

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 24, 2019

Kari Parsons
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
kari.parsons@elpasoco.com

Subject: The Ranch Sketch Plan Review #2 (SKP-18-006)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the development application for The Ranch Sketch Plan, Review #2, and has no additional comments at this time. Please refer to the original review comments below, as endorsed by the Park Advisory Board on February 13, 2019, and acknowledged in the Applicant's Revised Letter of Intent and Sketch Plan dated May 20, 2019.

Request by N.E.S., Inc on behalf of PRI#4 LLC and Classic Homes, for approval of The Ranch Sketch Plan. The property totals 610-acres and is located approximately one mile west of Meridian Road and one mile north of Woodmen Road. The project is zoned RR-2.5 (Residential Rural 2.5 acres/dwelling unit) and proposes approximately 2,100 residential units at varying densities for an overall gross density of 3.44 DU/AC. The property is located within the Falcon/Peyton Small Area Plan and Black Forest Preservation Plan.

The Ranch includes 73-acres of open space; 24-acres of community and neighborhood parks; and 16-acres of buffer tracts. This 113-acre total represents approximately 19% of the total project area of 610-acres. The Ranch includes a centrally located 15-acre community park, four 2-acre neighborhood parks, one 1-acre park, and several open space tracts for planned trail corridors throughout the development. Staff appreciates the inclusion of an interconnected trail system and the inclusion of several park sites to serve future residents within the project.

The 2013 El Paso County Parks Master Plan shows the Woodmen Hills Secondary Regional Trail traversing diagonally across the eastern half of the site. The proposed trail facilitates a connection to the Rock Island Regional Trail and Eastonville Regional Trail to the south, and the Arroya Lane Regional Trail to the north. Staff acknowledges the Woodmen Hills Secondary Regional Trail is included within the letter of intent and is shown on the Sketch Plan Drawings. Furthermore, staff appreciates the regional trail is

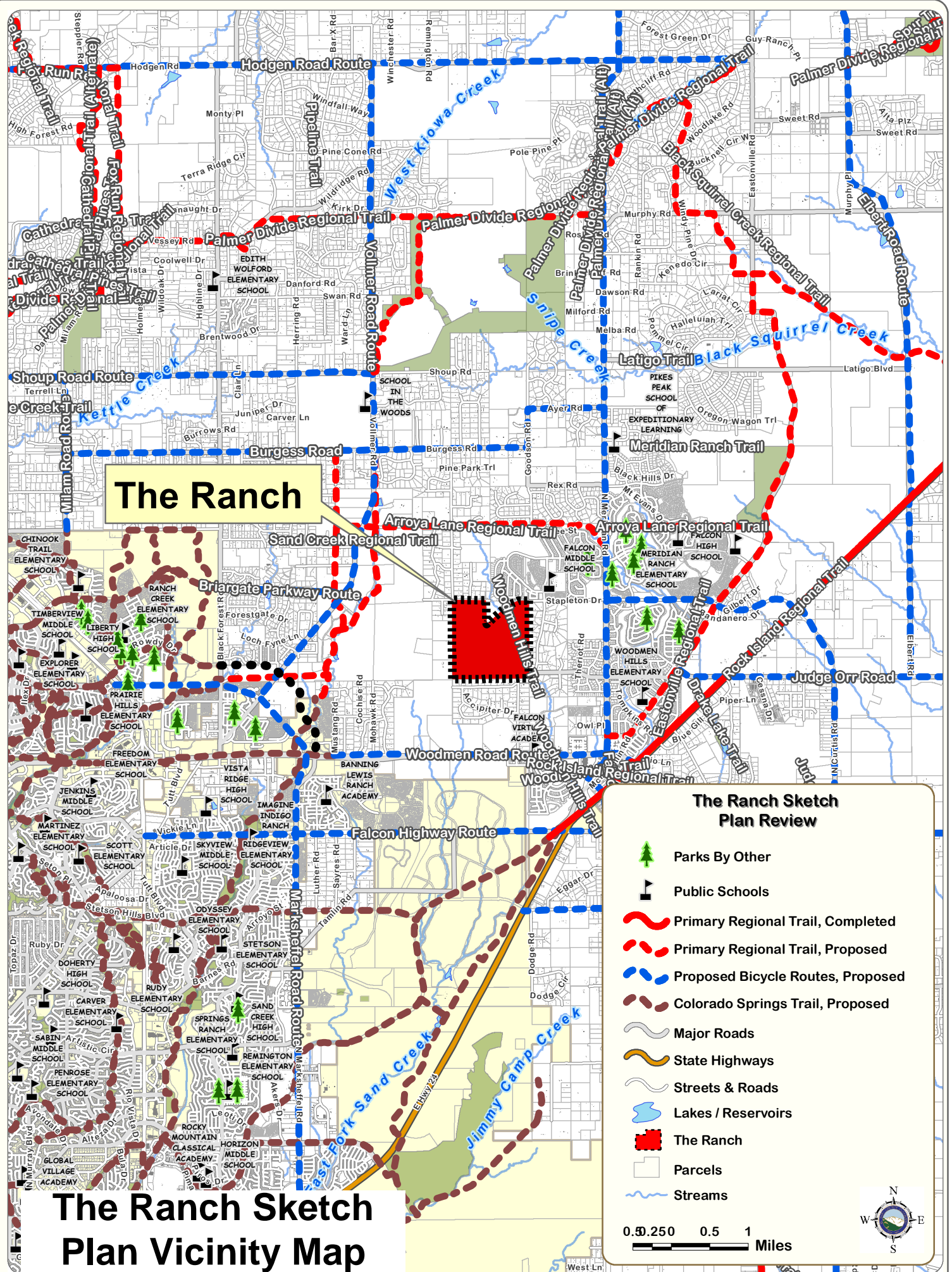
incorporated within the project and is providing integral connections to several non-County trails and park sites.

