

Site Data:

Owner: MVS Development
10217 Edith Blvd NE
Albuquerque, NM 87113

Tax ID Number: 7401200008, 7401400009

Acres: 38.7 AC

Zoning: PUD SS (ORD. # 10-106)
*REFER TO NOTE 8 FOR CONDITIONS OF RECORD

Proposed Land Use: Residential
• Single Family
• Duplex
• Townhomes
• Multifamily (apartments)
Open Space
Religious Institution

Residential: 30.6 Acres
Open Space Area: 3.9 Acres
Religious Institution: 4.2 Acres

Density: L-M 4-8 DU/AC (4.9 AC)
M-H 12-16 DU/AC (25.7 AC)
TOTAL: (411 Dwelling Units) Max.

Max Building Height: 35'

Legend:

- Existing Roadway
- Proposed Roadway
- Stream Side Overlay
- Mesa Creek
- Existing Trails

Street Cross Sections:

Minor Arterial: 100' ROW, 5' Shoulder, 11' Lane, 14' Median, 11' Lane, 5' Shoulder

Local Street: 50' ROW, 5' Shoulder, 34' Lane, 5' Shoulder

Scale 1:20

General Notes:

- The Stream Side Overlay shown is diagrammatic. The specific Stream Side Overlay boundary will be determined through the development plan review process.
- Setbacks to be determined with Development Plans
- Sidewalk network to be provided adjacent to all public/private streets to provide internal pedestrian connectivity and external connection to existing and/or proposed sidewalks and trails.
- Specifications of site lighting, architecture, landscaping, walls, fencing, and signage to be address on the Development Plans
- The private open space shall be owned and maintained by a Community HOA / Metro District and shall be platted and the ownership and maintenance determined at time of platting for the property.
- Temporary access for the religious institution will only be to Centennial Boulevard. When Centennial Boulevard from Fillmore Street to Fontanero Street is constructed access for the church will be allowed through the Mesa Springs neighborhood.
- A geohazard report will be required with the future development plan submittal.
- Conditions of Record:
 - Residential, attached and detached (4-20 du/ac, max 411 units); religious institution; 35 ft. max height.

AMENDMENT HISTORY

City LUR File Number	Amendment Description
CPC PUD 09-00128	Approved
CPC PUD 09-00128- A1M1J18	Amendment to the area southwest of Van Buren and Centennial to change from low medium, medium high and high to medium high west of Centennial and from low medium to religious institution and low medium on the east side of Centennial

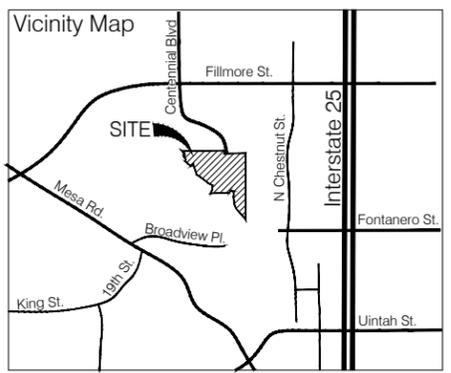
Sheet Index

SHEET 1	PUD PLAN
SHEET 2	PUD PLAN NOTES & CONDITIONS
SHEET 3	LSA COMPOSITE PLAN
SHEET 4	WASTEWATER/UTILITY MAP

Legal Description:

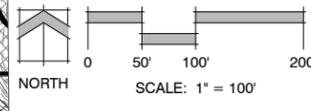
NORTHEAST PARCEL:
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: A PORTION OF THE EAST LINE OF 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 8, 1986 AND ON THE SOUTH END BY A NO. 5 REBAR WITH 1/2" ALUMINUM SURVEYORS CAP STAMPED "LWA PLS 28658" IS ASSUMED TO BEAR S00°41'24"E, A DISTANCE OF 2055.30 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. 204192335, RECORDS OF EL PASO COUNTY, COLORADO.
THENCE S00°41'24"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°41'24"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1025.99 FEET TO A POINT ON THE EASTERN 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) S89°28'56"W, A DISTANCE OF 176.75 FEET;
2) S24°02'19"W, A DISTANCE OF 288.22 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°28'56"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.
LEGAL DESCRIPTION STATEMENT:
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

