MOHAWK COMMERCIAL CENTRE

CITY OF COLORADO SPRINGS, COLORADO

MAJOR MASTER PLAN AMENDMENT

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204082095, RECORDS OF EL PASO COUNTY, COLORADO.

GENERAL NOTES

1. THE CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL TRIGGERS THE NEED FOR PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION, TO BE COORDINATED WITH THE PARKS, RECREATION, AND CULTURAL SERVICES DEPARTMENT WITH THE DEVELOPMENT PLAN APPLICATION
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0533G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
3. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
4. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.

EXISTING LAND USE TABLE

LAND USE	ACREAGE
COMMERCIAL	64.23 ACRES

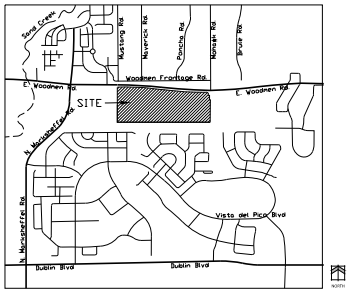
PROPOSED LAND USE TABLE

LAND USE	ACREAGE
RVH (RESIDENTIAL VERY HIGH DENSITY) 12-24.99DU/AC	27.4 ACRES
RECREATIONAL COMMERCIAL	26.93 ACRES
COMMERCIAL/OFFICE	9.9 ACRES
TOTAL	64.23 ACRES

AMENDMENT HISTORY

City LUR File Number	Date	Amendment Description
CPC MP 07-00325-A1MJ22	CURRENT	ADJUSTMENT 27.4 AC FROM COMMERCIAL USE TO RESIDENTIAL USE. DESIGNATED RECREATIONAL COMMERCIAL USE

VICINITY MAP



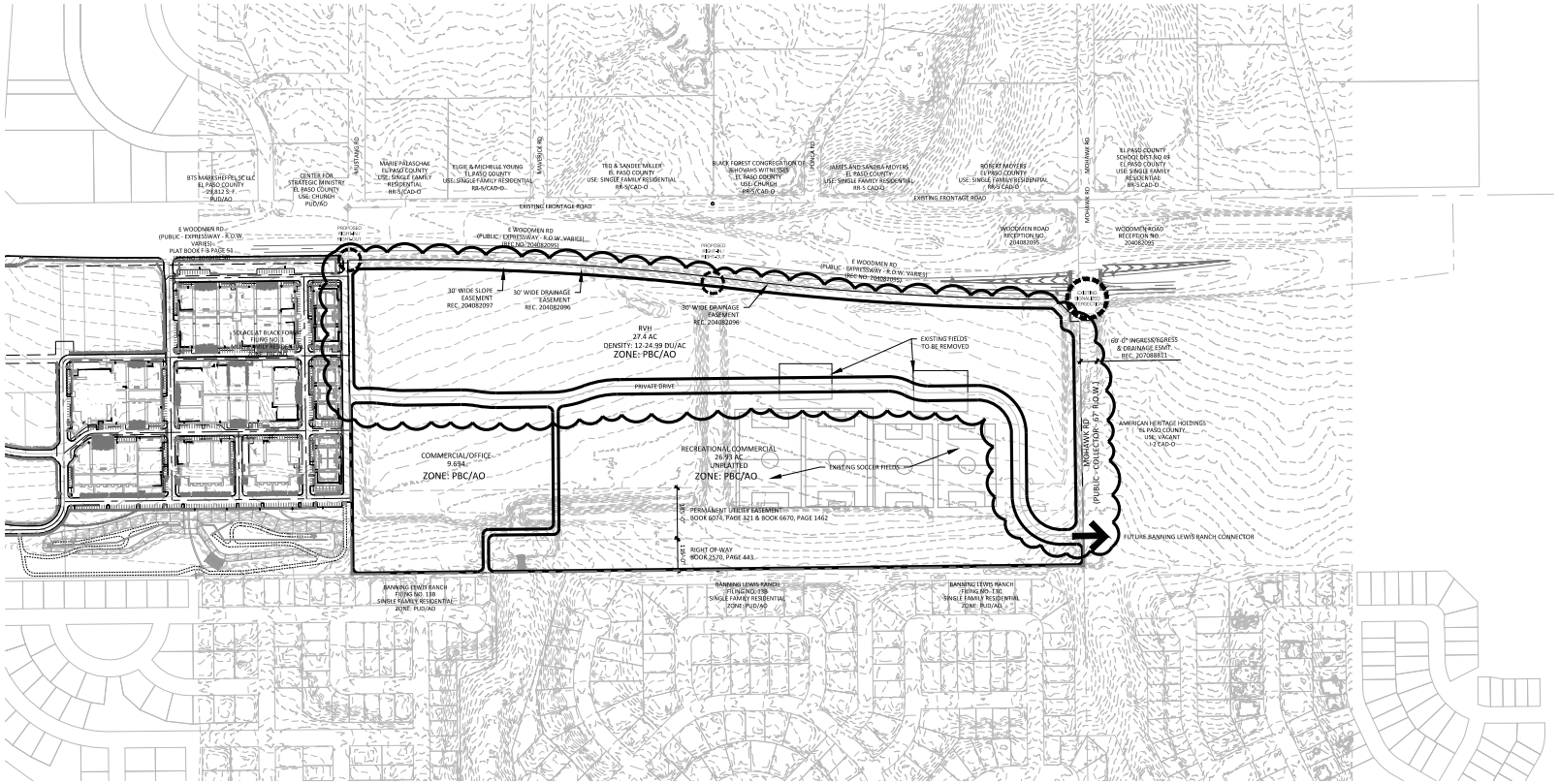


EXHIBIT A - Master Plan Amendment

NES

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PLANNERS / LANDSCAPE ARCHITECT

FH ASSOCIATION WITH

MOHAWK COMMERCIAL CENTRE

MAJOR MASTER PLAN AMENDMENT

E WOODMEN ROAD
COLORADO SPRINGS, CO

PROJECT INFO

DATE:	4/20/2022
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

DRAWN

SCALE INFO

DATE:	BY:	DESCRIPTION:
9/7/2022	JBS	PER CITY COMMENTS

SCALE - REVISION

SHEET TITLE

MASTER PLAN

SHEET NUMBER

1

1 OF 1

PLAN FILE

CPC MP 07-00325-A1MJ22