

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Jim Egbert, Chair

FROM: Nina Ruiz, Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: SP-17-011
Project Name: Judge Orr Ranchettes
Parcel No.: 4233000035

OWNER:	REPRESENTATIVE:
John & Linda Jennings 2030 Tabor Ct Colorado Springs, CO 80919	Catamount Engineering PO Box 692 Divide, CO 80814

Commissioner District: 2

Planning Commission Hearing Date:	3/19/2019
Board of County Commissioners Hearing Date	4/9/2019

EXECUTIVE SUMMARY

A request by John and Linda Jennings for approval of a preliminary plan of 40.67 acres to create seven (7) single family residential lots. Concurrent applications have been submitted for a map amendment from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district, administrative relief for substandard lot sizes, and a final plat for seven (7) residential lots. The property is located at the northwest corner of the Judge Orr Road and Stapleton Drive intersection and is within Section 33, Township 12 South, Range 64 West of the 6th P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008).



FEMA Flood Insurance Rate Map No. 08041C0558G shows the 100-year floodplain (Zone AE) of Haegler Ranch Tributary 2 flows through the property. No structures and no storage of materials are permitted within the floodplain area.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request for preliminary plan approval of 40.67 acres to create seven (7) residential lots within the RR-5 (Residential Rural) zoning district.

Waiver(s)/Deviation(s):

Authorization to Sign: There are no items requiring signature associated with this request.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2018), have been met to approve a Preliminary Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and

regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North: A-35 (Agricultural)	Vacant Agricultural
South: RR-5 (Residential Rural)	Rural Residential (Meadowlake Airport)
East: A-35 (Agricultural)	Vacant Agricultural
West: A-35 (Agricultural)	Vacant Agricultural /Rural Residential

E. BACKGROUND

The property was zoned A-35 on March 25, 1999, when zoning was first established for this portion of the County. The applicant has requested approval of a map amendment (rezone) of 40.67 acres from the A-35 (Agricultural) zoning district to the RR-5 (Residential Rural) zoning district. The applicant has submitted a concurrent application for a map amendment, administrative relief for substandard lot size, and final plat to create seven (7) single family residential lots and dedicate right-of-way.

F. ANALYSIS

1. Land Development Code Compliance

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code (2018).

2. Zoning Compliance

The RR-5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family residential development. The density and dimensional standards for the RR-5 (Residential Rural) zoning district are as follows:

- Minimum lot size- 5 acres
- Minimum width at the front setback line- 200 feet
- Setbacks- 25 feet on all sides
- Maximum Lot Coverage- 25%
- Maximum Height- 30 feet

The preliminary plan to divide the 40.67 acre parcel into seven (7) lots and dedicate right-of-way demonstrates compliance with the RR-5 requirements with one exception. Proposed Lots 1 and 2 will not meet the minimum lot size requirement of 5 acres due to the right-of-way dedication along Stapleton Drive and Linder Drive, and the dedication of right-of-way for three additional residential roads. Administrative relief of the minimum lot size requirement was granted on February 25, 2019.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.3- *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

Policy 6.1.11- *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Policy 9.2.2 – *Require advance right-of-way reservation and/or dedication for transportation facilities as part of the land development process.*

The subject property is zoned A-35 (Agricultural) and is surrounded by other A-35 (Agricultural) zoned parcels to the north, east, and west, and by RR-5 (Residential Rural) zoned property to the south (Meadow Lake Estates).

Curtis Road and Judge Orr Road serve as transition lines between the existing development to the south consisting of lots approximately 5 acres in size and the surrounding undeveloped parcels with lot sizes generally being over 35 acres. The proposed rezoning and subdivision of the subject property to the RR-5 zoning district is a logical extension of the existing development in the area.

The proposed subdivision is contiguous to and compatible with the previously developed areas. The applicant will dedicate right-of-way for Linder Drive, Jae Lynn Drive, and Bailiff Drive as well as additional right-of-way along Judge Orr Road and Stapleton Drive to El Paso County with the final plat and as is depicted on the proposed preliminary plan. For these reasons, staff recommends that a finding of general consistency with the policy plan can be made.