WEST PARCEL:
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 8, 1986 AND ON THE SOUTH END BY A NO. 5 REBAR WITH 1/2" ALUMINUM SURVEYORS CAP STAMPED "LWA PLS 28658" IS ASSUMED TO BEAR S00°41'24"E, A DISTANCE OF 2055.30 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. 204192335, RECORDS OF EL PASO COUNTY, COLORADO.
THENCE S89°28'56"W ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET, A DISTANCE OF 643.79 FEET TO THE NORTHWESTERLY CORNER OF SAID VAN BUREN STREET, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF LYON ESTATES, RECORDED UNDER RECEPTION NO. 212038096;
THENCE ON THE WESTERLY AND NORTHERLY RIGHT OF WAY LINES OF SAID VAN BUREN STREET THE FOLLOWING (2) TWO COURSES:
1) S00°31'04"E, A DISTANCE OF 55.00 FEET;
2) N89°28'56"E, A DISTANCE OF 43.48 FEET TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 212038096;
THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID TRACT OF LAND THE FOLLOWING (4) FOUR COURSES:
1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N83°56'25"E, HAVING A DELTA OF 17°59'43", A RADIUS OF 2917.79 FEET AND A DISTANCE OF 916.41 FEET TO A POINT OF TANGENT;
2) S24°02'19"W, A DISTANCE OF 288.22 FEET;
3) S89°28'56"W, A DISTANCE OF 87.54 FEET;
4) S00°18'19"W, A DISTANCE OF 0.26 FEET TO THE NORTHEASTERLY CORNER OF TRACT A, AS PLATTED IN BROADVIEW RANCH, RECORDED IN PLAT BOOK B-3 AT PAGE 19;
THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT A THE FOLLOWING (5) FIVE COURSES:
1) N75°36'42"W, A DISTANCE OF 99.98 FEET;
2) S25°45'41"W, A DISTANCE OF 57.04 FEET;
3) N54°20'55"W, A DISTANCE OF 437.00 FEET;
4) N65°35'35"W, A DISTANCE OF 106.00 FEET;
5) N21°05'55"W, A DISTANCE OF 345.00 FEET;
6) S70°54'02"W, A DISTANCE OF 68.00 FEET;
7) N45°29'55"W, A DISTANCE OF 180.00 FEET;
8) N02°20'55"W, A DISTANCE OF 80.00 FEET;
9) N44°14'55"W, A DISTANCE OF 51.00 FEET;
10) N09°27'55"W, A DISTANCE OF 152.00 FEET;
11) N61°35'55"W, A DISTANCE OF 84.39 FEET;
THENCE N03°10'21"W, A DISTANCE OF 36.84 FEET;
THENCE N03°10'21"E, A DISTANCE OF 86.61 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2788 AT PAGE 665;
THENCE ON THE EASTERLY BOUNDARY LINE OF SAID TRACT OF LAND THE FOLLOWING (11) ELEVEN COURSES:
1) N23°31'23"E, A DISTANCE OF 73.50 FEET;
2) N14°20'25"W, A DISTANCE OF 73.50 FEET;
3) N54°20'55"W, A DISTANCE OF 437.00 FEET;
4) N65°35'35"W, A DISTANCE OF 106.00 FEET;
5) N21°05'55"W, A DISTANCE OF 345.00 FEET;
6) S70°54'02"W, A DISTANCE OF 68.00 FEET;
7) N45°29'55"W, A DISTANCE OF 180.00 FEET;
8) N02°20'55"W, A DISTANCE OF 80.00 FEET;
9) N44°14'55"W, A DISTANCE OF 51.00 FEET;
10) N09°27'55"W, A DISTANCE OF 152.00 FEET;
11) N61°35'55"W, A DISTANCE OF 84.39 FEET;
THENCE N89°28'56"E, A DISTANCE OF 838.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID LYON ESTATES; THENCE CONTINUING N89°28'56"E ON THE SOUTHERLY BOUNDARY LINE OF SAID LYON ESTATES, A DISTANCE OF 458.20 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 29.542 ACRES.
LEGAL DESCRIPTION STATEMENT:
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



PUBLIC LAND DEDICATION
3.7 AC

CENTENNIAL RIGHT-OF-WAY DEDICATION
4.7 AC



URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE

618 N. Cascade Ave., Suite 300
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267

NIES

MVS Centennial PUD

COLORADO SPRINGS, CO

DATE: 10/17/2018
DRAWN: AK
APPROVED: KCM

COLORADO SPRINGS
CITY OF COLORADO
Land Use Review
Approved
04/10/2019

REVISIONS:

DATE:	BY:	COMMENTS:

