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GRANDVIEW COMMONS

LAND USE PLAN MAJOR AMENDMENT

DATE: 6-20-2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON



Land Use Review
Approved

04-23-2024
2:46:36 PM
Allison Stucker

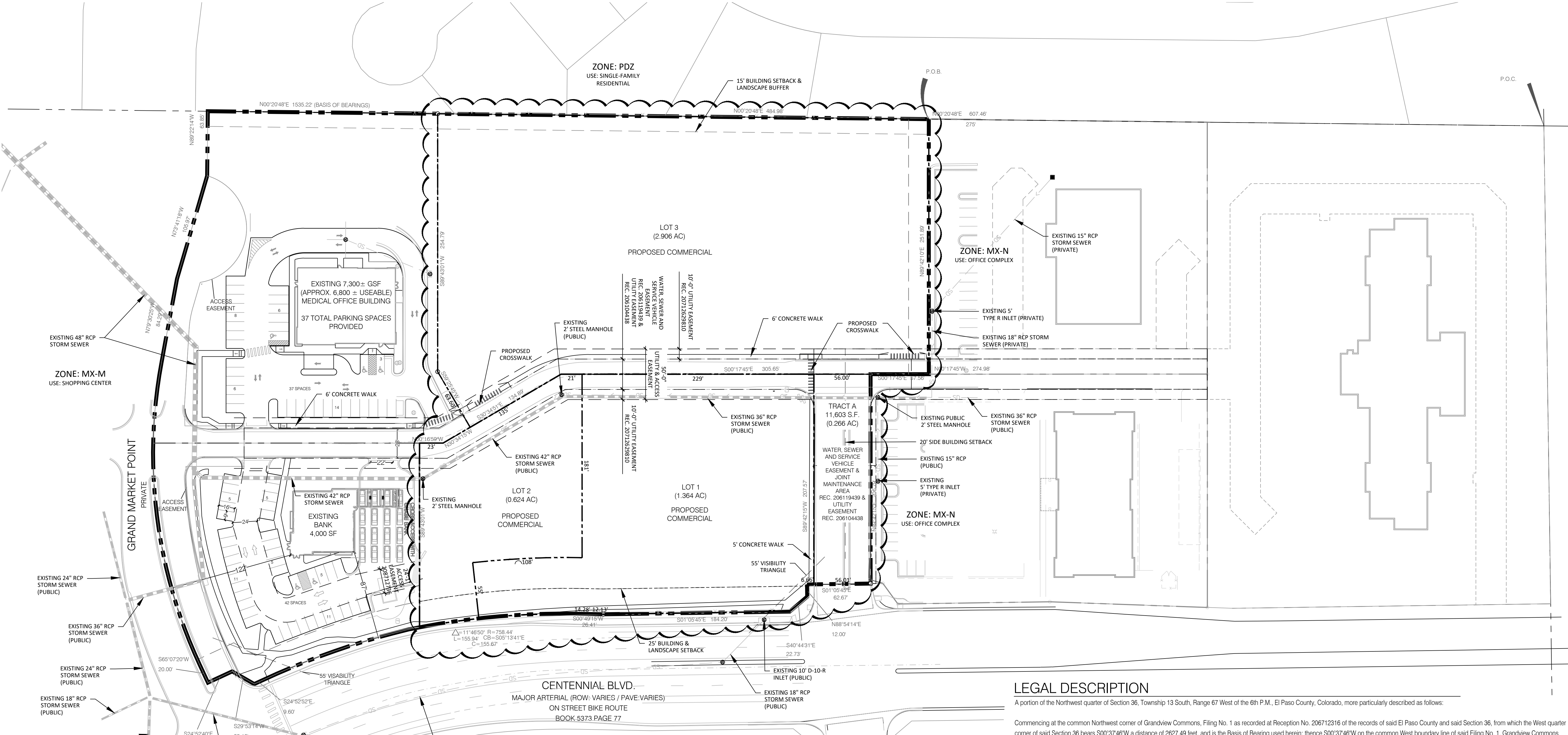
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
6/20/23	JBS	INITIAL SUBMITTAL
8/16/23	JBS	PER CITY COMMENTS
2/28/24	JBS	PER CITY COMMENTS
3/27/24	JBS	PER CITY COMMENTS