4. Small Area Plan Analysis

The property is located within the Falcon/Peyton Small Area Master Plan (2008). The Plan recommends urban density development in this area. Urban Density is defined as:

“Parcel sizes are less than 2.5 acres, typically less than 1 acre. These areas are served by urban level infrastructure, including roadways, water distribution, and wastewater treatment.”

No central water and sanitation services are available in this portion of the County to support the development of urban density at this time. The applicant is proposing to rezone to the RR-5 (Residential Rural) zoning district with the seven (7) proposed lots being served by well and septic.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Services and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Please see the floodplain section below.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

FEMA Flood Insurance Rate Map No. 08041C0558G, which has an effective date of December 7, 2018, shows the 100-year floodplain (Zone AE) of Haegler Ranch Tributary 2 flowing through the property. No structures and no storage of materials are permitted within the floodplain area.

4. Drainage and Erosion

During the analysis of the approved Haegler Ranch Drainage Planning Study (DBPS) dated May, 2009, a portion of the original Haegler Ranch drainage basin as delineated by the County map was found to be part of the Geick Ranch Drainage Basin. This area, which includes the proposed development, has been excluded from the approved Haegler Ranch DBPS and is included as part of the Geick Ranch DBPS (not approved). The development is located within the Geick Ranch drainage basin (CHMS0400). Geick Ranch has no associated drainage or bridge fees.

Drainage generally flows to the southeast. Roadside ditches are proposed to provide sediment control prior to discharging into Haegler Ranch Tributary 2. Water quality capture volume was not provided and was not required per Appendix I of the ECM since the development is low density housing (2.5 acre or larger lots) in a rural area. Per the approved drainage report, the development consists of large lot development with minor increase in impervious area and will not adversely affect downstream properties or facilities.

5. Transportation

The Stapleton Access Management Plan (AMP) (2003) identifies a future public road along the western property line of the development. This planned roadway crosses the Haegler Ranch Tributary 2 drainage channel. Due to the floodplain, the applicant proposed construction of two cul-de-sacs (Jae Lyn Drive and Bailiff Drive) outside of the floodplain while dedicating all the necessary right-of-way for the connection. The AMP also identifies a future public road within the adjacent property to the north. Since this future connection is planned off-site, the applicant has proposed access via a temporary roadway (Linder Drive) located within right-of-way which will be vacated once the future roadway shown in concept in the AMP is constructed. Both roadways shown as proposed in the AMP are not reimbursable under the El Paso County Roadway Impact Fee program.

All proposed internal streets will be constructed to public road standards. The development of Judge Orr Ranchettes will result in the dedication of approximately 0.41 miles of developer-constructed rural local roadways for ongoing County ownership and maintenance.

In accordance with the 2016 Major Transportation Corridor Plan Update (MTCP), the development is dedicating 50 feet of right-of-way along Judge Orr Road and 15 feet of right-of-way along Stapleton Drive.

Judge Orr Ranchettes is subject to the El Paso County Road Impact Fee Program (Resolution 18-471), as amended.

H. SERVICES

1. Water

Sufficiency:

Quality:

Quantity:

Dependability:

Attorney's summary: The applicant has requested that the Board of County Commissioners allow them to defer the water finding to the time of the final plat approval.

2. Sanitation

Wastewater is proposed to be provided by individual onsite wastewater treatment systems (OWTS). The applicant submitted an onsite wastewater treatment system report demonstrating a minimum of two potential locations for septic systems per lot.

3. Emergency Services

The property is within the Falcon Fire Protection District.

4. Utilities

Electrical service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy.

5. Metropolitan Districts

The property is not within a metropolitan district.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the final plat(s).

7. Schools

The site is within the boundaries of the Falcon District 49. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon District No. 49 School District at time of recording the final plat(s).

