

LEGEND

PROPERTY ADDRESS: BROADHORN BLUFFS DR
 TAX-SCHEDULE NO. 89064-00-000
 CURRENT ZONING: R5 - HILLSIDE (MULTIFAMILY RESIDENTIAL)
 LOT SIZE: 19,004 s.f.
 PROPOSED BUILDING: CONDOMINIUMS
 SQUARE FOOTAGE (BUILDING FOOTPRINT): 19,004 s.f.
 PERCENT OF LOT COVERAGE: 22.0%
 PROPOSED PARKING: 172 TOTAL
 LAND USE: 1.7 DU / DU 172
 2-BEDROOM 2.0 DU 9
 3-BEDROOM 1.0 DU 172

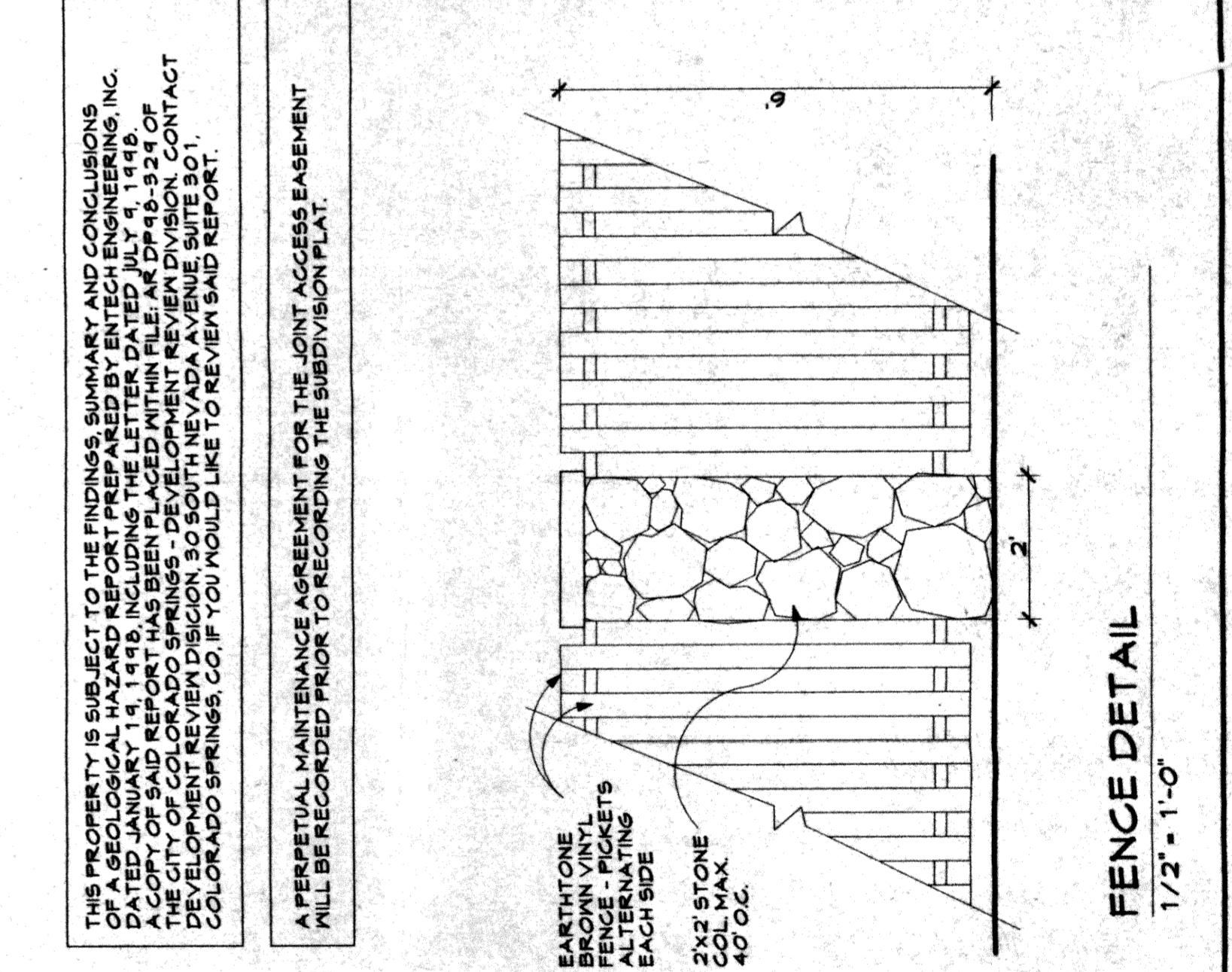
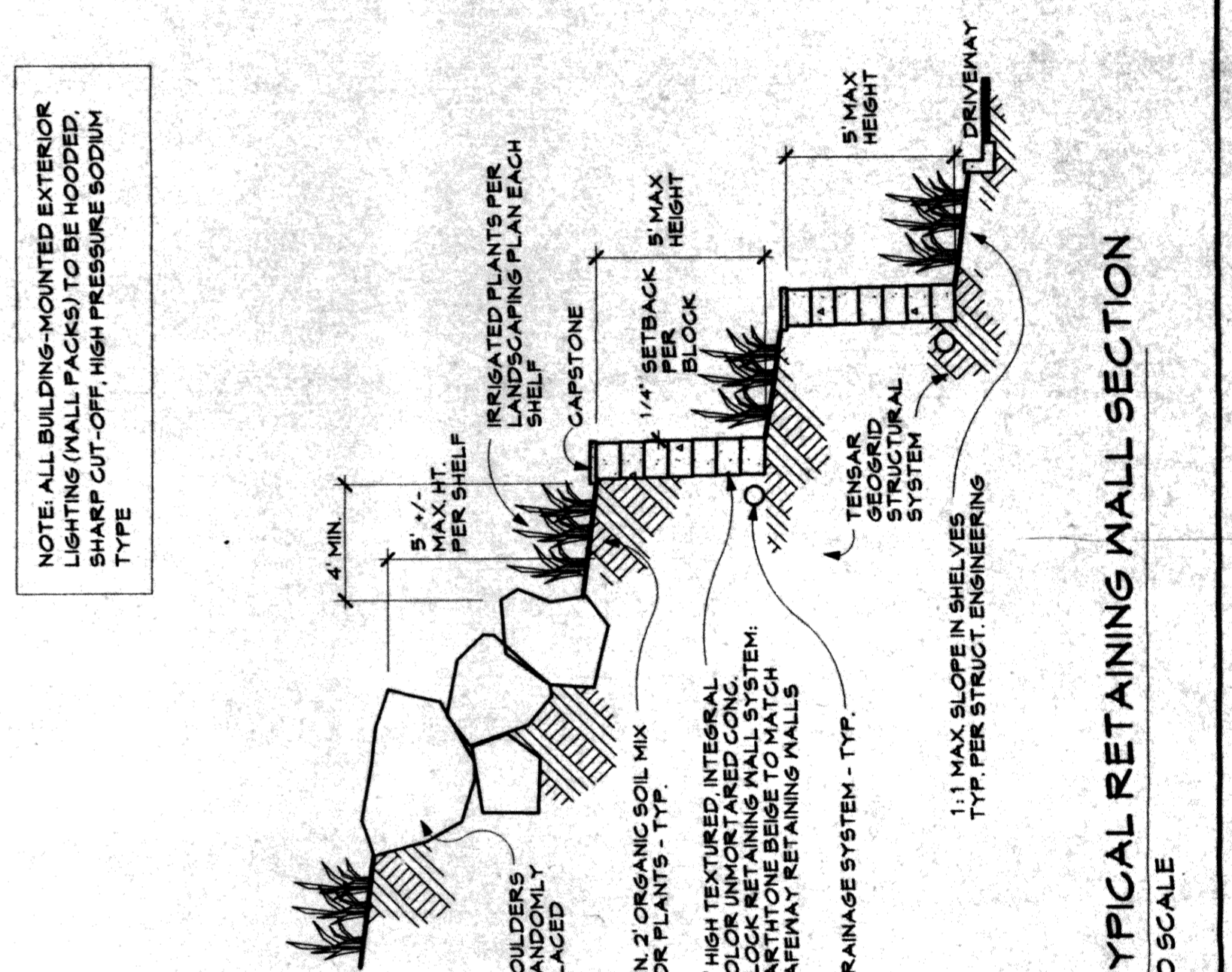
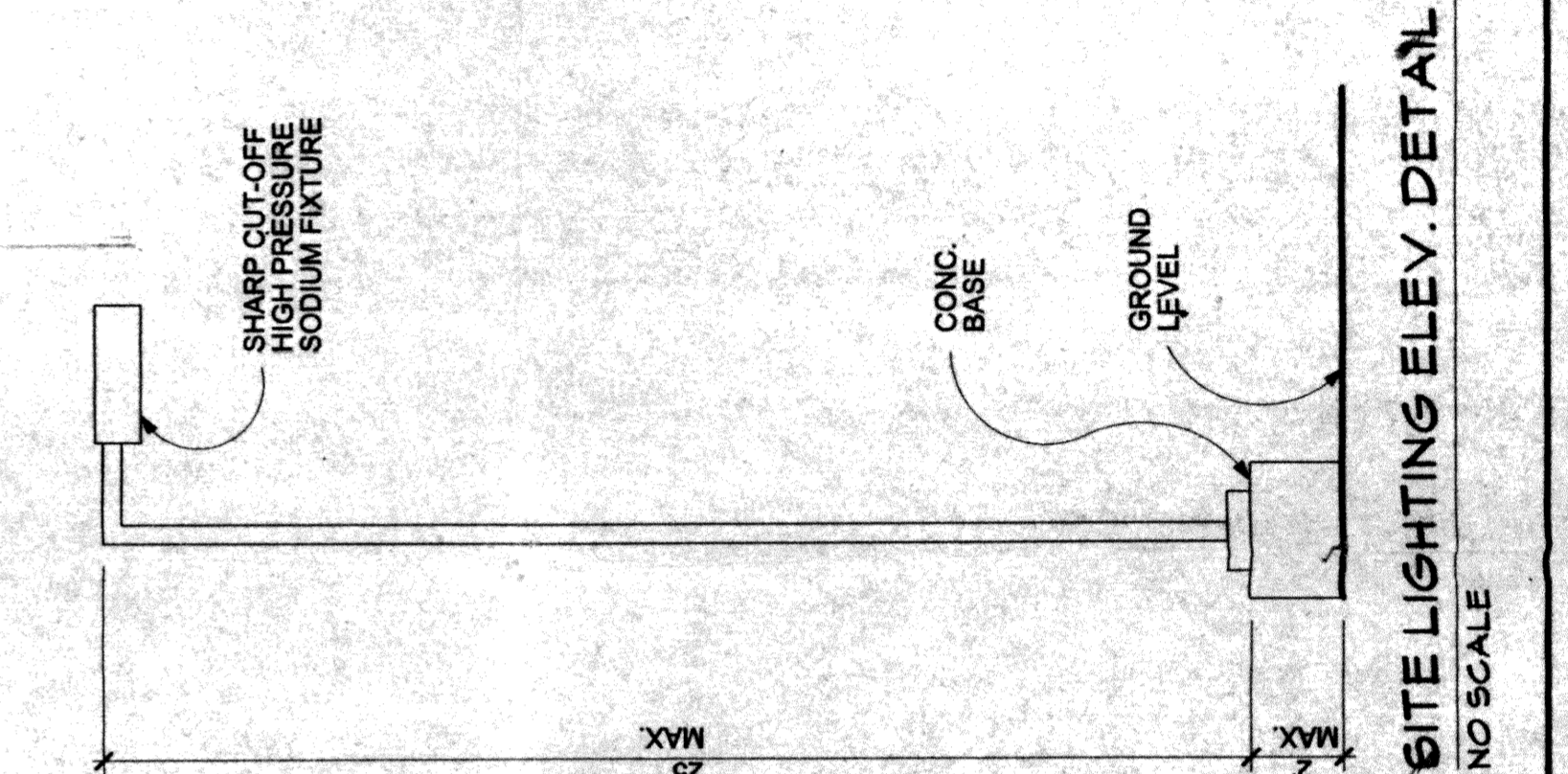
