

PROJECT VECTOR COLORADO SPRINGS, COLORADO CONCEPT PLAN

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, 266.54 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, 2297.35 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, 1997;

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, 1997, 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 N69°58'49"E, 401.28 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, 667.76 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 +/-

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 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 +/-

SITE DATA

OWNER/APPLICANT:

City of Colorado Springs
PO BOX 1575 MAIL CODE 465
COLORADO SPRINGS CO 80901-1575
5418000036
40.82 Acres
Vacant
Warehousing Distribution
No Build Area

Tax ID Number:

Area:

Current Land Use:

Proposed Land Use:

ZONE DESCRIPTION

EXISTING ZONING: P1P2 or 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 17V/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 17V/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.

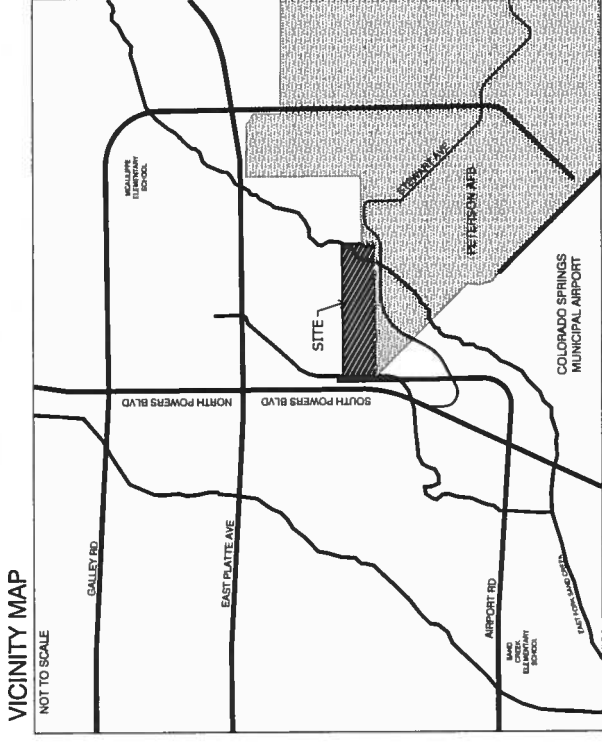
Proposed Zoning:

Parcel "A": APD AO APZ1 RPZ

Parcels "B" & "C": APO AP APZ1 RPZ SS

GENERAL NOTES

1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
2. THE STREAM SIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM.
3. PARCEL "A" IS NOT WITHIN THE STREAM SIDE OVERLAY. PARCELS B&C ARE WITHIN THE STREAM SIDE OVERLAY. THESE SITES ARE DESIGNATED AS NO BUILD ZONES.
4. THE PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. A BLANKET AVIGATION EASEMENT, RECEPTION NO. _____, RECORDED _____, APPLIES TO THIS PROPERTY AND SHALL BE NOTED ON ALL APPROVED DEVELOPMENT PLANS & SUBDIVISION PLANS.
5. NO PERMANENT STRUCTURES WILL BE PERMITTED IN THE NO BUILD AREA. UTILITIES ARE PERMITTED AND ANY ASSOCIATED ACCESS REQUIREMENTS. USES IN THE NO BUILD AREAS WILL BE SUBJECT TO THE STREAMSIDE STANDARDS IN SECTION 7.3.508 OF THE CITY ZONING CODE.
6. BUILDING & LANDSCAPE SETBACKS WILL BE DETERMINED IN SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.



SHEET INDEX

Sheet 1 of 2: Cover
Sheet 2 of 2: Concept Plan

CPI
1 OF 2
CPC #

Land Planning
Landscape
Architecture
Urban Design

NES

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www.nescolorado.com
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Project Vector

Colorado Springs
Airport
STEWART AVE/AIRPORT RD

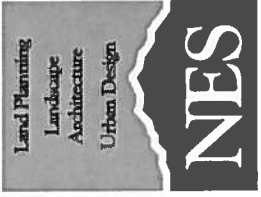
DATE: 05-1-17
PROJECT MGR: A. Harlow
PREPARED BY: B. Swenson

CONCEPT PLAN

DATE: _____
DESCRIPTION: _____

COVER

FIGURE 1 - Concept Plan



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 www.nesco.com
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Project
Vector

