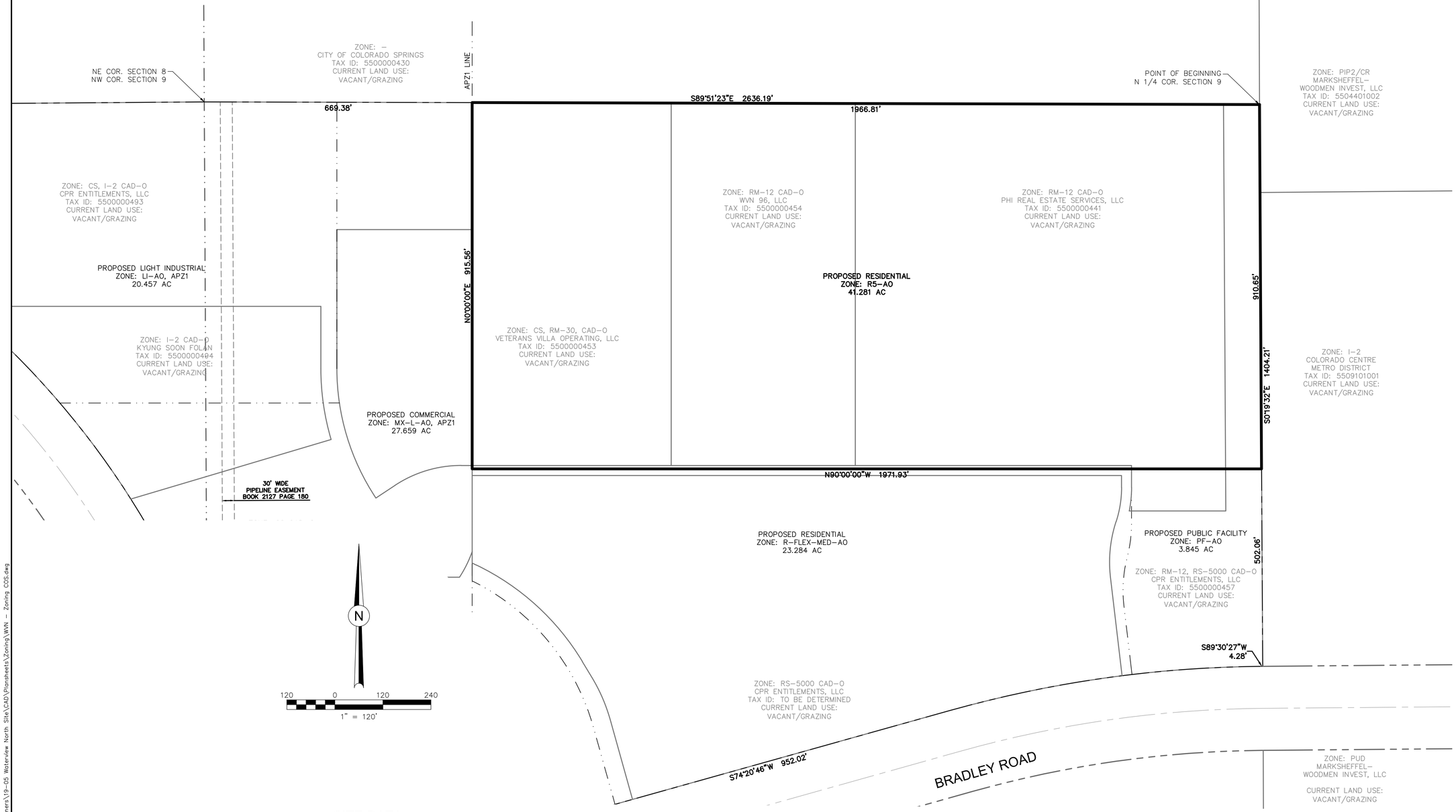
VILLAGES AT WATERVIEW NORTH

EXHIBIT B - ZONE CHANGE
RESIDENTIAL ZONE - R5-AO

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



SITE DATA

NAME OF SUBDIVISION: VILLAGES AT WATERVIEW NORTH
EXISTING ZONING: CS, I–2, RM–12, RM–30, RS–5000
PROPOSED ZONING: LI–AO, MX–L–AO, R–FLEX–MED–AO, R5–AO, PF–AO

PROPOSED USE: RELATIVE TO PROPOSED ZONES
AREA: 116.53AC. (20.46AC. LI–AO, 27.66AC. MX–L–AO, 23.28AC. R–FLEX–MED–AO, 41.28AC. R5–AO, 3.85AC. PF–AO)
MAXIMUM NO. OF RESIDENTIAL UNITS: 850

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

LAND OWNERS

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

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

VETERANS VILLA OPERATING, LLC
17332 EDNA ST.
OMAHA, NE 68136
402–639–8855

WVN 96, LLC
17 S. WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
719–491–1590

SUBDIVIDER/PETITIONER

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

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227–7388

LEGEND

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

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227–7388 F: (719) 227–7392

811 Know what's below. Call 811 before you dig.
TCAD 719–377–0002

SCALE: HOR: 1"=120' VERT: N/A
ELEVATION: FROM: TO:

DESIGNED BY: JJM DATE: 06.14.22
DRAWN BY: JJM DATE: 04.14.23
CHECKED BY: DATE:

VILLAGES AT WATERVIEW NORTH

EXHIBIT B - ZONE CHANGE
RESIDENTIAL ZONE - R5-AO

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219–05

SHEET 2 OF 2

ZONE-22-0016

Z:\0001–Dakota Springs\02–Waterview Partners\19–05 Waterview North Site\CAD\Plansheets\Zoning\WVN – Zoning COS.dwg