

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED
- FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- △ FOUND A PK NAIL AND 1-1/2" DIAMETER STAINLESS STEEL WASHER "LWA PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND55120159. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

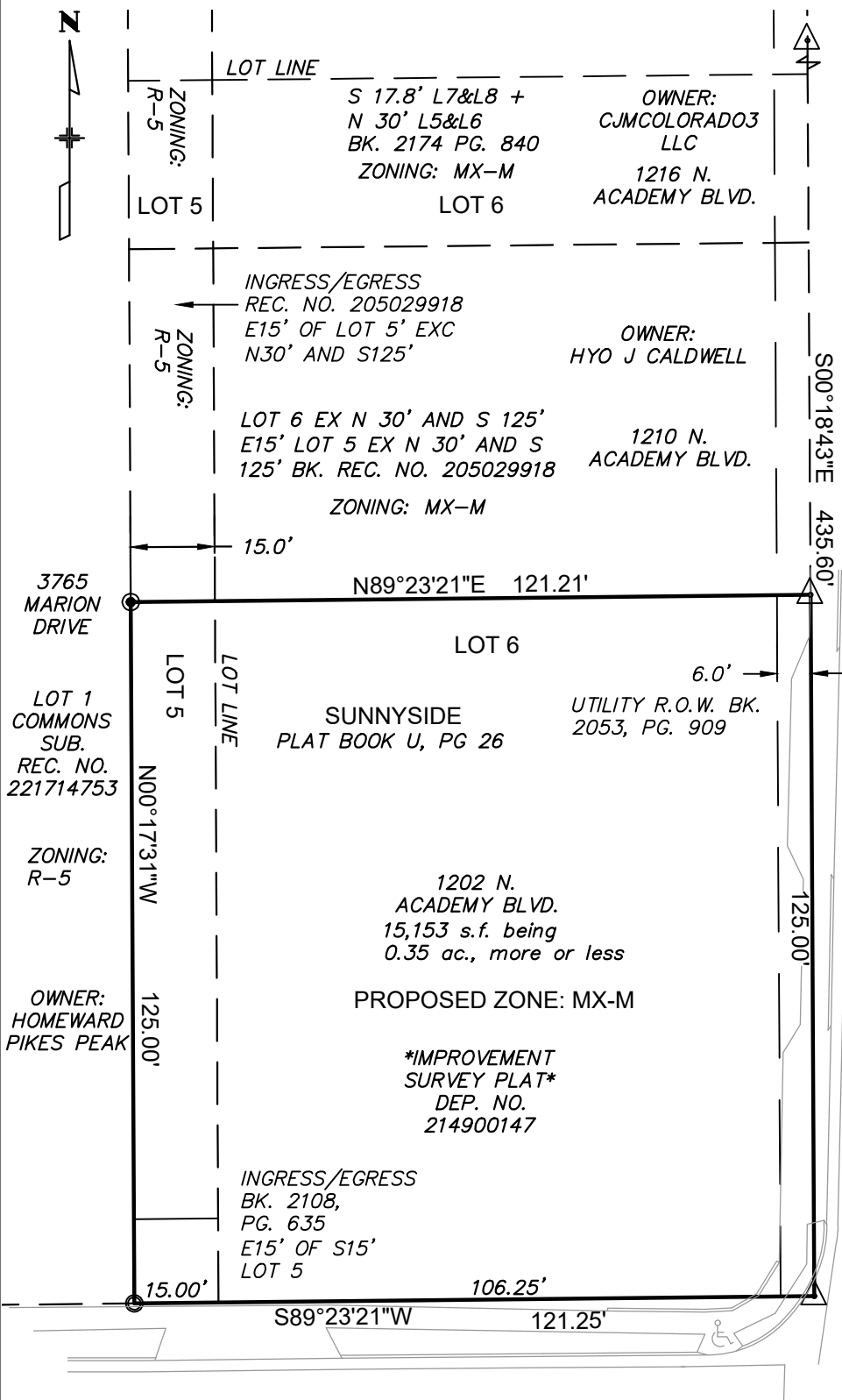
THE BASIS OF BEARINGS FOR THIS DESCRIPTION SURVEY IS THE EAST LINE OF BLOCK C, S00°18'43"E -435.60 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY BERGE-BREWER, DEPOSIT NUMBER 99900327 AND THE LINE IS MONUMENTED BY A PK NAIL AND WASHER "LWA PLS 28658" ON THE NORTH AND SOUTH.

UNITS OF MEASURE ARE U.S. SURVEY FEET

ACADEMY BOULEVARD  
PUBLIC R.O.W.  
WIDTH VARIES  
92'± (MEDIAN TAPER) ASPHALT MAT  
PUBLIC PRINCIPAL ARTERIAL

P.O.B.

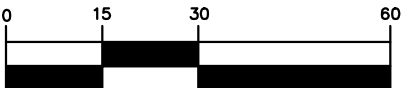
PROPOSED ZONE:  
MX-M  
EXISTING ZONE:  
MX-M AND R-5  
PROPOSED USE: MX-M



UINTAH STREET  
60' PUBLIC R.O.W.  
36' ASPHALT MAT  
PUBLIC COLLECTOR STREET

LOT 1, MOUNTAIN SUB. 1108 N. ACADEMY BLVD. ZONING: MX-M  
OWNER: JAMES A SPINATO  
REVOCABLE TRUST

GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

CITY FILE NO: ZONE-25-0002

ZONING EXHIBIT B  
1202 N. ACADEMY BLVD.  
SUNNYSIDE AA LLC  
SUNNYSIDE - COLORADO SPRINGS

DWG: 1222  
SCALE: 1"=30'  
DATE: 1/6/25  
DRAWN: KMO  
CHECKED: THK  
PROJECT: 24075

LWA LAND SURVEYING, INC.  
953 E. FILLMORE STREET  
COLORADO SPRINGS, CO 80907  
TELEPHONE (719) 636-5179

REVISIONS:  
CITY COMMENTS 2-10-25

SHEET 2 OF 2