

TRAILSIDE AT COTTONWOOD CREEK

EAST WOODMEN ROAD
COLORADO SPRINGS,
CO 80920

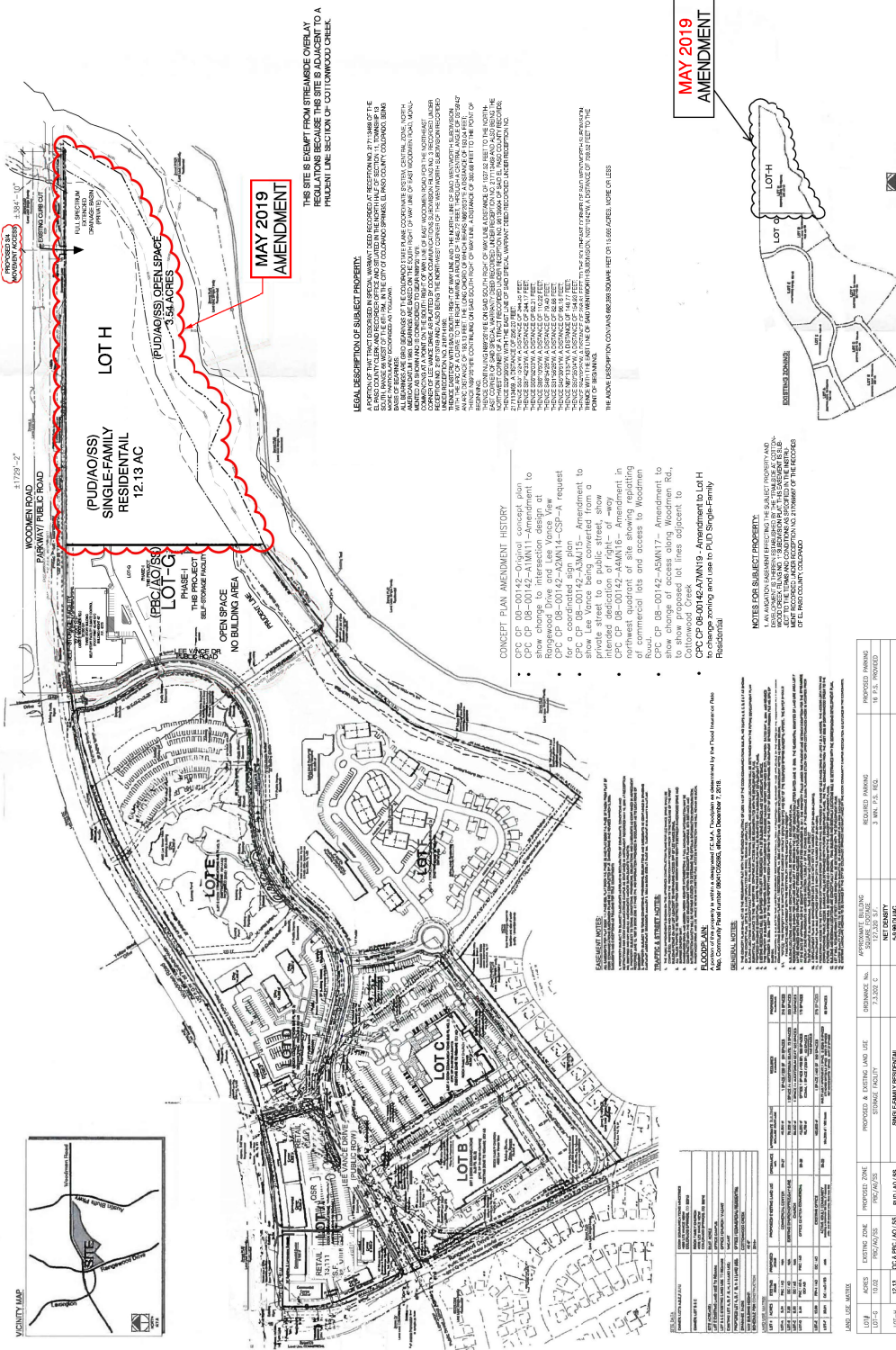
DATE: 05-06-2019
DRAWN BY: [Name]
PREPARED BY: [Name]

CONCEPT PLAN
AMENDMENT

COOK
COMMUNICATIONS
CONCEPT PLAN

1 OF 1

CPC CP 08-00142-A7/MN19



**MAY 2019
AMENDMENT**

THIS SITE IS EXEMPT FROM STREAMSIDE OVERLAY REGULATIONS BECAUSE THIS SITE IS ADJACENT TO A PRUDENT LINE SECTION OF COTTONWOOD CREEK.

