

# ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A:

## NORTH PARCEL

LOTS 1 THROUGH 16, THE SOUTH ONE-HALF OF VACATED HENDERSON STREET, AND THE SOUTHERLY 80 FEET OF LOTS 17, 18, 19 AND 20, BLOCK 43, ADDITION NO 2 TO THE TOWN OF WEST COLORADO SPRINGS, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LOFTS AT MIRRILLION AS RECORDED IN RECEPTION NO. 203032968 OF THE RECORDS OF SAID EL PASO COUNTY THENCE N86°33'54"E (BASIS OF BEARING), A DISTANCE OF 400.29 FEET ALONG A SOUTHERLY LINE OF SAID LOFTS AT MIRRILLION;

THENCE S04°23'32"E, A DISTANCE OF 69.78 FEET ALONG A SOUTHERLY LINE OF SAID LOFTS AT MIRRILLION;

THENCE N86°43'05"E, A DISTANCE OF 97.99 FEET ALONG A SOUTHERLY LINE OF SAID LOFTS AT MIRRILLION TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE WEST LINE OF 20TH STREET;

THENCE S03°05'08"E, A DISTANCE OF 79.92 FEET ALONG THE WEST LINE OF SAID 20TH STREET TO THE NORTHEAST CORNER OF 16' ALLEY IN BLOCK 43;

THENCE S87°10'37"W, A DISTANCE OF 499.96 FEET ALONG THE NORTH LINE OF SAID 16' ALLEY;

THENCE N03°02'47"W, A DISTANCE OF 144.62 FEET ALONG THE WEST LINE OF SAID BLOCK 43 ALSO BEING THE EAST LINE OF 21ST STREET TO THE POINT OF BEGINNING.

CONTAINING 66,723 SF (1.532± ACRES) MORE OR LESS.

TOGETHER WITH;

## SOUTH PARCEL

LOTS 31 THROUGH 40, BLOCK 43, ADDITION NO 2 TO THE TOWN OF WEST COLORADO SPRINGS, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 43, ADDITION NO 2 TO THE TOWN OF WEST COLORADO SPRINGS AS RECORDED IN PLAT BOOK C AT PAGE 10 OF THE RECORDS OF SAID EL PASO COUNTY THENCE N03°02'47"W, A DISTANCE OF 120.03 FEET ALONG THE WEST LINE OF SAID BLOCK 43 ALSO BEING THE EAST LINE OF 21ST STREET TO THE SOUTHWEST OF SAID 16' ALLEY;

THENCE N87°10'37"E, A DISTANCE OF 249.99 FEET ALONG THE SOUTH LINE OF SAID 16' ALLEY ALSO BEING THE NORTH LINE OF SAID LOTS 31 THROUGH 40 TO THE NORTHEAST CORNER OF LOT 31, SAID BLOCK 43;

THENCE S03°03'57"E, A DISTANCE OF 119.81 FEET ALONG THE EAST LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE NORTH LINE OF W UINTAH STREET;

THENCE S87°07'39"W, A DISTANCE OF 250.03 FEET ALONG THE NORTH LINE OF SAID W UINTAH STREET ALSO BEING THE SOUTH LINE OF SAID LOTS 31 THROUGH 40 TO THE SOUTHWEST CORNER OF LOT 40, SAID BLOCK 43 TO THE POINT OF BEGINNING.

CONTAINING 29,981 SF (0.688± ACRES) MORE OR LESS.


