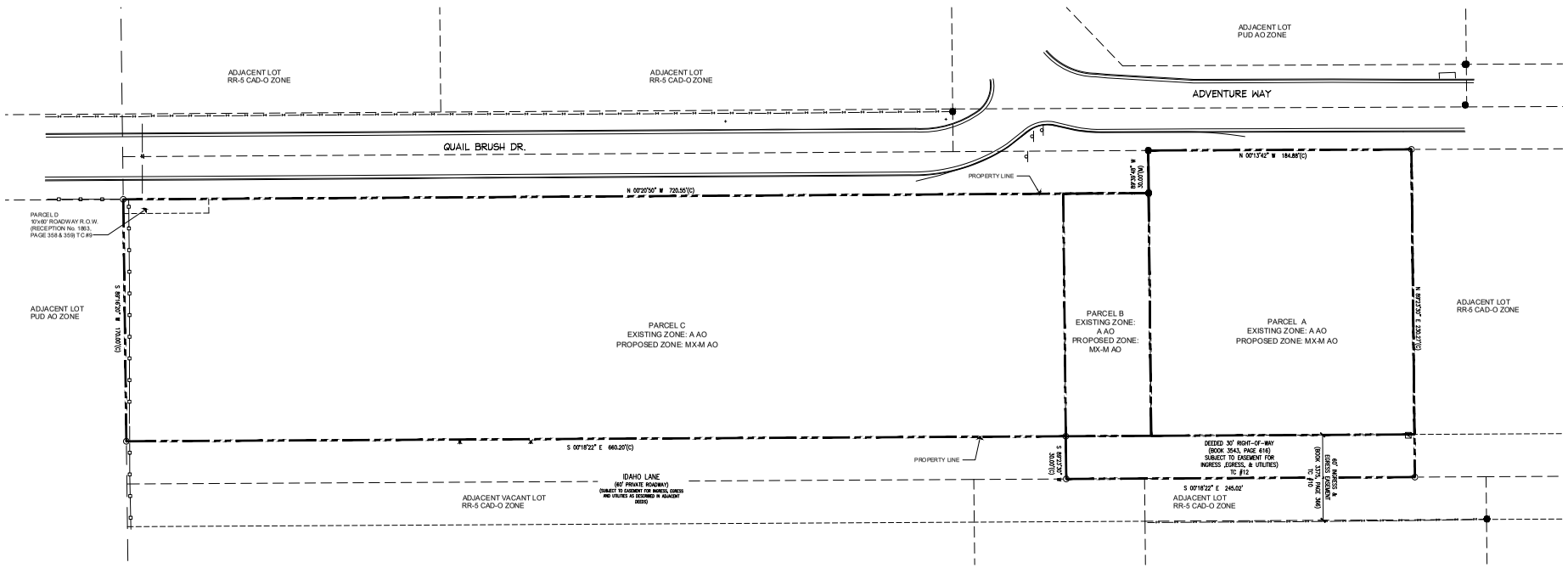
ADVENTURE WAY TOWNHOMES REZONE

ADVENTURE WAY AND QUAIL BRUSH CREEK DRIVE

COLORADO SPRINGS, CO 80923



LEGAL DESCRIPTION

PARCEL A:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 430 FEET SOUTH AND 1119.2 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 188 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 200 FEET; THENCE NORTH PARALLEL WITH THE SECOND COURSE, A DISTANCE OF 188 FEET TO THE PLACE OF BEGINNING.

PARCEL B:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE WEST 1119.2 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION, THENCE CONTINUE WEST ON THE SAME LINE A FURTHER DISTANCE OF 200 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 588 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY, THENCE SOUTH ON THE SAME LINE A DISTANCE OF 40 FEET, THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 200 FEET, THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 40 FEET, THENCE WEST ON A
LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION, 200 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE WEST 200 FEET OF THE SOUTH 666 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL D:

THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR PUBLIC ROADWAY PURPOSES SET FORTH IN DEEDS RECORDED JUNE 14, 1961 IN BOOK 1863 AT PAGES 358 AND 356, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPTING FROM SAID PARCELS B AND C THAT PARCEL CONVEYED IN DEED RECORDED MAY 5, 2014 UNDER RECEPTION NO. 214044096.

(Per Title Commitment Order No. SC55082772 dated February 12, 2020 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company)

Address of Record: 7380 Idaho Lane, Colorado Springs, CO 80923

SCHEDULE B-2 EXCEPTIONS

Standard Table A, Schedule B-2 exception items 1, 2, 3, 4, 5, 6, 7, and 8 are not survey related matters and therefore were not researched, examined, or addressed hereon as part of this survey.