Staff has the following recommendations for The Ranch Sketch Plan: (1) designate and provide to El Paso County a 25-foot trail easement for the Woodmen Hills Secondary Regional Trail as shown on the Sketch Plan Drawings, that allows for public access, as well as construction and maintenance by El Paso County, (2) show the easement on all forthcoming preliminary plans and final plats, and dedicate the aforementioned easement to El Paso County on the forthcoming final plat(s), (3) pay fees in lieu of land dedication for regional and urban park purposes, which will be required at time of the recording of the forthcoming final plats.

Please contact me at your convenience if you have any questions or concerns.

Best Regards,

Paul Whalen
Landscape Architect
Community Services Department
paulwhalen@elpasoco.com



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 12103" IS ASSUMED TO BEAR S00°17'23"E. A DISTANCE OF 2643.90 FEET:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 3 RECORDED UNDER RECEPTION NO. 200135677, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°17'23"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;
THENCE S00°17'12"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 BEING ALSO AN ANGLE POINT IN BOUNDARY OF SAID THE MEADOWS FILING NO. 3;
THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3 AND THE NORTHERLY BOUNDARY LINE OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK Q-3 AT PAGE 94, A DISTANCE OF 2838.11 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, AND THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 2 A DISTANCE OF 2637.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35;
THENCE N00°13'03"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2730.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;
THENCE N00°13'53"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND THE EASTERLY BOUNDARY OF BOW VALLEY SUBDIVISION RECORDED IN PLAT BOOK N-3 AT PAGE 08, A DISTANCE OF 2695.16 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID LINE BEING THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387;
THENCE S89°02'35"E, ON SAID LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387, A DISTANCE OF 2245.83 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348;

THENCE ON THE WESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348 THE FOLLOWING (9) NINE COURSES;

- S00°29'45"E, A DISTANCE OF 39.98 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
- S 14°54'27"E, A DISTANCE OF 267.87 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
- S00°29'45"E, A DISTANCE OF 820.43 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°09'43", A RADIUS OF 300.00 FEET AND A DISTANCE OF 231.23 FEET TO A POINT OF TANGENT;
- S44°39'25"E, A DISTANCE OF 101.04 FEET;
- N45°20'35"E, A DISTANCE OF 1419.92 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°43'34", A RADIUS OF 2080.00 FEET AND A DISTANCE OF 1141.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 11 RECORDED UNDER RECEPTION NO. 204080282;

THENCE S89°02'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, THE SOUTHERLY BOUNDARY LINE OF SAID PAINT BRUSH HILLS FILING NO. 11 AND THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 10 RECORDED UNDER RECEPTION NO. 203174940, A DISTANCE OF 729.82 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 610.475 ACRES