Colorado Springs
 Airport
 STEWART AVE/AIRPORT RD

DATE: 05-1-17
 PREPARED BY: A. Berman
 CHECKED BY: B. Swanson

CONCEPT PLAN

DATE	BY	DESCRIPTION

CONCEPT PLAN

CP2
 2 OF 2

CPC #

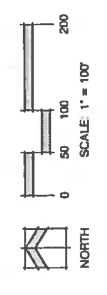
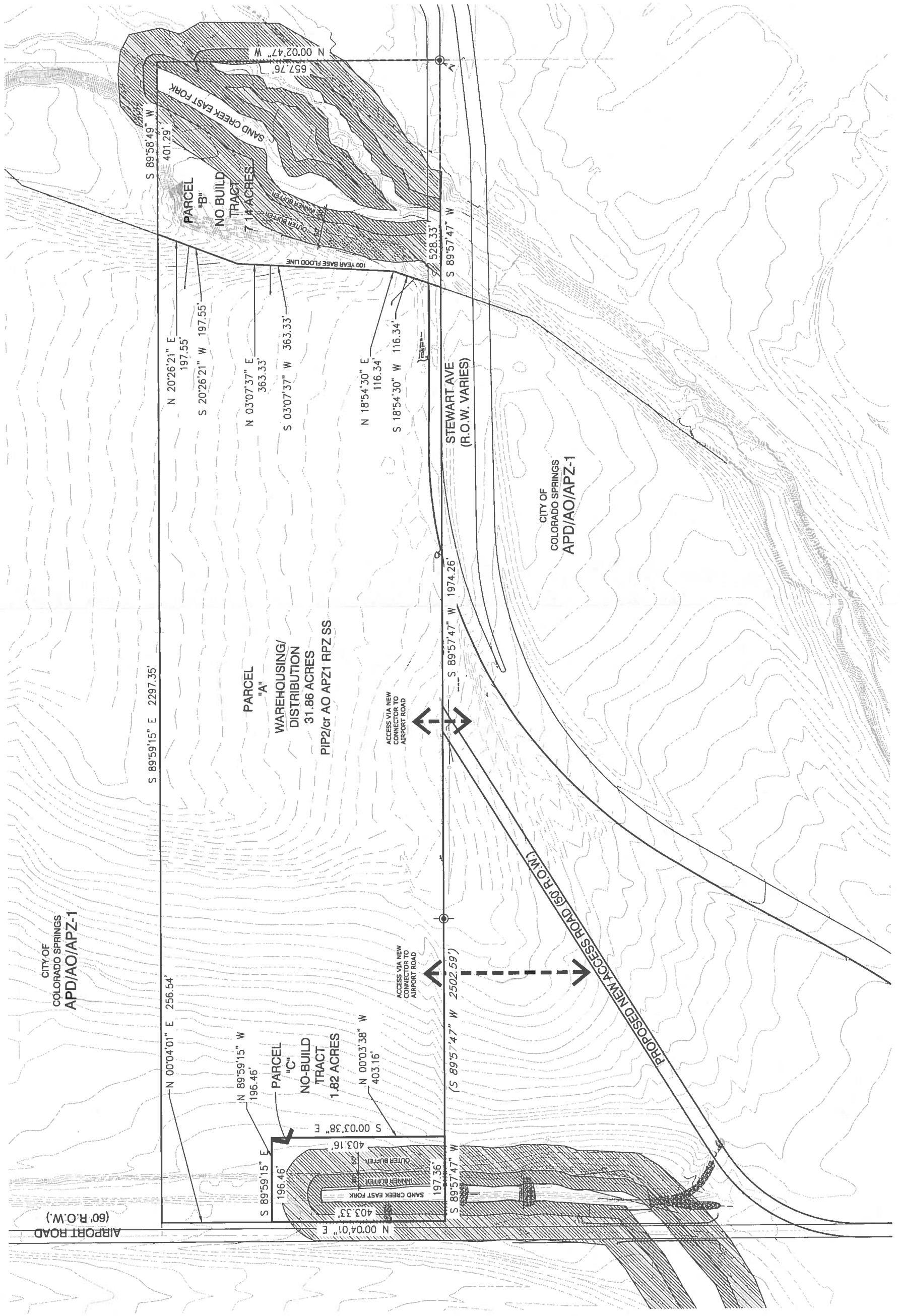


FIGURE 1 - Concept Plan