I. APPLICABLE RESOLUTIONS

Approval	Page 25
Disapproval	Page 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2018) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act,

particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 18-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
6. Lots 3, 4, 5 and 6 shall grant temporary and permanent easements necessary to construct the future connection between Jae Lynn Drive and Bailiff Drive at no cost to the County.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified nine (9) adjoining property owners on February 27, 2019, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing

El Paso County Parcel Information

+ SP-17-011

File Name: P-17-015/SF-17-021

PARCEL	NAME
4233000035	JENNINGS JOHN R

Zone Map No. -

ADDRESS	CITY	STATE
2030 TABOR CT	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80919	4843

Date: FEBRUARY 20, 2019



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

Judge Orr Ranchettes-Letter of Intent

September 2017

Owner/Applicant: John R. Jennings
2030 Tabor Ct.
Colorado Springs, CO 80919

Consultant: Catamount Engineering
PO Box 221
Woodland Park, CO 80822

Request: This request is for approval of a zone change to RR-5, Preliminary Plan Approval, and Final Plat Approval, Administrative Relief

Site Location

The Judge Orr Ranchettes Subdivision is located in Peyton, CO west of Stapleton Road and North of Judge Orr Road. The parcel is bounded to the north by unplatted vacant land and Stapleton Road, to the east by unplatted agriculture grazing land, to the south by Judge Orr Road, and to the west by unplatted rural residential and agriculture grazing. The original parcel was bisected by the extension of Stapleton Road creating a 6.69 acre residential lot. The remaining parcel consists of 40.67 acres of gently sloping high plains grassland. Tributary 2 of the Haegler Ranch Drainage Basin crosses the parcel from west to east. The parcel is currently vacant.

Justification

The proposed rezoning of the property will not have an adverse impact on adjacent land use. The Falcon/Peyton Comprehensive Plan proposes Urban Density Development and transition zones within this area. The proposed rezoning to RR-5 is coincident with adjacent parcels south of Judge Orr Rd. and will provide a transitional buffer to existing A-35 parcels north and east of the development to proposed higher density development along the Highway 24 corridor.

According to the Comprehensive Plan, future development scenarios anticipate a mixture of rural residential and urban densities. The proposed rezoning will support the goals and policies of the Falcon/Peyton Small Area Master Plan in regard to land use and transportation corridor development. As stated in the El Paso County Falcon/Peyton Small Area Master Plan, Stapleton Road and Judge Orr Road are rated as ‘Potential Nodes & Corridors of activity where development and infrastructure is expected to be concentrated in the future’. This site is shown on Figure 4-5 and Table 4-5 as “Proposed Urban Density Development”. It is noted that ‘these areas are suitable for urban density development, and should include open space and provide transition zones between higher and lower densities’.

The Small Area Master Plan recognizes that there are, and should continue to be 3 primary densities in the study area. They are as follows:

1. Urban Density – Parcel sizes of less than 2.5 acres with the typical size being less than 1 acre.
2. Rural Residential Density – Parcel sizes of 2.5 to 5 acres with some platted lots being as large as 10 acres in area.

3. Rural density – Parcel sizes of greater than 10 acres and typically being greater than 35 acres.

As proposed, this site falls within the Rural Residential Density criteria. All of the lots are greater than 2.5 acres and less than 10 acres. The development meets the criteria outlined in the Small Area Master Plan while recommending that future development should be primarily residential. This development does not propose any open space areas and proposes to pay a reasonable Park Fee in lieu of providing open space. The location of this development should act as a suitable transition between zones of higher and lower density development as well as possible future commercial development on adjacent parcels.

Judge Orr Ranchettes is planned as a rural residential (RR-5) subdivision consisting of single-family lots. Lots will be accessed from internal roadways coordinated with the requirements of the Stapleton Corridor Study. The tributary of the Haegler Basin running from northwest to southeast through the site will be preserved in a platted no-build area. The floodplain will be platted in easements on private lots

Administrative Relief

The developer is seeking administrative relief for minimum lot size of lots 1 and 2 due to additional ROW requests. An additional 15' ROW is being requested along Stapleton Drive and 40' Interim ROW is being requested for Linder Drive. The Linder Drive ROW will be vacated upon final extension of Jae Lynn Drive to Stapleton Drive along the El Paso County required alignment. Lot 1 is proposed to contain 4.52 acres in the interim condition and 4.70 acres upon reversion of the interim ROW. Lot 2 is proposed to contain 4.89 acres with the additional 15' County ROW request along Stapleton.

Relevant Code Policies-
El Paso County Policy Plan (1998):

Policy 6.1.3

Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access

Policy 6.1.8

Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Policy 6.1.14

Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Policy 6.2.9

Discourage high volume traffic through neighborhoods by use of innovative techniques including traffic calming.