GENERAL NOTES

- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG COLLECTOR STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOL, PARKS, AND TRAIL SYSTEMS.
- WITHIN DESIGNATED DENSITY AREAS, DENSITY FOR INDIVIDUAL DEVELOPMENTS CAN BE OVER OR UNDER THE DENSITY RANGE, PROVIDED THE AVERAGE DENSITY WITHIN THE AREA DOES NOT EXCEED THE MAXIMUM OF THE DENSITY RANGE.
- A 25' EASEMENT WILL BE PROVIDED FOR THE PROPOSED REGIONAL COUNTY TRAIL WITH FUTURE FINAL PLATS.
- PHASING WILL BE GENERALLY FROM THE NORTH-EAST CORNER TO THE SOUTH-WEST CORNER OF THE PROPERTY.
- AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE IMPACT IDENTIFICATION REPORT PREPARED BY CORE CONSULTANTS DATED DECEMBER 20, 2018.
- THE PROPERTY LIES WITHIN SCHOOL DISTRICT 49. A SITE FOR AN ELEMENTARY SCHOOL IS IDENTIFIED PER THE SCHOOL DISTRICT REQUIREMENTS.
- A MAXIMUM OF 2100 DWELLING UNITS ARE ALLOWED WITHIN THE RANCH SKETCH PLAN.
- FLOODPLAIN STATEMENT: THE RANCH IS ENTIRELY WITHIN AN AREA MAPPED AS ZONE X OF THE FEMA FLOODPLAIN MAP NO. 08041C0535F, DATED MARCH 17, 1997, WHICH DENOTES AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.
- GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLUDING POTENTIAL SEASONAL SHALLOW GROUNDWATER, EXPANSIVE SOILS, ARTIFICIAL FILL, HYDROCOMPACTION, AND COLLAPSIBLE SOILS. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, REGRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARD STUDY AND PRELIMINARY SUBSURFACE SOIL INVESTIGATION PREPARED BY ENTECH ENGINEERING INC., DATED JULY 12, 2018, AND IS HELD IN THE RANCH SKETCH PLAN FILE (SKP-18-XXX) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE RANCH SUBDIVISION.
- IN ACCORDANCE WITH THE 2040 MAJOR TRANSPORTATION CORRIDOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF BRIARGATE PARKWAY THROUGH THE PROPERTY TO A 4-LANE PRINCIPAL ARTERIAL FUNCTIONAL CLASSIFICATION. A SEPARATE COST-RECOVERY AGREEMENT WITH THE ADJACENT CHURCH PROPERTY IS RECORDED AT RECEPTION NO. 205048347, DATED APRIL 5, 2005.
- UNTIL APPROVED BY THE COUNTY, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS AND ALIGNMENTS, ROUNDABOUT LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBDIVISION PROCESS.
- ALL STREETS WILL MEET THE STANDARDS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- PRIVATE ROADS ARE PERMITTED WHERE NECESSARY TO SUPPORT HIGHER DENSITY RESIDENTIAL DEVELOPMENT.
- SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
- ARCHITECTURAL STANDARDS WILL BE ESTABLISHED BY A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
- THE FOLLOWING MINIMUM LANDSCAPE STANDARDS WILL BE ADHERED TO WITH FUTURE PRELIMINARY PLANS:

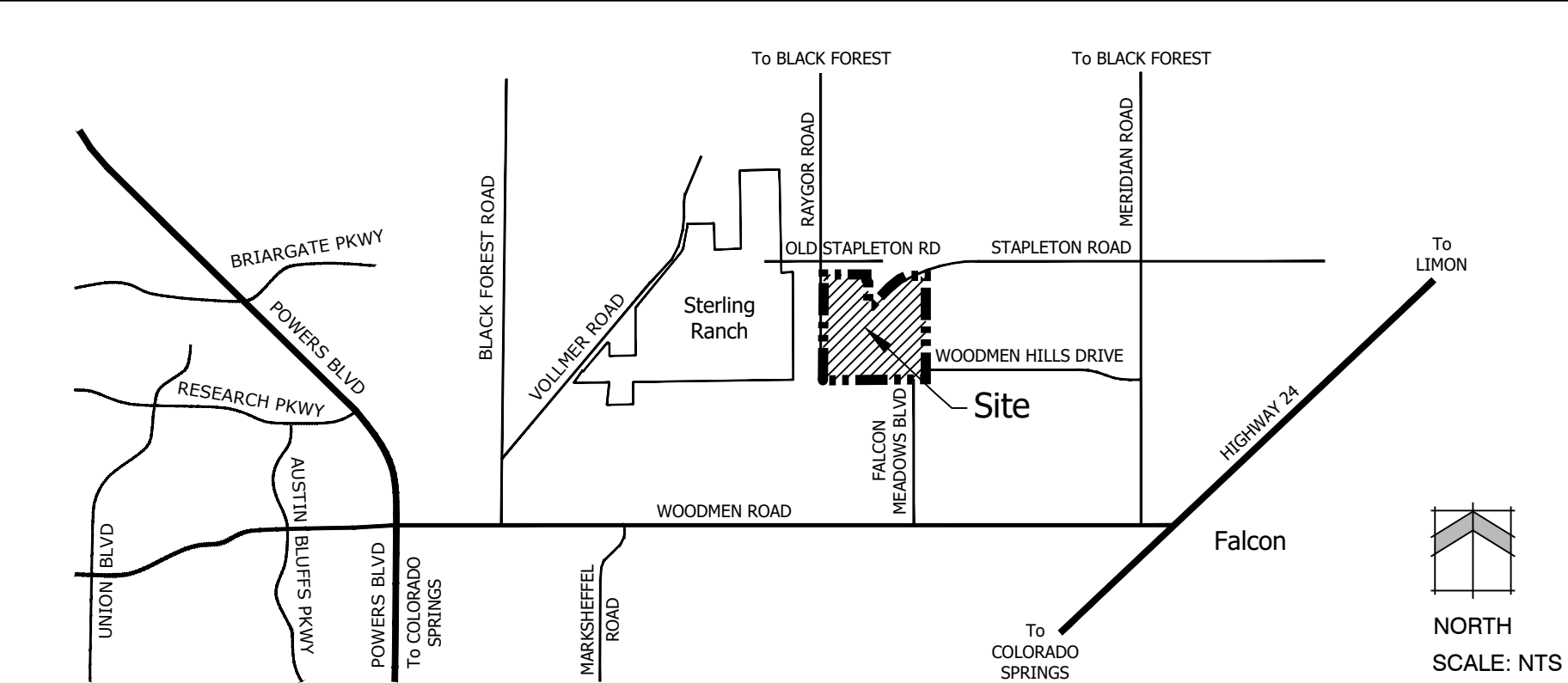
Setback/Buffer	Width	Tree Planting Requirement
Briargate Parkway	25 feet	1 per 20 linear feet
Minor Arterials	20 feet	1 per 25 linear feet
Collectors	10 feet	1 per 30 linear feet
Local Roads	None	None
North Buffer	100 feet	1 per 30 linear feet
South Buffer	100 feet	None*
East Buffer	300 feet	None*