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

THE ABOVE DESCRIBED PROPERTY IS LOCATED IN SECTION 10, TOWNSHIP 11 N, RANGE 107 W, COUNTY OF EL PASO, STATE OF TEXAS. THE PROPERTY IS PART OF THE TRAILSIDE AT COTTONWOOD CREEK SUBDIVISION, AS SHOWN ON THE PLAT OF THE TRAILSIDE AT COTTONWOOD CREEK SUBDIVISION, BOOK 108, PAGE 108, PUBLIC RECORDS, COUNTY OF EL PASO, TEXAS. THE PROPERTY IS ALSO PART OF THE TRAILSIDE AT COTTONWOOD CREEK SUBDIVISION, AS SHOWN ON THE PLAT OF THE TRAILSIDE AT COTTONWOOD CREEK SUBDIVISION, BOOK 108, PAGE 108, PUBLIC RECORDS, COUNTY OF EL PASO, TEXAS. THE PROPERTY IS ALSO PART OF THE TRAILSIDE AT COTTONWOOD CREEK SUBDIVISION, AS SHOWN ON THE PLAT OF THE TRAILSIDE AT COTTONWOOD CREEK SUBDIVISION, BOOK 108, PAGE 108, PUBLIC RECORDS, COUNTY OF EL PASO, TEXAS.

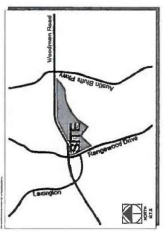
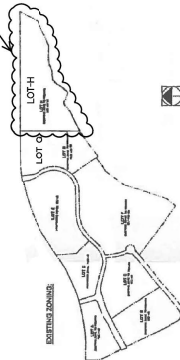
CONCEPT PLAN AMENDMENT HISTORY

- CPC CP 08-00142-Original concept plan to show change to intersection design at Ringwood Drive and Lee Vance View
- CPC CP 08-00142-AM14-CSP-A request for a 6' easement sign plan
- CPC CP 08-00142-AM15- Amendment to show Lee Vance being converted from a proposed driveway to a proposed easement
- CPC CP 08-00142-AM16- Amendment in proposed easement to show easement of commercial bus and access to Woodman Road
- CPC CP 08-00142-AM17- Amendment to show change of access along Woodman Rd.
- CPC CP 08-00142-AM18- Amendment to show change of lot lines adjacent to Woodman Rd.
- CPC CP 08-00142-A7/MN19- Amendment to change zoning and use to PLD Single-Family Residential.

NOTES FOR SUBJECT PROPERTY:

1. AN ANALYSIS HAS BEEN CONDUCTED TO DETERMINE THE SUBJECT PROPERTY AND WOOD CREEK IS A 10' WIDE STREAM. THE PROPERTY IS ADJACENT TO THE STREAM AND IS SUBJECT TO THE STREAMSIDE OVERLAY REGULATIONS. THE PROPERTY IS NOT SUBJECT TO THE STREAMSIDE OVERLAY REGULATIONS.

**MAY 2019
AMENDMENT**



LAND USE METERS	EXISTING ZONE	PROPOSED ZONE	PROPOSED & EXISTING LAND USE	APPROXIMATE TOTAL SQUARE FOOTAGE	REQUIRED PARKING	PROPOSED PARKING
LOT-15	RS-2	RS-2/RS-35	STORAGE FACILITY	7,200 SF	3 W/ 15% RES	19 1/2% PROVIDED
LOT-H	RS-1	PLD / AO / S5	SINGLE-FAMILY RESIDENTIAL	54,900 SQ. FT.	54,900 SQ. FT.	54,900 SQ. FT.

FIGURE 5