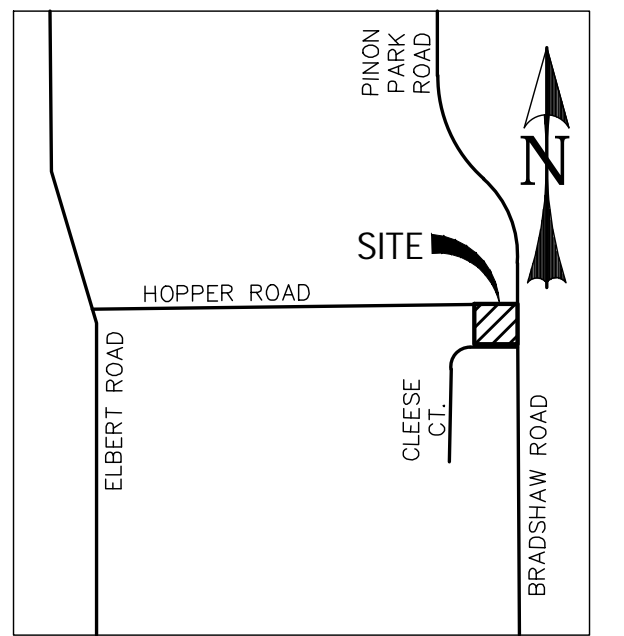


# ROMENS SUBDIVISION

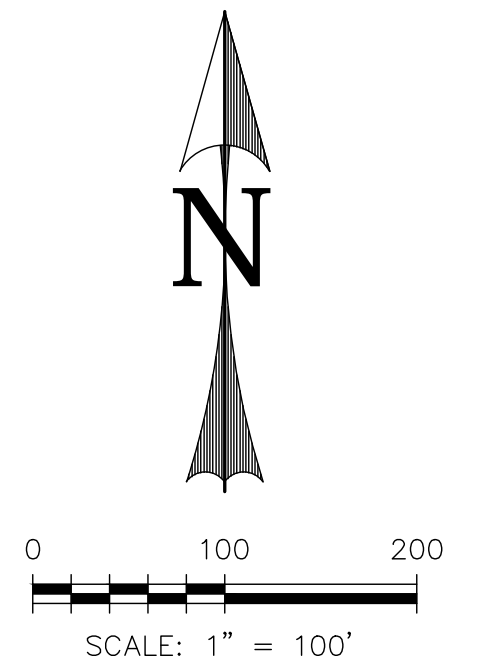
## ZONE CHANGE EXHIBIT

SECTION 24, TWP 11, RANGE 64 WEST OF 6TH PRINCIPLE MERIDIAN

EL PASO COUNTY, COLORADO



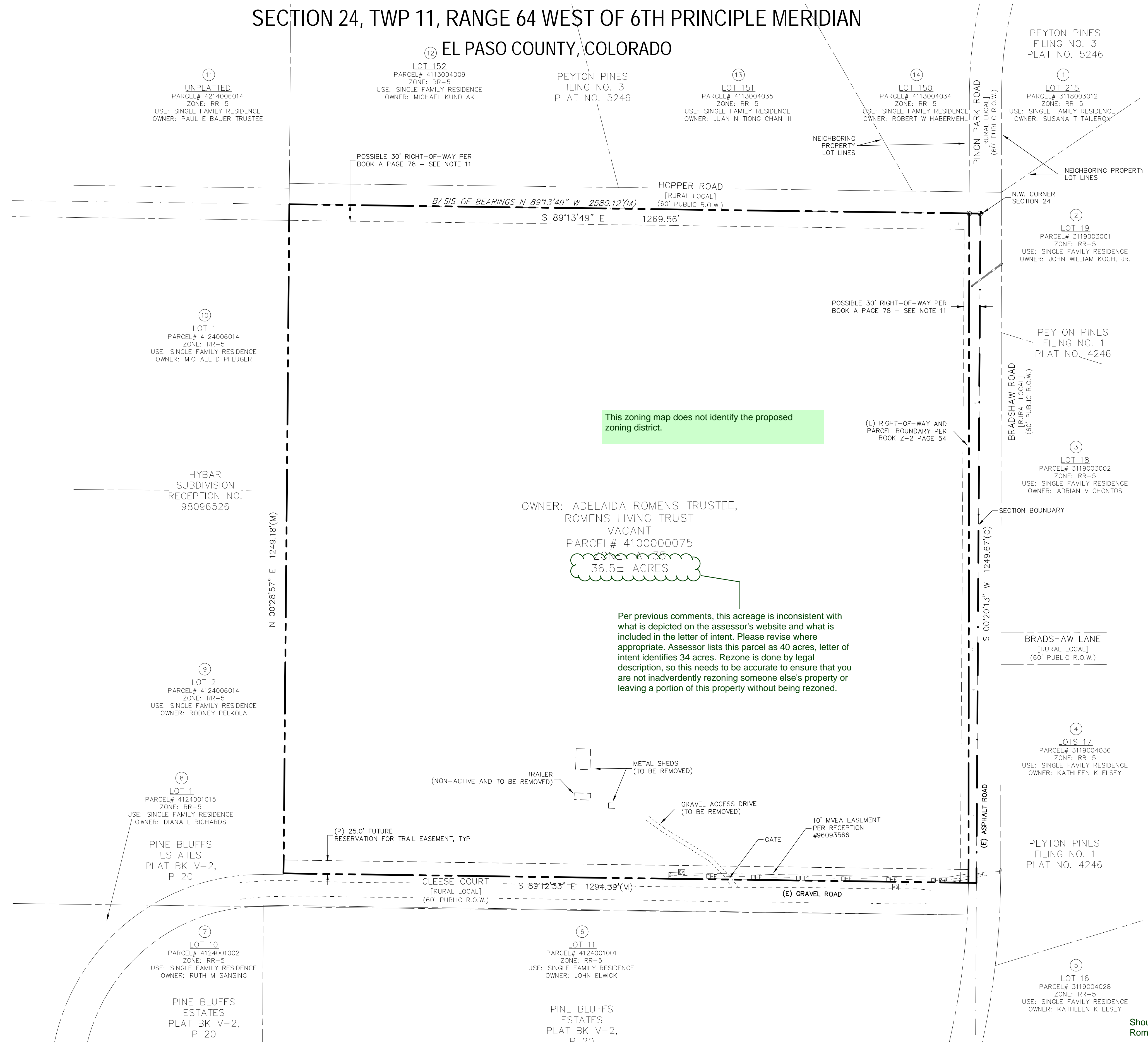
VICINITY MAP  
SCALE: N.T.S.



**LEGAL DESCRIPTION:**  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.  
(PER THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 209008527)  
ADDRESS OF RECORD: 17720 CLEESE COURT, PEYTON CO ASSESSOR'S PARCEL NO.: 41000-00-075

- NOTES:**
- SEWAGE DISPOSAL MEANS:  
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
  - WATER SOURCE:  
INDIVIDUAL WELLS