*THE EAST AND SOUTH BUFFER INCLUDES OVERHEAD UTILITY EASEMENTS AND OTHER UTILITIES, WHICH RESTRICTS TREE PLANTING. ANY TREE PLANTING WILL BE SUBJECT TO AGREEMENT WITH THE RESPECTIVE UTILITY PROVIDER.

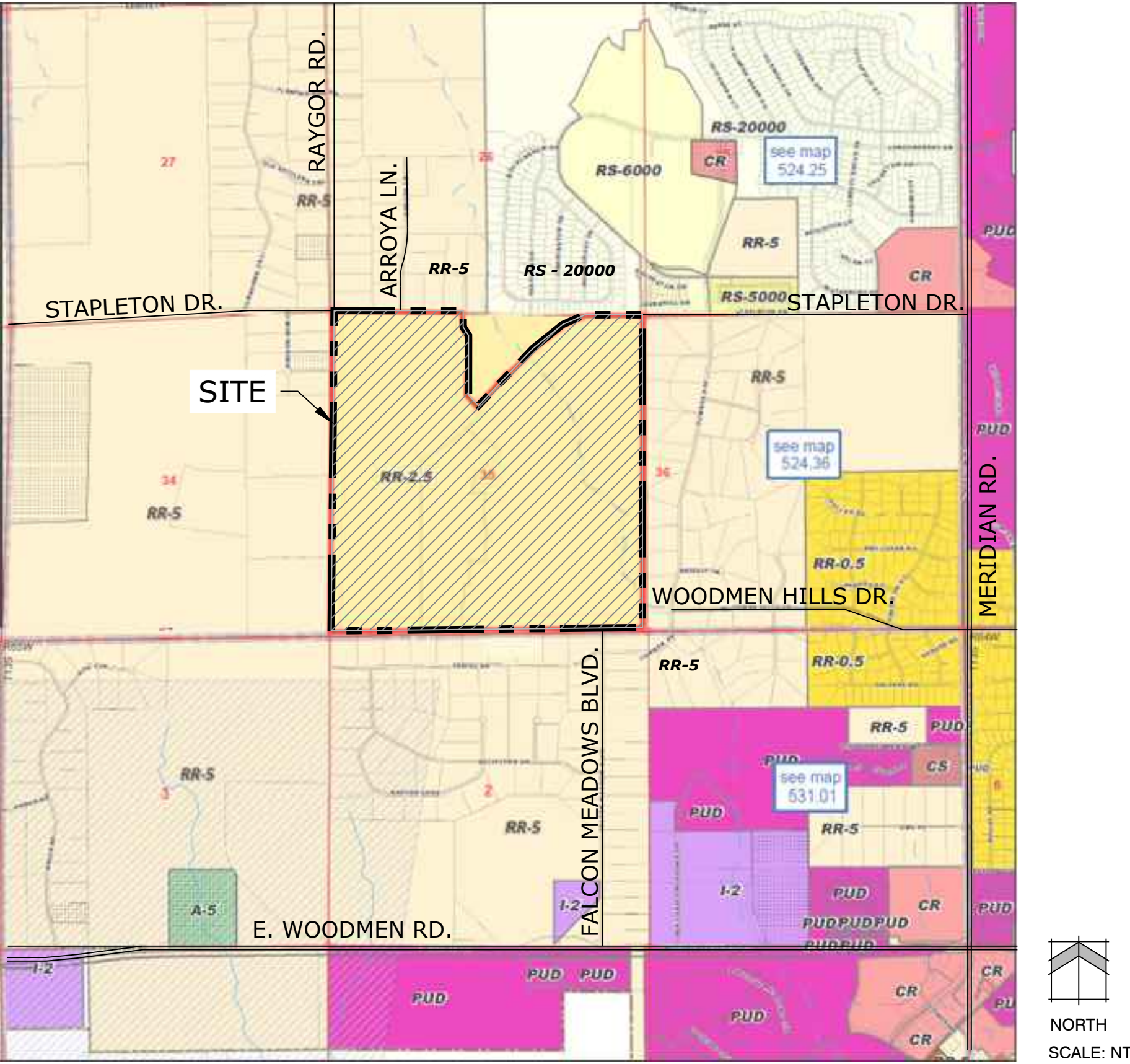
- THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY:
 - STERLING RANCH METROPOLITAN DISTRICT FOR WATER AND WASTEWATER.
 - COLORADO SPRINGS UTILITIES FOR NATURAL GAS.
 - MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR ELECTRICITY.
 - FALCON FIRE PROTECTION DISTRICT
 - FALCON SCHOOL DISTRICT 49.
 - EL PASO COUNTY CONSERVATION DISTRICT.
 - UPPER BLACK SQUIRREL GROUND WATER DISTRICT
 - PIKES PEAK LIBRARY DISTRICT

