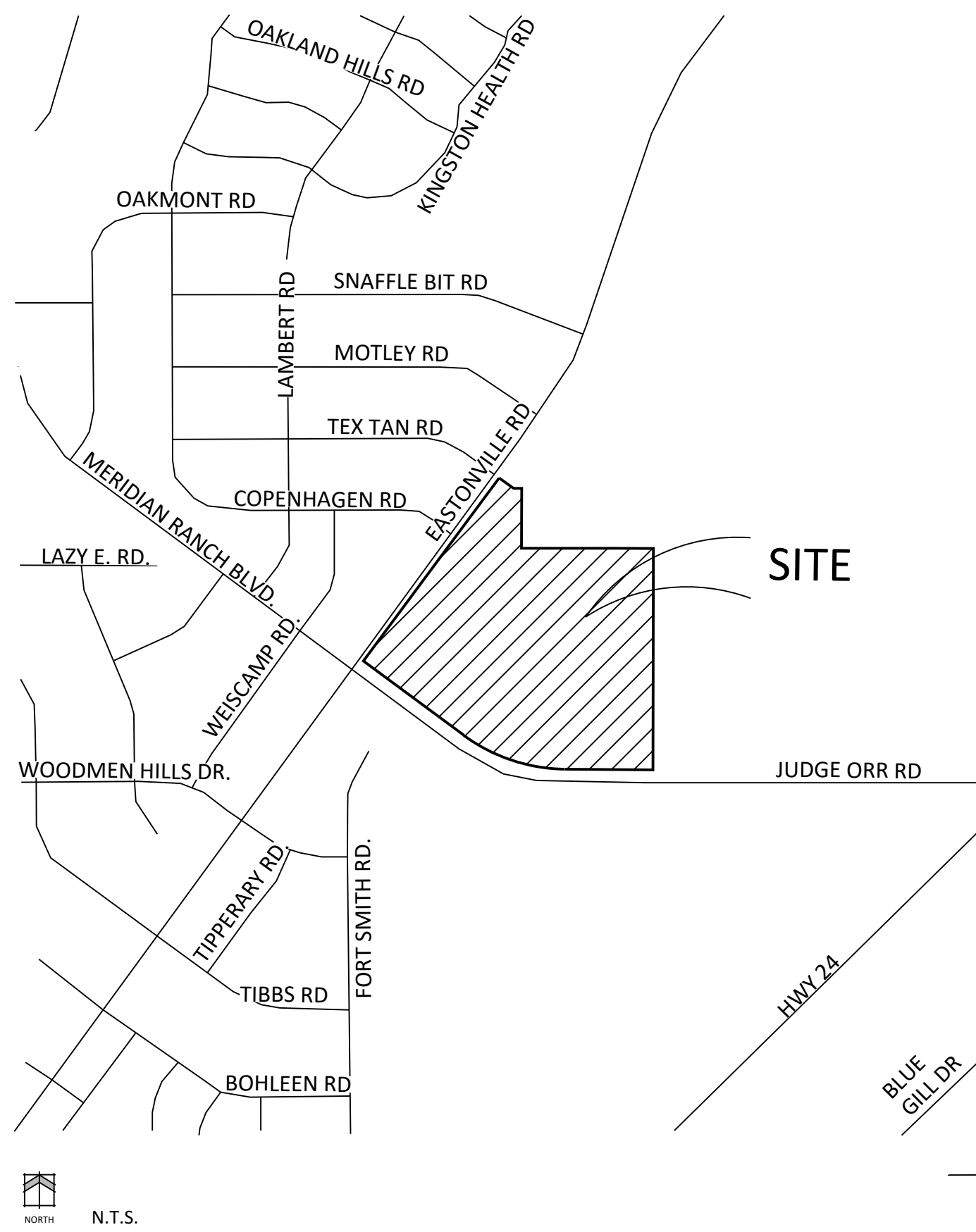


JUDGE ORR EASTONVILLE

8507; 8531 EASTONVILLE RD. EL PASO COUNTY, COLORADO

REZONE

VICINITY MAP



LEGAL DESCRIPTION

LOT 1177, 31.29 ACRES WOODMEN FILING NO. 10, AS AMENDED BY SURVEYORS AFFIDAVIT
RECORDED DECEMBER 13, 2002 RECEPTION NO. 202221963,
TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO