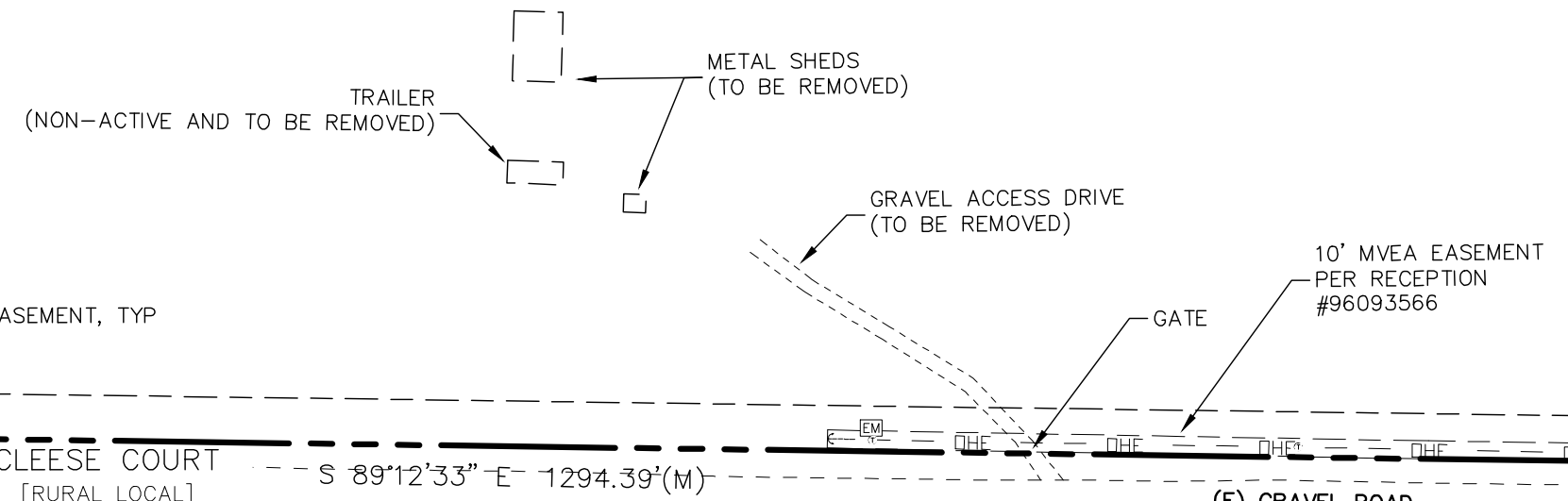
- PROJECT DATA:**
- OWNER/PETITIONER:  
ADELAIDA ROMENS TRUSTEE  
5135 CONEFLOWER LANE  
COLORADO SPRINGS, CO 80917-1316  
(719) 591-4256  
ajolly@msn.com
  - COMPANIES WITH INTERESTS IN PROPERTY:  
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
11140 E. WOODMEN ROAD  
PEYTON, CO 80831
  - PREPARED BY:  
CATAMOUNT ENGINEERING  
P.O. BOX 221  
WOODLAND PARK, CO 80866  
(719) 426-2124  
david@catamounteng.com



This zoning map does not identify the proposed zoning district.

Per previous comments, this acreage is inconsistent with what is depicted on the assessor's website and what is included in the letter of intent. Please revise where appropriate. Assessor lists this parcel as 40 acres, letter of intent identifies 34 acres. Rezone is done by legal description, so this needs to be accurate to ensure that you are not inadvertently rezoning someone else's property or leaving a portion of this property without being rezoned.

OWNER: ADELAIDA ROMENS TRUSTEE,  
ROMENS LIVING TRUST  
VACANT  
PARCEL# 4100000075  
36.5± ACRES



**LEGEND**

EXISTING	(E)
PROPOSED	(P)
ADJACENT OWNER TABLE ID NUMBER	(#)
LOT ADDRESS	(XXXX)
BOUNDARY	---
SECTION BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
EASEMENT - "NO BUILD"	---
(E) CONTOUR, INDEX	6820
(E) CONTOUR	---
(P) CONTOUR, INDEX	6820
(P) CONTOUR	---
(P) "NO BUILD" AREA	ZZZZZZ
(E) STRUCTURE	□
(E) OVERHEAD ELECTRIC, POLE	—○—
(E) UG ELECTRIC, METER	—E—
(E) UG TELEPHONE	—T—
(E) GRAVEL ROAD/DRIVE	---
(E) MAILBOX	□
(E) WIRE FENCE	---
(E) SIGN	---
(E) STORM PIPE	---
(E) WATER WELL	○

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REV.	DESCRIPTION	DATE

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For more details visit:  
www.call811.com

PREPARED FOR:  
**ADELAIDA ROMENS TRUSTEE**  
5135 CONEFLOWER LANE  
COLORADO SPRINGS, CO 80917-1316

**CATAMOUNT ENGINEERING**  
317 W. HENRIETTA AVE WOODLAND PARK, CO 80866  
PO BOX 221 (719) 426-2124

**ROMENS SUBDIVISION**  
ZONE CHANGE EXHIBIT

DESIGNED BY:	DLM	DRAWN BY:	SLP
SCALE:	1"=100'	DATE:	05/25/22
JOB NUMBER	20-248	SHEET	1 OF 1

PCD FILE NO: P-22-010