THE RANCH SKETCH PLAN
LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

VICINITY MAP



ZONING MAP



Owner:
PRI #4, LLC
6385 Corporate Dr. Suite 200
Colorado Springs, Colorado 80919

Planner/Landscape Architect:
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, Colorado 80903

Applicant:
Classic Homes
6385 Corporate Dr. Suite 200
Colorado Springs, Colorado 80919

Civil Engineer:
Classic Consulting Engineers & Surveyors
619 N. Cascade Ave. Suite 200
Colorado Springs, Colorado 80903

SITE DATA

Tax ID Number:	5200000324, 52000000323, 52000000321
Existing Land Use:	Agriculture
Existing Zoning:	RR-2.5
Development Schedule:	Summer 2019

Site Acreage:	610.475 AC (26,592,291 SF)
Maximum Number of Units:	2,100
Maximum Gross Density:	4.02 DU/AC

Total Areas (See Land Use Chart On Sheet 2):	
Residential:	432.9 AC
Park:	24 AC
Buffer:	16.4 AC
Open Space/Drainage:	73.5 AC
School:	14.5 AC
R.O.W.:	49.2 AC

SHEET INDEX

Sheet 1 of 3:	Cover Sheet
Sheet 2 of 3:	Sketch Plan
Sheet 3 of 3:	Adjacent Property Owners Map

Land Planning
Landscape
Architecture
Urban Design



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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THE RANCH

SKETCH PLAN

PROJECT INFO	DATE:	12-21-18
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	R. SAWYER