9. ANY PORTION OF THE EASEMENTS FOR PUBLIC ROADWAY PURPOSES AS CONTAINED IN DEEDS RECORDED JUNE 14, 1961 IN BOOK 1863 AT PAGES 358 AND 359 THAT IS A BURDEN TO THE SUBJECT PROPERTY AND ANY TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS RELATED TO SAID EASEMENTS.
--AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

10.RIGHT OF WAY FOR INGRESS AND EGRESS AS CONTAINED IN DEED RECORDED NOVEMBER 17, 1980 IN BOOK 3379 AT PAGE 366.
--AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

11. ANY TAX, LIEN, FEE, ASSESSMENT OR OTHER EFFECT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGES 670 AND 675 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGES 582 AND 587.
--DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

12.EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CONTAINED IN DEED RECORDED MARCH 18, 1982 IN BOOK 3543 AT PAGE 616.
--AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.

13.TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED MARCH 21, 2007 AT RECEPTION NO. 207038719. ANNEXATION ORDINANCE RECORDED MARCH 21, 2007 UNDER RECEPTION NO. 207038718. ANNEXATION PLAT RECORDED MARCH 21, 2007 UNDER RECEPTION NO. 207712547.
--DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

14.TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED DECEMBER 04, 2007 AT RECEPTION NO. 207154531. ANNEXATION ORDINANCE RECORDED DECEMBER 4, 2007 UNDER RECEPTION NO. 207154530. ANNEXATION PLAT RECORDED DECEMBER 4, 2007 UNDER RECEPTION NO. 207712714.
--AFFECTS THE SUBJECT PARCEL. THE CURRENT PARCEL CONFIGURATION IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE, OPINION, AND BELIEF.

15.THE EFFECT OF AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1, RECORDED SEPTEMBER 29, 2008, UNDER RECEPTION NO. 208106389 AND SECOND AMENDED AND RESTATE RESOLUTION RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 213404364.
--NOT A SURVEY RELATED MATTER, THEREFORE, NOT ADDRESSED OR EXAMINED AS PART OF THIS SURVEY.

16.THE EFFECT OF SECOND AMENDED FINDINGS AND ORDER OF THE SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT, RECORDED DECEMBER 31, 2019, UNDER RECEPTION NO. 219165863.
--NOT A SURVEY RELATED MATTER, THEREFORE, NOT ADDRESSED OR EXAMINED AS PART OF THIS SURVEY.

17.ANY CONFLICT WITH ADJACENT PROPERTIES AS MIGHT BE DISCLOSED BY A CURRENT AND ACCURATE LAND SURVEY PLAT.
--CURRENT PARCEL CONFIGURATION AND IMPROVEMENTS ARE SHOWN HEREON.

18.THE EFFECT OF ANY DAMAGE, FAILURE OF TITLE, OR OTHER LOSS, DIRECTLY OR INDIRECTLY ASSOCIATED WITH ANY TRAILER, MOBILE HOME OR SIMILAR PERSONAL PROPERTY LOCATED ON SUBJECT PROPERTY.
--CURRENT IMPROVEMENTS ARE SHOWN HEREON.

REZONE EXHIBIT

SCALE: 1" = 30'

0 15' 30' 60' 90'

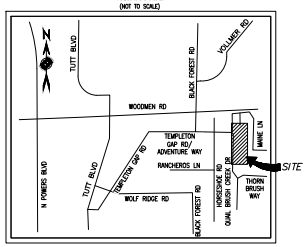
GENERAL NOTES:
1) AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT SHALL BE ESTABLISHED BY PLAT PRIOR TO APPROVAL OF ANY DEVELOPMENT PLAN. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

THE FOLLOWING NOTES SHALL APPLY AT THE TIME OF BUILDING PERMIT:
1) ALL RESIDENTIAL USES AND THE SURFACE STORAGE OF COMMERCIAL VEHICLES, IF ANY, MUST CEASE.
2) USE OF THE WATER, WELL, AND SEPTIC SYSTEM MUST CEASE.
3) PROOF OF FORMAL WELL ABANDONMENT AND SEPTIC SYSTEM CLOSURE MUST BE PROVIDED PRIOR TO ANY ISSUANCE OF A BUILDING PERMIT.

PROJECT SITE DATA

PARCEL #:	PARCEL A - 5308000063 0.99 AC / 43,240 SF
	PARCEL B - 5308000138 0.28 AC / 12,000 SF
	PARCEL C - 5308000137 2.6 AC / 112,422 SF
CURRENT ZONE:	A AO (AGRICULTURAL) - ALL PARCELS
PROPOSED ZONE:	MX-M (MIXED-USE, MEDIUM SCALE) AO (AIRPORT OVERLAY) - ALL PARCELS

VICINITY MAP
(NOT TO SCALE)



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BUCHER
architecture ● planning
12325 Oracle Blvd. Suite 101
Colorado Springs, CO 80921
(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889

A PROPOSED DEVELOPMENT FOR

RICHARD HEADRICK

IDAHO LN AND ADVENTURE WAY
COLORADO SPRINGS, CO

Sheet Title:
REZONE EXHIBIT

Drawing Status:

NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
1			

Date: 3/28/2023

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.: 1

1 Of 1

File No.: ZONE-23-0002

File Name: P:\Projects\2020\Adventure Rd\Dwg\
March 28, 2023 - 10:56a