1

1 OF 1

MAPN-23-0007



LEGAL DESCRIPTION

A portion of the Northwest quarter of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Commencing at the common Northwest corner of Grandview Commons, Filing No. 1 as recorded at Reception No. 206712316 of the records of said El Paso County and said Section 36, from which the West quarter corner of said Section 36 bears S00°37'46"W a distance of 2627.49 feet, and is the Basis of Bearing used herein; thence S00°37'46"W on the common West boundary line of said Filing No. 1, Grandview Commons Filing No. 2 and the Northwest Quarter (NW1/4) of said Section 36, a distance of 607.46 feet to the Southwest corner of said Grandview Commons Filing No. 2 and the True POINT OF BEGINNING; thence N89°59'09"E on the South line of said Grandview Commons Filing No. 2, a distance of 251.89 feet to a point on the West line of Grandview Commons Filing No. 3, the following two courses of the West and South line of said Filing No. 3, thence: (1) S00°48'46"E a distance of 57.56 feet; (2) N89°59'14"E a distance of 206.85 feet to a point on the West Right-of-Way line of Centennial Boulevard, the following ten (10) courses are on said west line, thence: (1) S00°48'46"E a distance of 62.82 feet; (2) N89°11'13"E a distance of 12.00 feet; (3) S40°27'32"E a distance of 22.73 feet; (4) S00°48'46"E a distance of 184.20 feet; (5) S01°06'14"W a distance of 26.41 feet; (6) on a curve to the left through a central angle of 12°34'45", a radius of 758.44 feet for an arc distance of 166.52 feet, whose chord bears S05°20'40"E; (7) on a curve to the left through a central angle of 11°29'30", a radius of 761.00 feet for an arc distance of 152.63 feet, whose chord bears S19°07'55"E; (8) S24°52'41"E a distance of 9.60 feet; (9) S29°50'46"W a distance of 25.11 feet; (10) S24°52'40"E a distance of 26.50 feet to the north line of Grandview Marketplace Filing No. 1 as recorded at Reception No. 203176045 of the records of said El Paso County, thence along said north line, the following four (4) courses, thence: (1) S65°07'20"W a distance of 20.00 feet; (2) along the arc of a curve to the right, having a central angle of 35°21'15", a radius of 494.00 feet for an arc length of 304.97 feet; (3) N79°30'25"W a distance of 84.29 feet; (4) N73°41'18"W a distance of 105.99 feet to the north line of a tract of land as described at Reception No. 203270163 of the records of said El Paso County, thence N89°22'14"W, along said north line, a distance of 63.84 feet to a point on the west line of said Northwest Quarter, thence N00°37'46"E on said west line, a distance of 711.98 feet to the POINT OF BEGINNING, containing 8.313 acres of land, more or less.

