PLAT	1600	28
11	16	5	15	PER PLAT	1600	28
12	16	5	15	PER PLAT	1600	28

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST CONER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTHWEST CORNER OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3 BEING THE TRUE POINT OF BEGINNING AND POINT OF COMMENCEMENT OF THIS DESCRIPTION:
1. THENCE N56°55'26"E, A DISTANCE OF 244.95' ON A LINE SHARED WITH THE BLAIR BRIDGE OPEN SPACE BOUNDARY;
2. THENCE N23°58'41"E, A DISTANCE OF 296.24', ALONG THE AFOREMENTIONED BOUNDARY LINE;
3. THENCE N58°05'53"E, A DISTANCE OF 588.13', ALONG THE AFOREMENTIONED BOUNDARY LINE;
4. THENCE N37°58'25"E, A DISTANCE OF 311.51' ALONG THE AFOREMENTIONED BOUNDARY LINE,
;
5. THENCE N2°37'00"W, A DISTANCE OF 448.49', ALONG THE AFOREMENTIONED BOUNDARY LINE;
6. THENCE N6°58'56"E, A DISTANCE OF 63.44', ALONG THE AFOREMENTIONED BOUNDARY LINE;
7. THENCE S75°04'17"E, A DISTANCE OF 121.08';
8. THENCE S3°05'11"E, A DISTANCE OF 74.68';
9. THENCE S8°05'12"E, A DISTANCE OF 28.14';
10. THENCE S13°04'18"E, A DISTANCE OF 66.21';
11. THENCE S50°19'51"E, A DISTANCE OF 97.16' TO A POINT ON A CURVE TO THE RIGHT, THE CORD OF WHICH BEARS S24°08'39"E;
12. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 51.00 FEET, A DELTA ANGLE OF 76°57'15", AN ARC LENGTH OF 68.50 FEET TO A POINT ON A CURVE TO THE LEFT;
13. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 40°49'37", AN ARC LENGTH OF 90.50 FEET, TO A POINT OF CURVE TO THE LEFT;
14. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 896.12 FEET, A DELTA ANGLE OF 6°42'50", AN ARC LENGTH OF 105.00 FEET, TO A POINT ON A TANGENT LINE;
15. THENCE S33°11'55"E, A DISTANCE OF 130.06 TO A POINT OF CURVE TO THE LEFT,
16. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 28°46'08", AN ARC LENGTH OF 346.46 FEET, TO A POINT OF CURVE TO THE RIGHT;
17. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1617.08 FEET, A DELTA ANGLE OF 9°36'08", AN ARC LENGTH OF 271.01 FEET, TO A POINT OF CURVE TO THE RIGHT;
18. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 47°09'09", AN ARC LENGTH OF 49.38 FEET, TO A POINT OF CURVE TO THE LEFT;
19. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 24°40'13", AN ARC LENGTH OF 13.78 FEET, TO A POINT ON A NONTANGENT LINE;
20. THENCE N82°04'53"E, A DISTANCE OF 171.48 FEET, TO A POINT ON THE BOUNDARY OF LOT 1 KISSING CAMELS SUBDIVISION FILING NO. 19;
21. THENCE S7°55'07"E, A DISTANCE OF 50.00' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN EYRIE RESERVOIR;
22. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT TO A POINT OF CURVE TO THE LEFT;
23. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 152.87 FEET, A DELTA ANGLE OF 46°30'37", AN ARC LENGTH OF 124.09 FEET, ALONG SAID BOUNDARY TO A POINT ON A TANGENT LINE, THE LINE ALSO BEING THE EASTERLY R.O.W. LINE OF A PRIVATE R.O.W.;
24. THENCE S35°44'05"W, ALONG SAID EASTERLY R.O.W. LINE OF A PRIVATE R.O.W., A DISTANCE OF 379.82';
25. THENCE N53°40'06"E, A DISTANCE OF 59.75' TO A POINT BEING THE NORTHERLY MOST CORNER OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3;
26 THENCE S79°39'58"W, A DISTANCE OF 152.21' ALONG THE NORTHWESTERN BOUNDARY OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
THE ABOVE TRACT OF LAND CONTAINS 7.25 ACRES, MORE OR LESS.

SHEET INDEX:

1 OF 1 ZONE EXHIBIT

DEVELOPMENT PLAN REVIEW HISTORY:		
NO.	DESCRIPTION	DATE

Revision Schedule

No.	Description	Date
1	DP COMMENTS - 03-09-18	
2	DP COMMENTS - 04-10-18	
3	DP COMMENTS - 06-14-18	

ORSILLO DESIGN
815 N FOOTE AVE.
COLORADO SPRINGS, CO 80909
P: 719-650-5938

THE NORTHPOINTE
AT KISSING CAMELS ESTATES
ZONE EXHIBIT

DATE
01-19-18

SCALE
1" = 60'-0"

JOB NO.
17-19

SHEET
1 of 1

CPC PUZ 18-00008

FIGURE 3