PUD SITE PLAN

SHEET NO:
1
OF 3 SHEETS

CPC PUD 09-00128
-A1M1J18

FIGURE 5

Composite Legend



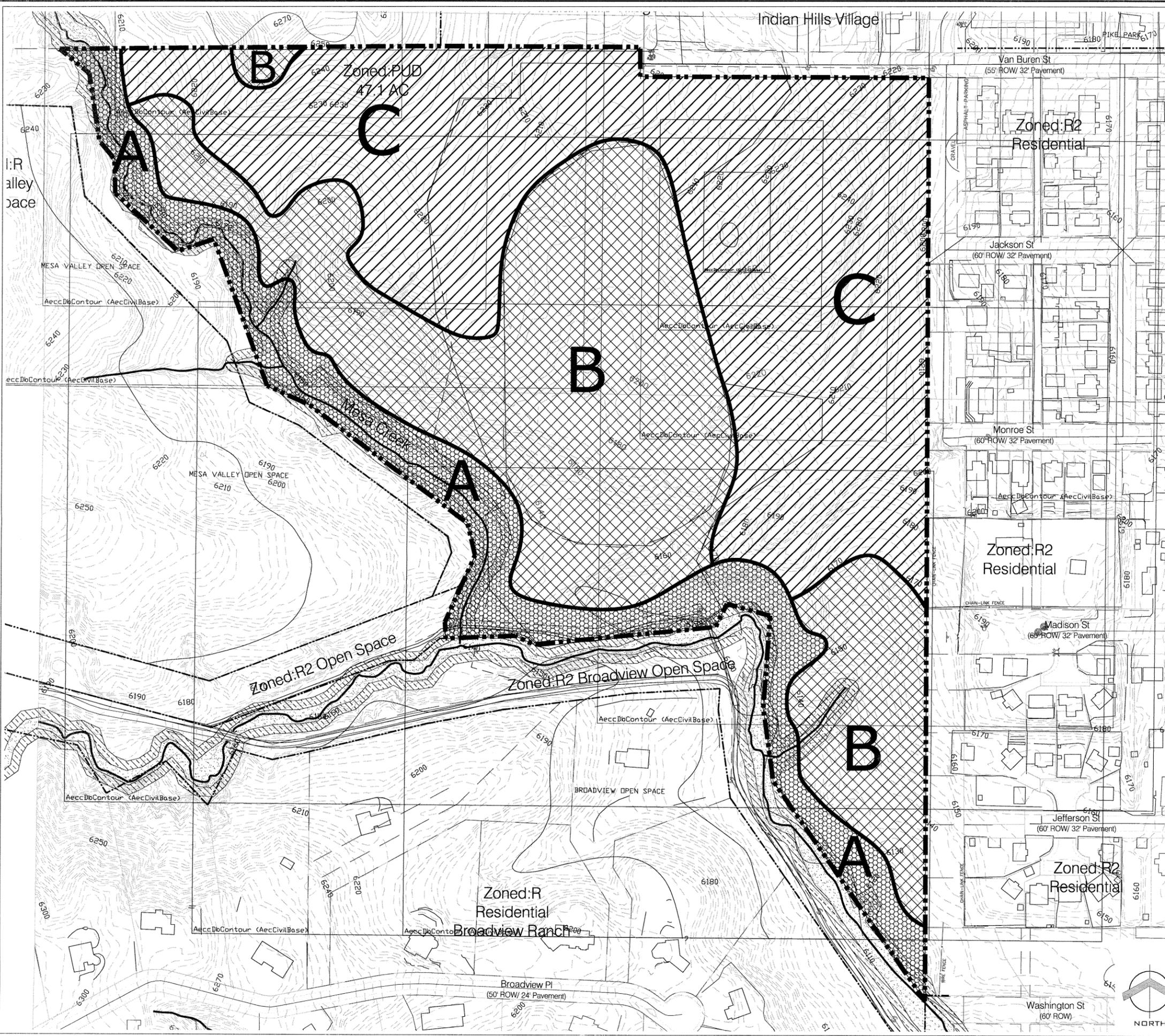
A PRESERVATION AREA
Most significant / sensitive natural resource area - Preservation Encouraged ± 7 AC



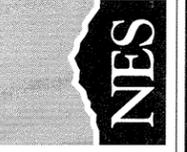
B SOME DEVELOPMENT CONSTRAINTS
Development area may be constrained by environment, geology, soils, cultural areas, etc. ± 18 AC



C MINIMAL DEVELOPMENT CONSTRAINTS
Suitable development area ± 23 AC



URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE



Centennial PUD
Composite Analysis

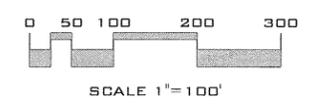
COLORADO SPRINGS, CO

DATE: 07.20.09
DRAWN: DCD
APPROVED: RB

REVISIONS:
BY: PFB/MS
DATE: 09/10



NO CHANGES TO
THIS SHEET



COMPOSITE
SUITABILITY
ANALYSIS

SHEET NO.
2
OF
3 SHEETS

CPC PUD 09-00128

FIGURE 5



1" = 200'

Scale in Feet

Land Use Review Approved
04/10/2019

NO CHANGES TO THIS SHEET
CPC PUD 09-00128
-A1MJ18

Sheet 3 of 3 FILE: 06063CP.DWG 12/01/09

		ENGINEERING - SURVEYING 1955 N. UNION BLVD., SUITE 200 COLORADO SPRINGS, CO 80909 (719) 475-2575 • FAX (719) 475-9223
MVS DEVELOPMENT WASTEWATER/UTILITY MAP		
TITLE :		
SCALE :	1"=200'	DRAWN BY :
DATE :	12/01/09	CHECKED BY :

FIGURE 53