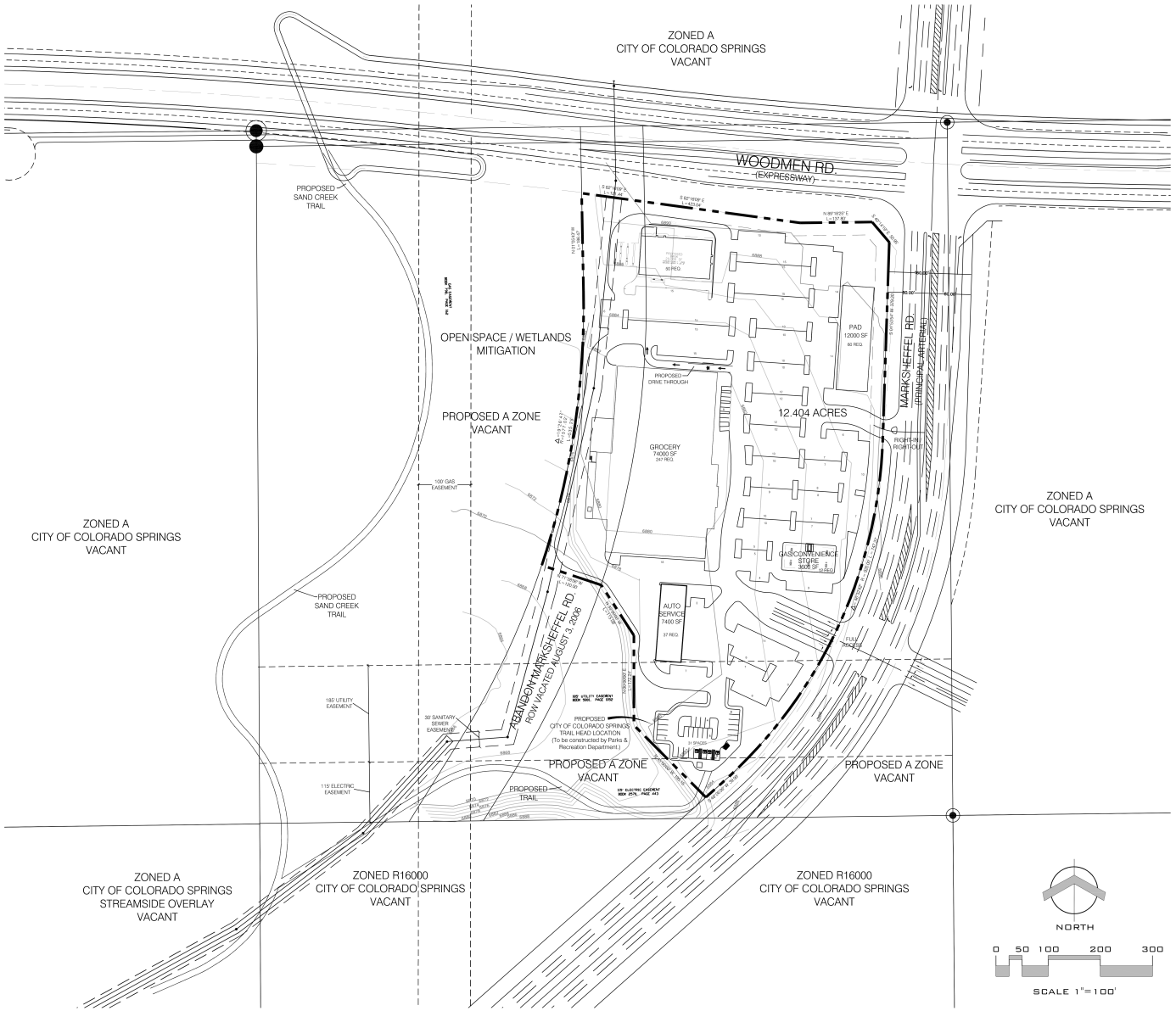

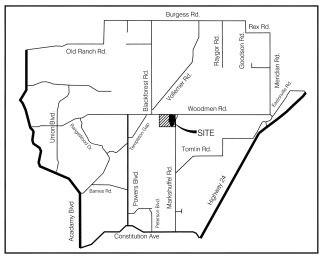

VACINITY MAP

SITE DATA:

Existing Zone:	PBP (EL PASO COUNTY)
Proposed Zone:	PBC
Proposed Use:	Neighborhood commercial (Grocery, Retail & Restaurant)
Site Area:	12.404 AC
Max. Height:	45'

PARKING REQUIREMENTS:

74,000 S.F. - Grocery- 1/300 S.F.	Required: 247	Provided: 249
7,400 S.F. - Auto Service-1/200 S.F.	Required: 37	Provided: 56
120,000 S.F. -Restuarant / Retail- 1/200 S.F.	Required: 60	Provided: 100
20,000 S.F. - Bank- 1/400 S.F.	Required: 50	Provided: 64
3,600 S.F. - Gas / Convenience- 1/300 S.F.	Required: 12	Provided: 13
Total Required:	406 Spaces	
Parking Provided:		482 Spaces

LEGAL DESCRIPTION:

Commencing at the Northwest Corner of Section 9, Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado; thence S 79°09'40" E, a distance of 635.33 feet to the Point of Beginning; thence S 82°16'09" E, a distance of 423.04 feet; thence N 89°18'25" E, a distance of 137.80 feet; thence S 40°14'19" E, a distance of 50.95 feet; thence S 01°53'54" W, a distance 379.20 feet to a point of curve; thence Southwest on a curve to the right, having a central angle of 46°32'42" a radius of 920.00 feet, a length of 747.37 feet to a point of tangent; thence S 48°26'36" W, a distance of 39.99 feet; thence N 45°00'00" W, a distance of 195.15 feet, thence N 0°00'00" E, a distance of 172.24 feet; thence N 33°00'00" W, a distance of 115.08 feet; thence N 71°38'56" W, a distance of 120.00 feet to a point on curve; thence Northeast on a curve to the left whose center bears N 71°38'56" W, having a central angle of 19°26'47", a radius of 1577.02 feet, a length of 535.25 feet to a point of tangent, thence N 01°05'43" W, a distance of 186.47 feet to the Point of Beginning, containing a calculated area of 540,300 square feet, more or less or 12.404 acres, more or less.

NOTE:

1. Final intersection configuration will be determined with the review of the development plan. A revised traffic impact analysis will be required when the initial development plan is submitted.

URBAN DESIGN
LAND PLANNING
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ARCHITECTURE
508 South Tejon Street
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Tel. 719.471.0073
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NES

Marksheffel / Woodmen

DATE: 1/25/05
DRAWN: S.B.V.
APPROVED: T.D.

REVISIONS:

DATE:	BY:	COMMENTS:
9-26-05	STEVE C.	CITY COMMENTS
12-7-05	STEVE C.	
7-11-06	STEVE C.	CITY COMMENTS
8-22-06	STEVE C.	

CONCEPT PLAN

SHEET NO.
1
OF 1 SHEETS

CPC CP 05-00024