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

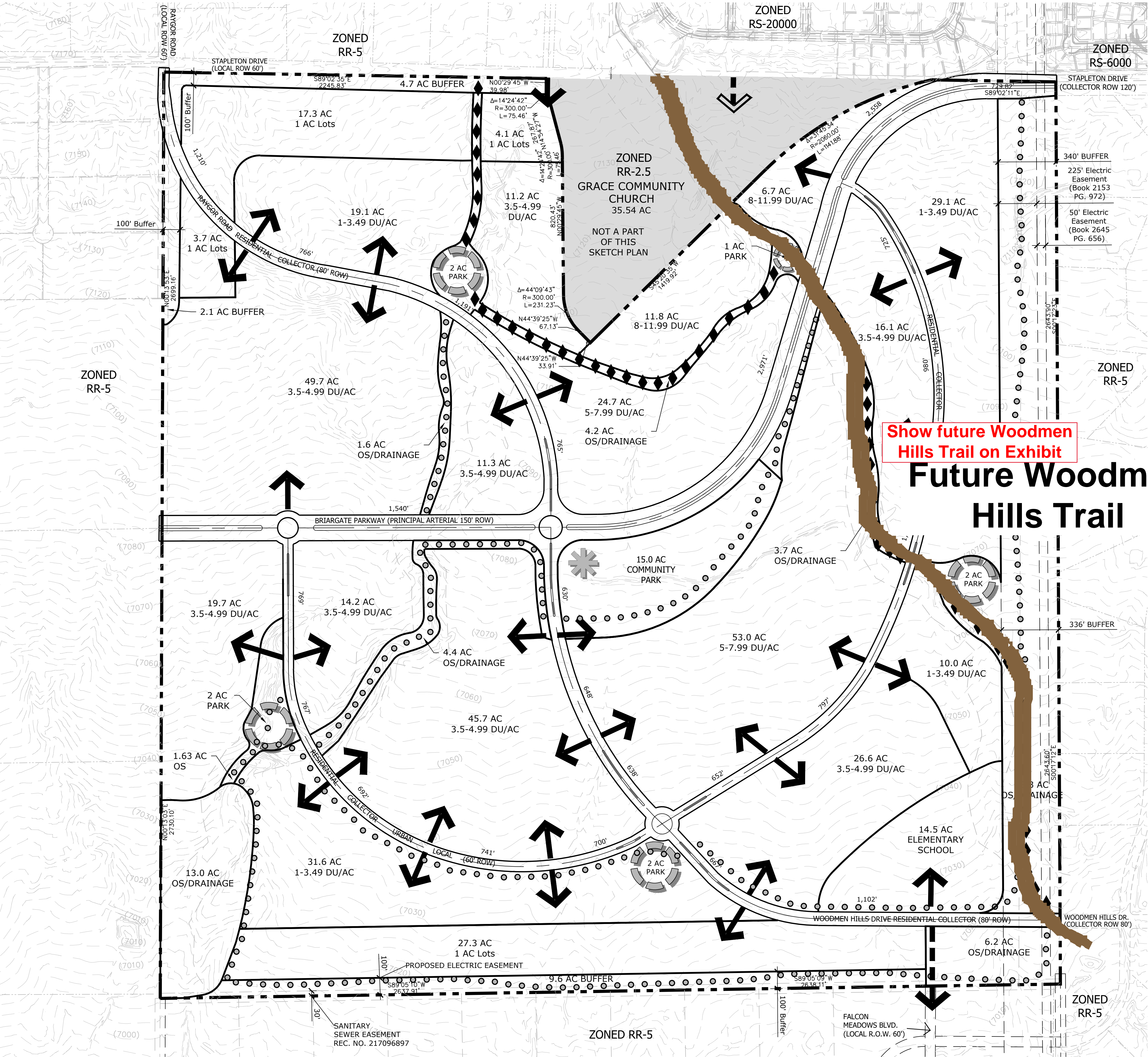
COVER SHEET

1

1 OF 3

SKP-18-XXX

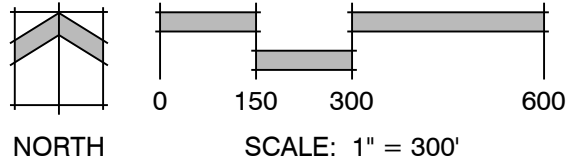
THE RANCH SKETCH PLAN
LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



LAND USE TABLE				
Land Use	Acres (AC)	Minimum No. of units	Maximum No. of units	Percentage Land Use (%)
Residential				
1 DU/AC	52.4	N/A	52	8.58%
1-3.49 DU/AC	89.8	90	313	14.71%
3.5-4.99 DU/AC	194.5	681	971	31.86%
5-7.99 DU/AC	77.7	389	621	12.73%
8-11.99 DU/AC	18.5	148	222	3.03%
Park	24			3.93%
Buffer	16.4			2.69%
Open Space/Drainage	73.5			12.04%
School	14.5			2.38%