SITE DATA

Tax ID Number:	4232302003
Total Area:	31.29 AC
Current Zoning:	RR-5
Proposed Zoning:	RM-12
Current Use:	Vacant
Proposed Use:	Residential
Proposed Density:	7.0 DU/AC

PROJECT TEAM

OWNER:	Phillip & Mary Jean Buford Living Trust P.O. Box 100 17229 Hwy. 96 Ordway, CO 81063-0100
DEVELOPER:	DHI (A DR Horton Company) 9555 South Kingston Court Englewood, CO 80112
APPLICANT:	NES INC. 619 N. CASCADE AVE. COLORADO SPRINGS, CO 80903



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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JUDGE ORR EASTONVILLE

REZONE

8507 EASTONVILLE RD
8531 EASTONVILLE RD

DATE: 08.02.22
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

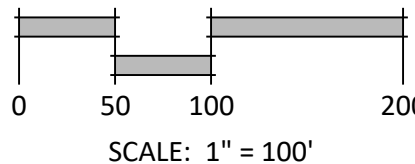
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

REZONING EXHIBIT

1

1 OF 1



PCD File # P-22-18

The assessor does
not have this
address. where is
this found if it is only
one vacant lot?

Fully Label school property
LIBERTY TREE ACADEMY
BUILDING COR

Show complete lot
boundary lines

Missing parcel lines

depict the private
driveway property line

remove from map

Indicate rear setback

indicate front setback

Is this considered a
no build area
because of the
easement?

indicate "side"
setback

Please include TSN
for all parcels.

This side will have
access to the
development and
will be considered a front
(15') setback.

ZONE: RR-5
PROPOSED ZONE: RM-12
Use: Vacant
OWNER: Phillip W Buford
Mary Jean Buford Living Trust
please include the address

Include a legend
depicting line types
and meaning.

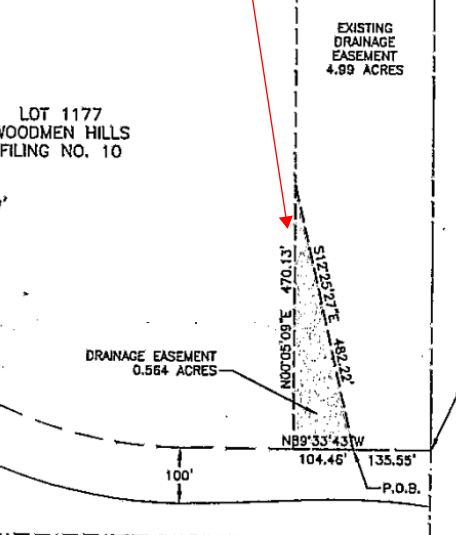
remove from map

ZONE: A-35

USE: AG: GRAZING LAND
OWNER: FERGUSON DANIEL S
Address: 13202 Judge Orr Rd.
Peyton, CO 80831-8401

Show bearings and
length per recorded
easement

Property boundary to
be solid line



ZONE: M
USE: VACANT
OWNER: JUDGE ORR INDUSTRIAL HOLDINGS, LLC
Address: P.O. Box 759
Colorado Springs, CO 80901

ZONE: M
USE: OFFICES
OWNER: JAZZ LLLP
Address: 12825 Judge Orr Rd.
Peyton, CO 80831

ZONE: M
USE: AG: GRAZING LAND
OWNER: FERGUSON DANIEL S & TIA D FAMILY LLLP
Address: 13202 Judge Orr Rd.
Peyton, CO 80831-8401