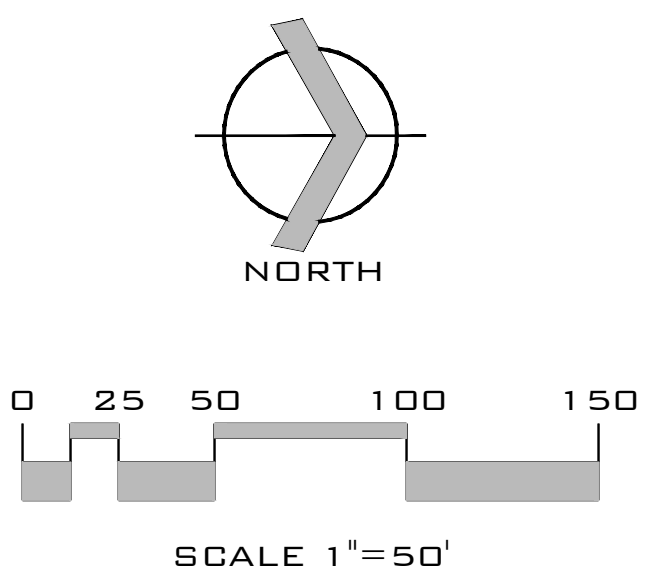
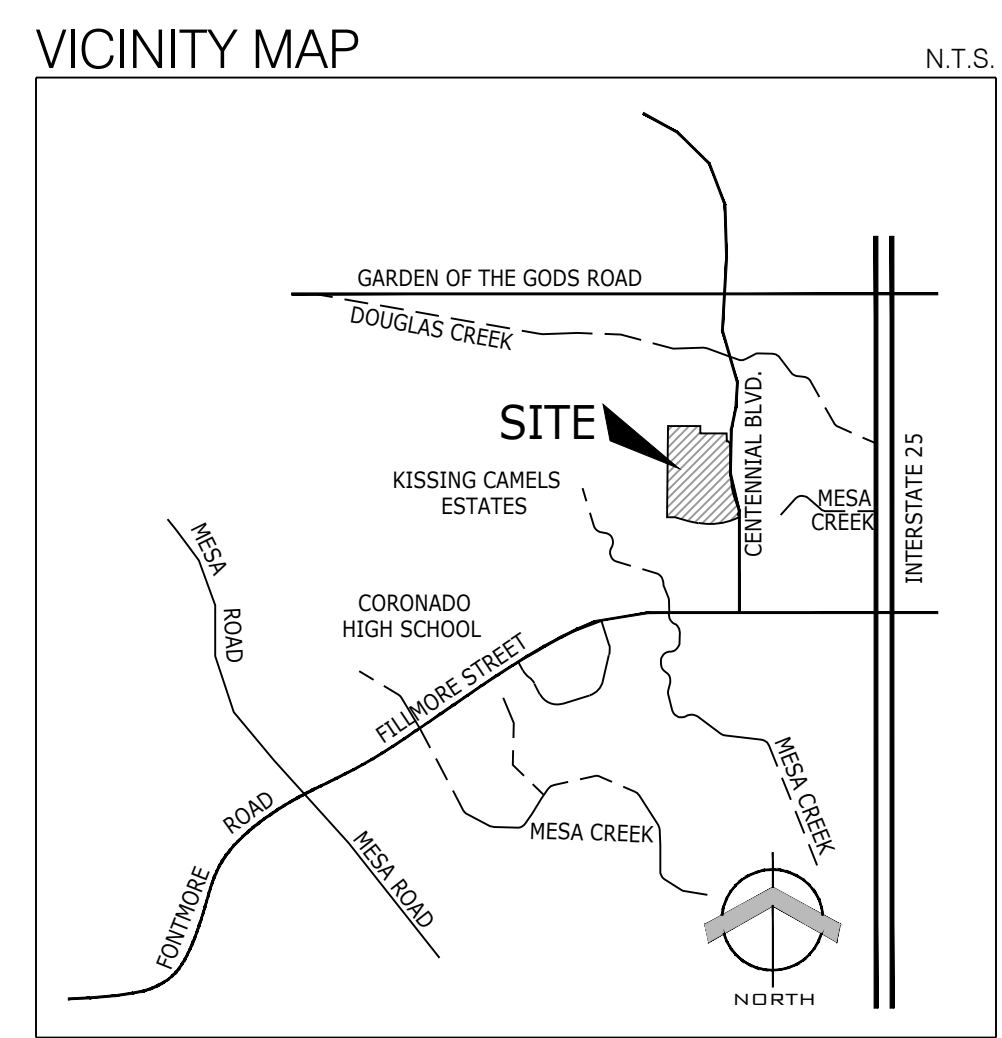
GENERAL NOTES