ROW	49.2			8.06%
TOTAL	610.5	1307	2179	100

Density Cap = 2,100 Dwelling Units

LEGEND	
	PROPERTY LINE
	LAND USE BOUNDARY
	OPEN SPACE & DRAINAGE
	URBAN LOCAL ROADS (50' ROW)
	INTERIM EMERGENCY ACCESS
	PERMANENT EMERGENCY ACCESS ONLY
	NEIGHBORHOOD COMMERCIAL/COMMUNITY FACILITY
	PARK
	REGIONAL COUNTY TRAIL
	INTERNAL TRAIL



Land Planning
Landscape
Architecture
Urban Design

NES

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THE RANCH
SKETCH PLAN

DATE: 12-21-18
PROJECT MGR: A. BARLOW
PREPARED BY: R. SAWYER

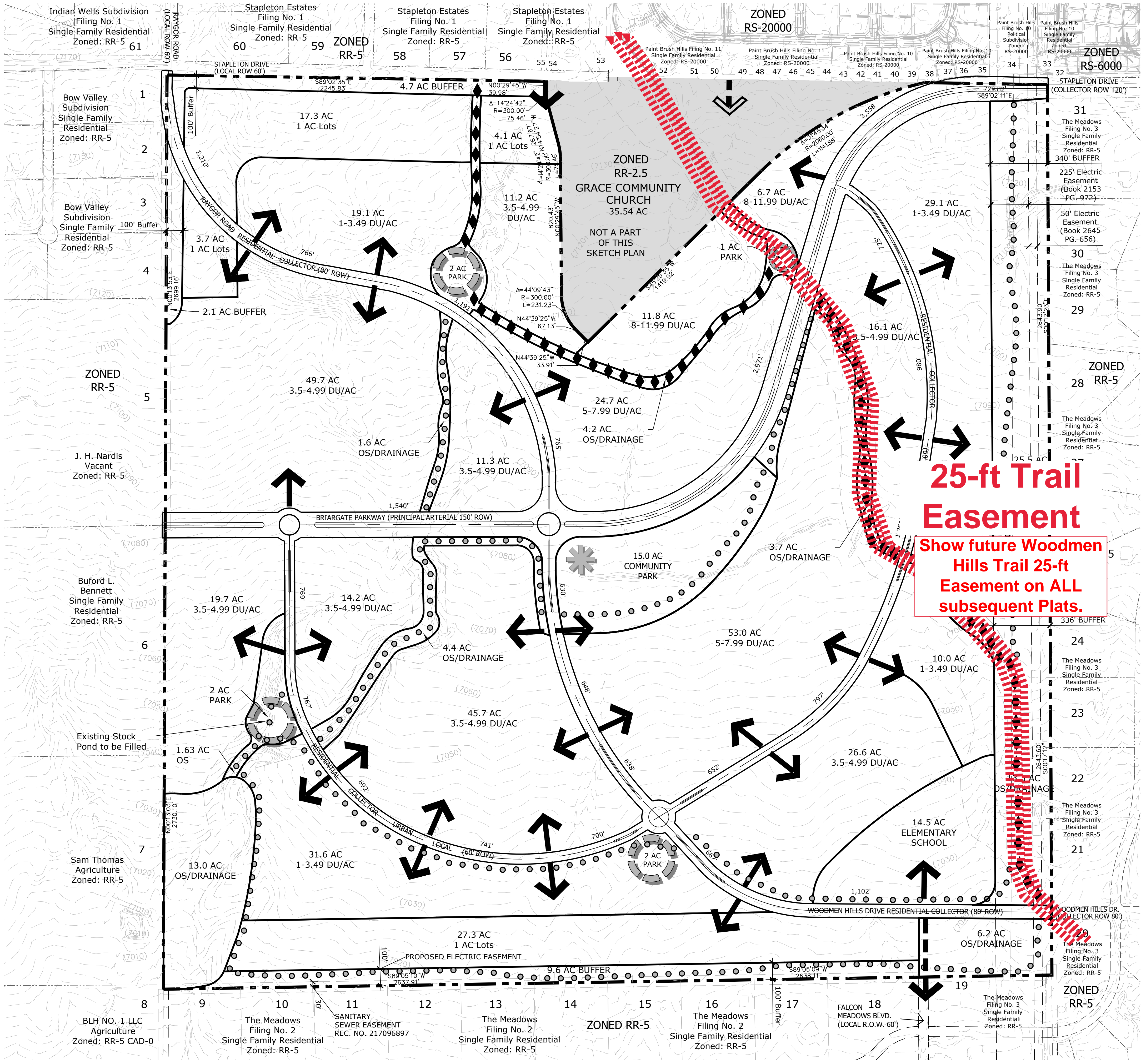
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SKETCH PLAN