Policy 6.2.11

Encourage compatible physical character, density and scale in existing neighborhoods.

Policy 6.4.3

Allow [rural residential development](#) in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.

Policy 6.4.4

Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.

Policy 11.1.8

Promote planning approaches which allow for interim solutions for drainage problems in less developed basins.

Policy 11.3.1

Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions.

Policy 11.4.8

Encourage ["prudent line" approaches](#) which adequately set structures back from flood-plain boundaries, especially in areas which may be prone to bank erosion.

Falcon/Peyton Small Area Master Plan:

- 1.3.1.3 Although the Plan may create an indirect impetus for future changes to the El Paso County Land Development Code, the Plan generally assumes the provisions of the current zoning and subdivision regulations as limiting conditions (for example- no new lots of less than 2.5 acres can be created on individual well and septic systems and, correspondingly, subdivision of non-PUD lots of 2.5 acres or greater can not be unilaterally denied on the basis of lack of central water and sewer services).

- 4.5.1.1 Require long term density transitions and buffering where developing urban areas abut existing or designated rural residential or rural areas. These transition zones are intended to protect the integrity of both urban and rural areas. The transition zone should be wide enough to meaningfully reduce the negative visual, traffic, noise, and other impacts of urban areas on rural areas as well the negative impacts of rural agricultural uses on urban residential areas (noise, dust, chemical sprays, etc.).

- 4.5.1.5 Identify basic land use expectations in the Plan, but allow for the market and the detailed site planning process to specify detailed uses within the overall character, density and timing parameters established by the Plan.

- 4.5.1.6 Avoid hard-line boundaries between designated areas for particular uses and densities unless there are sub-area characteristics that support these boundaries

- 4.5.5.4 Recognize the case-by-case utility of reducing local roadway interconnections if necessary either to avoid the need for multiple crossings of stream corridors and/or sensitive areas or to reduce the number of access points on major transportation corridors

- .5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors

Transportation

Access to the Judge Orr Ranchettes will be from Stapleton Road and From Judge Orr Road. A rural residential roadway has been proposed along the westerly boundary of the subdivision coincident with the approved alignment in the Stapleton Corridor Study. Temporary access to Stapleton is proposed along the subdivisions northerly boundary until El Paso County can procure right-of-way for preferred connection point from northerly adjacent landowner and develop full rural residential connection to Stapleton Road.

Although continual right-of-way along the westerly property boundary will be granted with subdivision platting, the proposed improvements will terminate in cul-de-sac bulbs north and south of the floodplain. Channelization and improvements necessary to extend the roadway in the Stapleton Corridor Study preferred location across the floodplain are not proposed with the development.

Districts Serving the Property

Upper Black Squirrel Ground Water Management District
Falcon School District 49
Mountain View Electric Association
Falcon Fire Protection District

Wildfire

There are no wildfire hazard areas associated with this site.

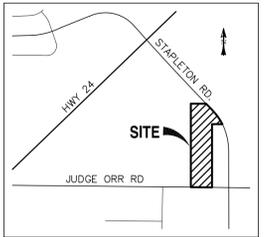
Vegetation/Wildlife

The size is characterized as prairie grasslands. There are 2 volunteer deciduous trees associated with the existing roadside ditch along the north side of Judge Orr Road. Wildlife species which may be encountered include Pronghorn Antelope and Prairie Falcons, as indicated by the Colorado Division of Wildlife maps. There are no known Prairie Flacon nest sites in the area. There are no critical habitats or refuges within the Judge Orr Ranchettes project area.

