MVS CENTENNIAL EAST

CITY OF COLORADO SPRINGS, COLORADO

ZONE CHANGE EXHIBIT

Legal Description:

A PARCEL OF LAND BEING A PORTION 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, 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. 204162335, 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:

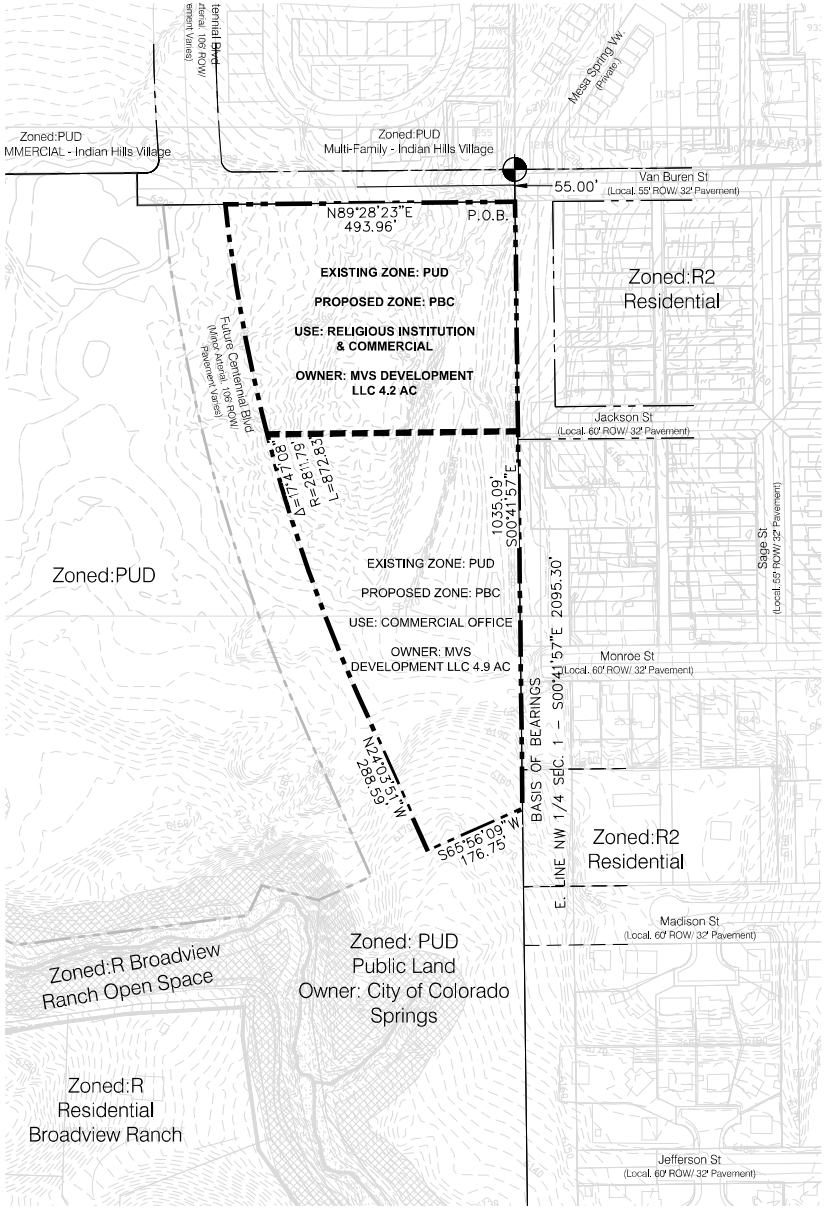
1) S65°56'09"W, A DISTANCE OF 176.75 FEET;
2) N24°03'51"W, A DISTANCE OF 288.59 FEET TO A POINT OF CURVE;
3) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17°47'08", A RADIUS OF 2811.79 FEET AND A DISTANCE OF 872.83 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE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

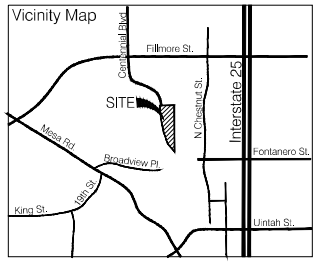
THENCE N89°28'23"E ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET, A DISTANCE OF 493.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.092 ACRES.

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.





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:

EXISTING ZONING:	PUD
PROPOSED ZONING:	PBC
CONCEPT PLAN ACREAGE:	9.1 ACRES
TAX SCHEDULE NUMBERS:	7401200009

PROPOSED LAND USE

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

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

ZONE CHANGE

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Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
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Colorado Springs, CO 80903

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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
05.18.2021	B.I.	PER CITY COMMENTS

ZONE CHANGE EXHIBIT B

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2 OF 2

CPC ZC 21-00041