

RIDGE AT WATERVIEW NORTH
EXHIBIT B - ZONE CHANGE
RESIDENTIAL ZONE: R-FLEX MEDIUM AP-O
LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

NW COR. SEC. 9
FND 2 1/2" ALUM. CAP
0.2' BELOW GND
MARKED "D.B. & CO."
T15S R65W
S5 S4
S8 S9
PLD 17664

CITY OF COLORADO SPRINGS
5500000504
ZONE: APD APZ1 RPZ AO
USE: VACANT

POINT OF BEGINNING
N 1/4 COR. SEC. 9
3 1/4" ALUM. CAP
0.3' BELOW GND
MARKED "JR DEVELOPERS"
T15S R65W RLS 10377

WIDEFIELD SCHOOL DISTRICT #3
5504401002
ZONE: PIP2/CR AO
USE: VACANT

ZONE: CS, 1-2 CAD-O
CPR ENTITLEMENTS, LLC
TAX ID: 5500000493
CURRENT LAND USE:
VACANT/GRAZING

CPR ENTITLEMENTS, LLC
5500000493
ZONE: LI-AO APZ1
USE: VACANT

BASIS OF BEARING
S89°51'23"E 2636.19'

PHI REAL ESTATE SERVICES, LLC
5500000441
ZONE: R5-AP-O
USE: VACANT

WVN 9.6, LLC
5500000454
ZONE: R5-AO
USE: VACANT

PROPOSED REZONE
FROM: R5-AP-0
TO: R-FLEX-MEDIUM-AP-0
21.19 AC

QUEEN BEE INVESTMENTS, LLC
5500000494
ZONE: LI-AO, MX-L-AO APZ1
USE: VACANT

VETERANS VILLA OPERATING, LLC
5500000453
ZONE: MX-L-AO, R5-AO APZ1
USE: VACANT

**30' WIDE
PIPELINE EASEMENT
BOOK 2127 PAGE 180**

ZONE: CS CAD-O
CPR ENTITLEMENTS, LLC
TAX ID: 5500000495
CURRENT LAND USE:
VACANT/GRAZING

QUEEN BEE INVESTMENTS, LLC
5500000523
ZONE: MX-L-AO APZ1
USE: VACANT

RJ LAND DEVELOPMENT CORP.
5500000456
ZONE: R-FLEX-MED-AO
USE: VACANT

CPR ENTITLEMENTS, LLC
5500000457
ZONE: PF-AO
USE: VACANT

AZOF COLORADO FUND LLC
5509101001
ZONE: 1-2 CAD-0
USE: VACANT

SITE DATA

NAME OF SUBDIVISION: RIDGE AT WATERVIEW NORTH
EXISTING ZONING: R-5 AP-O
PROPOSED ZONING: R-FLEX-MED AP-O
PROPOSED USE: ATTACHED SINGLE FAMILY (TOWNHOME)
AREA: 21.19
MAXIMUM NO. OF RESIDENTIAL UNITS: 214

NOTE:
ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE
REQUIREMENTS.

LAND OWNERS

PHI REAL ESTATE SERVICES, LLC
200 W CITY CENTER DR., SUITE 200
PUEBLO, CO 81003
719-584-2800

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719-377-0244

LEGEND

WATERVIEW NORTH BOUNDARY
EXISTING PARCEL LINE
EXISTING RIGHT OF WAY
EXISTING PROPERTY EASEMENT
EXISTING PROPERTY SECTION LINE
PROPOSED ZONE BOUNDARY