JUDGE ORR RANCHETTES PRELIMINARY PLAN

SECTION 33, TWP 12 S, R 64 W OF 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



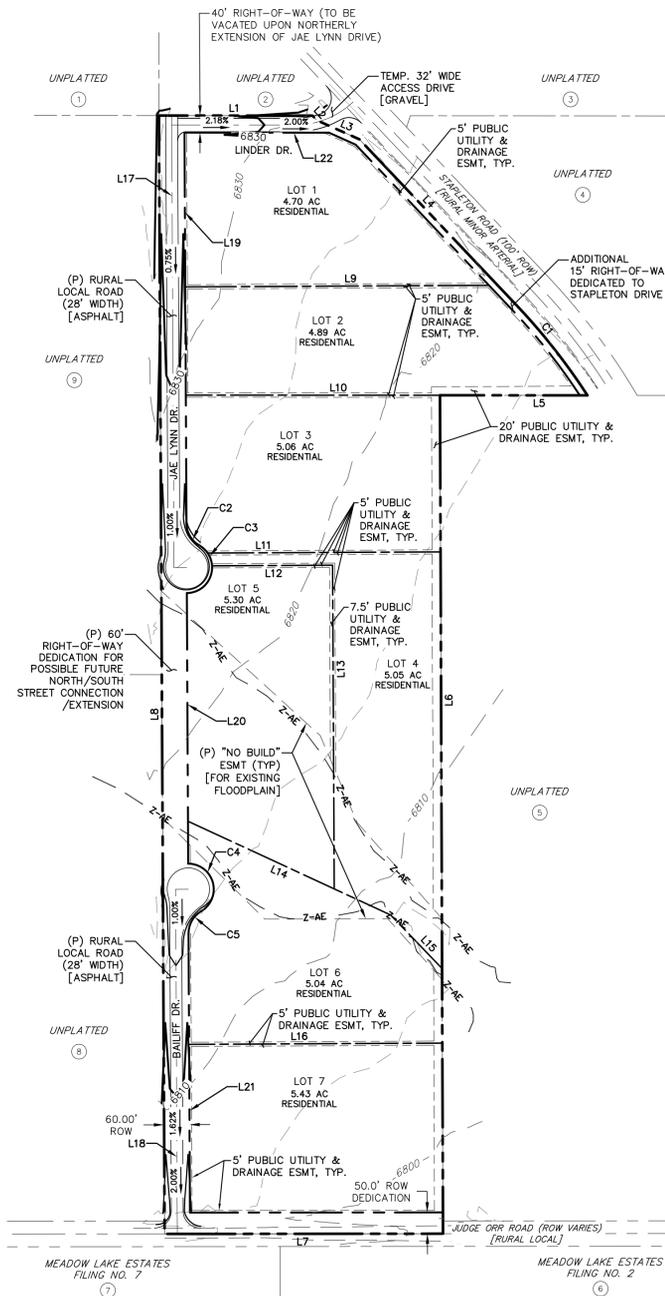
VICINITY MAP
SCALE: N.T.S.

ADJACENT OWNERS LIST			
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	PETER J. HAGEN	PETER J. HAGEN	704 SILVER OAK GROVE COLORADO SPRINGS, CO 80906
2	ANDREW K. MANIATIS TRUST	GEORGE & LINDA TASOULIS	227 W. SYLVESTER PLACE LITTLETON, CO 80129
3	ANDREW K. MANIATIS TRUST	GEORGE & LINDA TASOULIS	227 W. SYLVESTER PLACE LITTLETON, CO 80129
4	STATIC LINE, LLC	RUSTY R. RUNZELMAN	14980 STAPLETON DRIVE CALHAN, CO 80809
5	JANE DAVIS LIVING TRUST	JANE DAVIS	9060 ELBERT ROAD PEYTON, CO 80831
6	J. D. ENGHAS	J. D. ENGHAS	14775 JUDGE ORR ROAD PEYTON, CO 80831
7	WILLIAM R. BUNN	WILLIAM R. BUNN	26531 SARATOGA AVENUE BIG PINE KEY, FL 33043
8	DANIEL R. & TAMMY J. FIELDS	DANIEL R. & TAMMY J. FIELDS	14400 JUDGE ORR ROAD PEYTON, CO 80831
9	STEVENS P. & MICHELLE LAZOR	STEVENS P. & MICHELLE LAZOR	13975 E. US HIGHWAY 24 PEYTON, CO 80831

NET AREA ACREAGE CALCULATIONS			
LOT NO.	TOTAL AREA	NO BUILD AREA	NET BUILDABLE AREA
4	5.25 ACRES	0.92 ACRE	4.33 ACRES
5	5.30 ACRES	3.20 ACRES	2.10 ACRES
6	5.04 ACRES	1.01 ACRES	4.03 ACRES