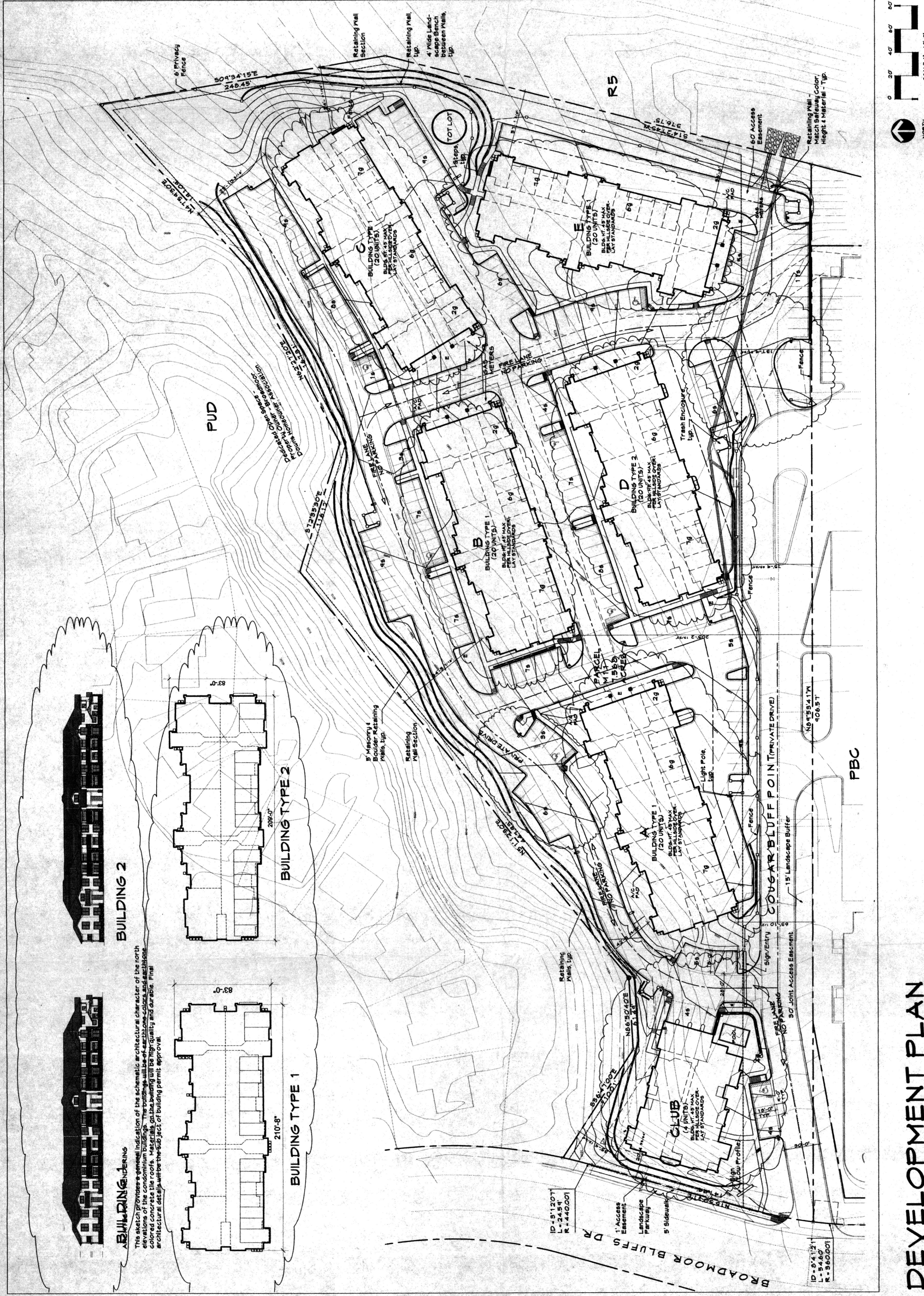
TOTAL PARKING SPACES REQUIRED: 172
 STANDARD SPACES: 189
 HANDICAP SPACES: 7
 GARAGE SPACES: 74
 TOTAL: 249