TOGETHER CONTAINING 96,704 SF. (2.220± ACRES) MORE OR LESS

CITY FILE NO. ZONE-24-0014

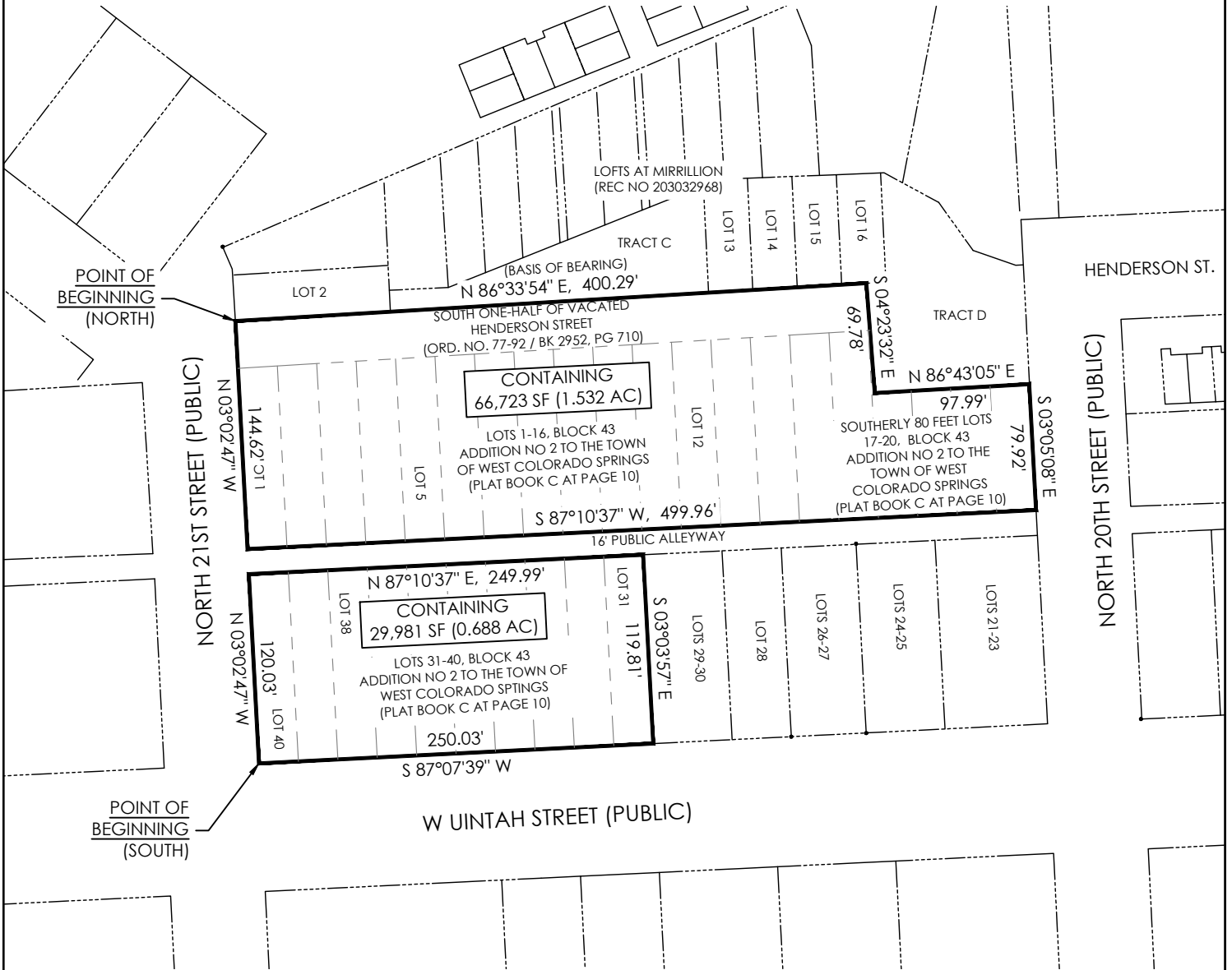
## ZONING

CURRENT ZONE: R2

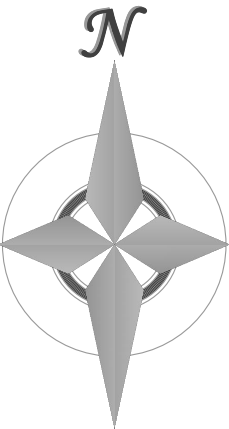
PROPOSED ZONE: R-FLEX MEDIUM

 <b>MONUMENT VALLEY ENGINEERS INC.</b> ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736	XREFS	PROJECT:	<b>SUN MOUNTAIN TOWNHOMES</b>		
		TITLE:	<b>ZONE CHANGE EXHIBIT A</b>		
		PROJ. NO.	DATE:	DRAWING NO.	SHEET
		51516	8/26/2024	-ZONE-PS	1 OF 2

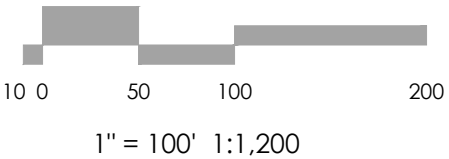
# ZONE CHANGE MAP - EXHIBIT B



POINT OF BEGINNING (SOUTH)



- LEGEND**
- ZONE CHANGE BOUNDARY
  - ADJACENT PROPERTY LINES



- ZONING**
- CURRENT ZONE: R2
  - PROPOSED ZONE: R-FLEX MEDIUM

CITY FILE NO. ZONE-24-0014

<b>MONUMENT VALLEY ENGINEERS INC.</b> <small>ENGINEERS * SURVEYORS                  1903 LELARAY STREET                  COLORADO SPRINGS, COLORADO 80909                  PHONE (719) 635-5736</small>	XREFS	PROJECT: <b>SUN MOUNTAIN TOWNHOMES</b>	
		TITLE: <b>ZONE CHANGE EXHIBIT B</b>	
	PROJ. NO. 51516	DATE: 8/26/2024	DRAWING NO. -ZONE-PS
			SHEET 2 OF 2