NOTES:
SERVICE FEES TO BE PAID AS FOLLOWS:
PARK
SCHOOL
DRAINAGE
TRAFFIC

LEGEND	
EXISTING	(E)
PROPOSED	(P)
ADJACENT OWNER TABLE ID NUMBER	(1)
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
(E) CONTOUR, INDEX	6820
(E) CONTOUR	---
(P) CONTOUR, INDEX	6820
(P) CONTOUR	---



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 58' 12"W	362.17
L2	N43° 20' 31"W	15.01
L3	N66° 01' 31"W	110.00
L4	N43° 33' 49"W	539.12
L5	S89° 57' 45"E	347.60
L6	N0° 12' 22"W	1968.89
L7	N89° 57' 26"E	656.66
L8	S0° 17' 32"E	2626.21
L9	N89° 42' 28"E	716.29
L10	S89° 57' 45"E	599.64
L11	N89° 42' 28"E	549.39
L12	N89° 42' 28"E	284.31
L13	N0° 17' 32"W	760.06
L14	N65° 16' 30"W	526.41
L15	N43° 59' 14"W	174.53
L16	N89° 42' 27"E	597.33
L19	N0° 17' 32"W	957.38
L20	N0° 17' 32"W	635.44
L21	N0° 17' 32"W	655.49
L22	S89° 58' 12"E	377.76
L23	S47° 49' 53"E	505.78
L24	S23° 05' 58"E	221.38
L25	S41° 31' 51"E	301.51
L26	S45° 21' 51"E	339.21
L27	N89° 47' 23"E	289.96
L28	S41° 55' 20"E	191.74

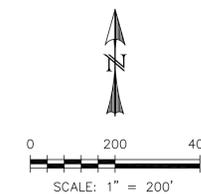
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°34'41"	1455.00	268.62
C2	59°59'12"	60.00	62.82
C3	149°57'47"	60.00	157.04
C4	149°58'11"	60.00	157.05
C5	59°59'21"	60.00	62.82

OWNER:
JOHN JENNINGS
2030 TABOR COURT
COLORADO SPRINGS, CO 80919
(719) 440-2824

UTILITY PROVIDERS
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 WOODMEN ROAD
FALCON, CO 80831
(719) 494-2636
WATER: PERMITTED WELLS
SANITARY: SEPTIC SYSTEM & DRAINFIELD
GAS: PROPANE

CIVIL ENGINEER:
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MIJARES, PE
(719) 426-2124

LEGAL DESCRIPTION:
THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, BOTH OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO EXCEPT THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENTS AT RECEPTION NUMBERS 215067235 AND 216044524, BOTH OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, THENCE S 89°58'12" E, ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 362.17 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 215067235 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 43°20'31" E, ALONG THE SOUTHERLY LINE THEREOF, SAID LINE BEING ALSO THE SOUTHERLY RIGHT OF WAY LINE OF STAPLETON DRIVE, 15.01 FEET; THENCE S 66°01'31" E, ALONG SAID SOUTHERLY LINE, 110.00 FEET; THENCE S 43°33'49" E, (BASIS OF BEARING) ALONG SAID SOUTHERLY LINE, 539.12 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1455.00 FEET AND A CENTRAL ANGLE OF 10°34'41"; AN ARC DISTANCE OF 268.62 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 33; THENCE N 89°57'45" W, ALONG SAID SOUTHERLY LINE, 347.70 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 00°12'22" E, ALONG THE EASTERLY LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1968.89 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S 89°57'26" E, ALONG THE SOUTHERLY LINE THEREOF, 656.66 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°17'32" W, ALONG THE WESTERLY LINE THEREOF, 2626.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,771,394 SQUARE FEET (40.6656 ACRES), MORE OR LESS.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	10/23/18



PREPARED FOR:
JOHN JENNINGS
2030 TABOR CT.
COLORADO SPRINGS, CO 80919



JUDGE ORR
RANCHETTES
PRELIMINARY PLAN

DESIGNED BY: MGP	DRAWN BY: DBM
SCALE: 1"=200'	DATE: 04/04/18
JOB NUMBER: 16-093	SHEET: 1 OF 1