PROPOSED BUILDING HEIGHT: 48 MAX
 GATE/ENTRY SIGN OVERHEAD ENTRY SIGN
 EXTERIOR LIGHTING SHALL BE FROM ADJOINING PROPERTIES
 ROP WALL POLE LAMPS SHALL BE SHARP CUT-OFF STYLE
 CHEYENNE MONTANA LODGE
 ENGLEWOOD, CO 80112

PROPERTY OWNER: CHEYENNE MONTANA LODGE

NOTES:
 FLOOD PLAN INFORMATION: FLOOD PLAN MAP # (08041 COT17) THE PROPOSED DEVELOPMENT DOES NOT FALL WITHIN A FEA DESIGNATED 100 YEAR FLOOD PLAIN
 DATA PRESENTED HERE IS DERIVED FROM SEVERAL SOURCES AND MEDIA TYPES. IMAGES ARE REPRESENTATIONAL ONLY AND THE DRAWINGS SHOULD NOT BE USED FOR MEASUREMENT.
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 KICPA ENGINEERS

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 ALL PERIMETER RETAINING WALLS TO BE 5' MAXIMUM HEIGHT.



LEGAL DESCRIPTION PARCEL M11

A TRACT OF LAND LOCATED IN THE SE 1/4 OF THE COUNTY OF EL PASO STATE OF COLORADO, BEING SECTION 19, T19S, R14E, S11W, 6TH T.M. THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY LINE OF SAID BROADHORN BLUFFS DR.

THENCE S86°41'00" E. 1100.1 FEET;
 THENCE N66°04'00" E. 614.1 FEET;
 THENCE N81°20'00" E. 447.95 FEET;
 THENCE S12°29'30" E. 116.14 FEET;
 THENCE N27°27'20" E. 167.81 FEET;
 THENCE N47°53'00" E. 191.08 FEET TO THE WESTERLY LINE OF SAID PARCEL 2;
 THENCE S07°34'19" E. 246.45 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2;
 THENCE N14°24'28" E. 450.31 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2 TO THE INTERSECTION OF BROADHORN BLUFFS DRIVE IN PARCEL 2 TO THE INTERSECTION OF BROADHORN BLUFFS DRIVE IN PARCEL 2;
 THENCE N07°11'11" E. 141.49 FEET ALONG THE WESTERLY LINE OF SAID BROADHORN BLUFFS DRIVE IN PARCEL 2 TO THE SOUTHWEST CORNER OF BROADHORN BLUFFS DRIVE IN PARCEL 2;
 THENCE N07°11'11" E. 141.49 FEET ALONG THE WESTERLY LINE OF SAID BROADHORN BLUFFS DRIVE IN PARCEL 2 TO THE SOUTHWEST CORNER OF BROADHORN BLUFFS DRIVE IN PARCEL 2;
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DEVELOPMENT PLAN

FIGURE 9