- PUBLIC IMPROVEMENT EASEMENTS WILL BE CREATED WITH THE DEVELOPMENT OF THE PROPERTY WHERE PUBLIC SIDEWALKS ARE OUTSIDE THE PUBLIC RIGHT OF WAY.
- "DO NOT ENTER" SIGNS WILL BE PROVIDED WHERE REQUIRED.
- ALL DRIVE ISLE WIDTHS WILL MEET CITY CODE REQUIREMENTS.
- FIRE LANE SIGNS WILL BE PROVIDED AS PER CITY CODE.
- THIS AMENDMENT TO THE LAND USE PLAN PROVIDES LOTTING CONFIGURATION FOR ALL UNPLATTED PORTIONS OF COMMERCIAL DEVELOPMENT. A FINAL PLAT WILL BE REQUIRED UPON SUBMITTAL OF FUTURE DEVELOPMENT PLANS.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD EVALUATION VALIDATION LETTER PREPARED BY CTL THOMPSON, DATED JULY 31, 2023, WHICH IDENTIFIED THE FOLLOWING SPECIFIC HAZARDS: EXPANSIVE AND COLLAPSE PRONE SOILS. A COPY OF SAID VALIDATION LETTER HAS BEEN PLACED WITHIN FILE MAPN-23-0007, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOR INSURANCE RATE MAP NUMBER 08041C0513G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT FO THE 500 YEAR FLOODPLAIN)
- ALL SITE GENERATED FLOWS WILL BE DIRECTED TO THE EXISTING REGIONAL DETENTION POND LOCATED SOUTHWEST OF THE SITE WHICH IS OWNED AND MAINTAINED BY THE KISSING CAMELS PROPERTY OWNERS ASSOCIATION. SIZING FOR THE REGIONAL DETENTION POND WAS COMPLETED WITH THE FINAL DRAINAGE PLAN AND REPORT FOR GRANDVIEW MARKETPLACE FILING NO. 1 PREPARED BY ROCKWELL-MINCHOW CONSULTANTS INC., DATED DECEMBER 2002. AS THERE IS NO INCREASE TO THE DESIGNED IMPERVIOUSNESS, NO MODIFICATIONS TO THE POND ARE NEEDED AT THIS TIME. REFER TO APPENDIX A OF THE GRANDVIEW COMMONS, FILING NO. 6 FINAL DRAINAGE REPORT PREPARED BY GALLOWAY & COMPANY INC., DATED JULY 17, 2023, FOR DESIGN CONSIDERATION.
- A COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT WILL BE RECORDED WITH THE GRANDVIEW COMMONS FILING NO. 6 PLAT TO PROVIDE CROSS-ACCESS BETWEEN LOTS 1 AND 2. ACCESS TO LOT 2 IS ALSO PROVIDED FROM LOT 1 OF GRANDVIEW COMMONS FILING NO. 4 VIA A 24' ACCESS EASEMENT (RECEPTION NO. 208712736).

SITE DATA

EXISTING ZONING: PDZ (MULTIFAMILY RESIDENTIAL)
 TOTAL AREA: 8.31 ACRES
 MAX. HEIGHT: 50
 BUILDING SETBACKS: FRONT: 25', REAR: 15', SIDE: 20' (NORTHERN BOUNDARY), FRONT: 25' (CENTENNIAL SETBACK), REAR: 15' BUFFER (WESTERN BOUNDARY)
 LANDSCAPE SETBACKS/BUFFERS: 15' BUILDING SETBACK & LANDSCAPE BUFFER
 MASTER PLAN: HILL
 OWNER: THE LYDA HILL FOUNDATION, 2001 ROSS AVT STE 4600, DALLAS, TX 75201

AMENDMENT HISTORY			
City LUR File Number	Amendments	Date	Amendment Description
CPC CP 07-00031-AIMN18	--	1/11/2018	Change of lot configuration of the westerly portion of the plan and anticipated building footprints.
MAPN-23-0007	--	---	Change of lot configuration and use types in the remaining undeveloped portion of development.



P:\Engineering\Drawings\Drawings\Planning\CP\Grandview Commons LUP - Major Amendment.dwg [CP] 3/27/2024 1:26:31 PM bswenson