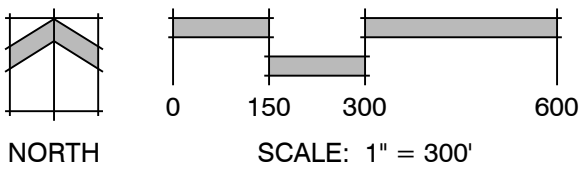
THE RANCH SKETCH PLAN

LOCATED IN SECTION 35, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN



ADJACENT PROPERTY OWNERS

1. 5234001001 JOHN M. & JEAN M. MCGUIRE JOINT LIVING TRUST 9405 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4904	15. 5302002004 JAMES A. & MARIA H. BARDUNOTIS 10350 TERCEL DR. PEYTON, CO 80831-7038
2. 5234001002 KRISTIN R. & WARD C. ALCORN 9425 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4904	16. 5302002003 TRACY M. & SAMUEL A. II AYARS 10450 TERCEL DR. PEYTON, CO 80831-7039
3. 54234001003 AMY M. FAST 9155 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4902	17. 5302002002 BENJAMIN BRUCE WHITE 10490 TERCEL DR. PEYTON, CO 80831-7039
4. 5234001004 JACQUELINE K. BRANBERG 9315 BROKEN BOW CT. COLORADO SPRINGS, CO 80908-4902	18. 5302002001 ANDREW R. & TERRY L. RANNEY 10550 TERCEL DR. PEYTON, CO 80831-7039
5. 5200000228 J. H. NARDIS 2914 AUSTIN BLUFFS PKWY. COLORADO SPRINGS, CO 80918-5740	19. 5302000001 JOHN L. & LESLIE R. MCAFFEE 8435 FALCON MEADOW BLVD. PEYTON, CO 80831-7050
6. 5200000250 PHYLLIS D. & BUFORD L. BENNETT 20160 SADDLE BLANKET LN. PEYTON, CO 80831-7127	20. 5301007001 CHARLENE L. CASTLEMAN 8344 TOWNER AVE. PEYTON, CO 80831-6959
7. 5200000251 SAM THOMAS & JOANN GEORGE 9750 TERCEL DR. PEYTON, CO 80831-7018	21. 5236000015 MICHAEL D. & DAPHNE S. RAYBURN 8524 TOWNER AVE. PEYTON, CO 80831-6960
8. 5300000605 B&H NO. 1 LLC 111 S TEJON ST. STE. 222 COLORADO SPRINGS, CO 80903-2246	22. 5236000014 ARNOLD CULLUM 251 E. FOUNTAIN BLVD UNIT 200 COLORADO SPRINGS, CO 80903-4160
9. 5302000210 GARY W. & GRI C. WIDDOWS 9870 TERCEL DR. PEYTON, CO 80831-7015	23. 5236000013 RONALD T. & HEATHER D. FIX 8704 TOWNER AVE. PEYTON, CO 80831-6960
10. 5302002009 JERRY L. & LYNN VANLANDINGHAM 9960 TERCEL DR. PEYTON, CO 80831-7015	24. 5236000012 JOHN & CATHERINE GUTIERREZ 8764 TOWNER AVE. PEYTON, CO 80831-6960
11. 5302002008 NICHOLAS K. AMANDA L. GRAMPRIE 10050 TERCEL DR. PEYTON, CO 80831-7015	25. 5236000011 ERIK VARNDEKE & MICHAEL GEORGE WARNER 8884 TOWNER AVE. PEYTON, CO 80831-6960
12. 5302002007 DONALD L. & GWEN E. STANKO 10150 TERCEL DR. PEYTON, CO 80831-7037	26. 5236000010 DOUGLAS L. & DAWN NAVE 8944 TOWNER AVE. PEYTON, CO 80831-6978
13. 5302002006 JENNIFER L. & MARK C. MERRITT 10280 TERCEL DR. PEYTON, CO 80831-7038	27. 5236000009 CHARLES A. DANLEY 9004 TOWNER AVE. PEYTON, CO 80831-6979
14. 5302002005 RANDAL S. & MARTHA L. THOMPSON 10330 TERCEL DR. PEYTON, CO 80831-7038	28. 5236000007 GASTON RETALLICK 9124 TOWNER AVE. PEYTON, CO 80831-6980
29. 5236000006 KEVIN & JACALYN CURRY 9184 TOWNER AVE. PEYTON, CO 80831-6980	43. 5226402020 RICARDO & DEBRA K. GARCIA 9484 ROCKINGHAM DR. PEYTON, CO 80831-6409
30. 5236000003 DIPPEL FAMILY TRUST PHILIP B. & GEORGIA DIPPEL TRUSTEE 9364 TOWNER AVE. PEYTON, CO 80831-6982	44. 5226402030 MC CUDRY FAMILY REVOC. LIVING TRUST 9488 ROCKINGHAM DR. PEYTON, CO 80831-6420
31. 5236000002 JASON L. KELLER 9424 TOWNER AVE. PEYTON, CO 80831-6961	45. 5226402029 RICHARD YUCEL COSTAIN ESTATE BRAD R. COSTAIN PERS. REP. 9512 ROCKINGHAM DR. PEYTON, CO 80831-6421
32. 5225302014 RALPH D. & BARBARA A. CHAPMAN 12913 CAVERHILL DR. PEYTON, CO 80831-6402	46. 5226402028 KAREN A. MORGAN 9512 ROCKINGHAM DR. PEYTON, CO 80831-6421
33. 5225302015 THEODORE A. SR. & LINDA F. BERG 10903 CAVERHILL DR. PEYTON, CO 80831-6402	47. 5226402027 JAIME & MARIA E. MORALES 9540 ROCKINGHAM DR. PEYTON, CO 80831-6421
34. 5226402021 PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVE. PEYTON, CO 80831-6873	48. 5226402026 WILLIAM T. & ALYSSA A. PROIA 9554 ROCKINGHAM DR. PEYTON, CO 80831-6421
35. 5226402022 PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVE. PEYTON, CO 80831-6873	49. 5226402025 PRISCILLA MORRILL 9568 ROCKINGHAM DR. PEYTON, CO 80831-6421
36. 5226402013 CARLOS M. BENCOMO 9372 ROCKINGHAM DR. PEYTON, CO 80831-6408	50. 5226402024 JONATHAN & ALISHA CHEANEY 9582 ROCKINGHAM DR. PEYTON, CO 80831-6421
37. 5226402014 KATHERINE & KEVIN HEBNER 9386 ROCKINGHAM DR. PEYTON, CO 80831-6419	51. 5226402023 MICHAEL P. & TANYA M. WHITMAN 9596 ROCKINGHAM DR. PEYTON, CO 80831-6421
38. 5226402015 GARCIA FAMILY REVOC. LIVING TRUST 9414 ROCKINGHAM DR. PEYTON, CO 80831-6417	52. 5226402031 PAINT BRUSH HILLS METRO DISTRICT 9585 TOWNER AVE. PEYTON, CO 80831-6873
39. 5226402016 GARY L. WILSON 9428 ROCKINGHAM DR. PEYTON, CO 80831-6417	53. 5226004008 JOEL MORENO VILLARREAL & VERONICA GARCIA 10160 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
40. 5226402017 MICHAEL J. & JENNIFER L. HARWIG 9443 ROCKINGHAM DR. PEYTON, CO 80831-6409	54. 5226004001 RANDALL C. JONES & PAULA ZUBER JONES 10340 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
41. 5226402018 REGINALD D. & RITA J. PERRY 9456 ROCKINGHAM DR. PEYTON, CO 80831-6409	55. 5226004002 ROBERT L. & YVONNE A. BARRETT 10120 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
42. 5226402019 WILLIAM EDWARD & JULIE ANN JOHNSON 9410 ROCKINGHAM DR. PEYTON, CO 80831-6409	56. 5226004007 RONALD R. VILLA 9410 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
	57. 5226004005 C. BRAD & SHERI K. GEORGE 10050 STAPLETON RD. COLORADO SPRINGS, CO 80908-4809
	58. 5226004005 NANCY L. MARCOTTE 9555 ARROYO LN. COLORADO SPRINGS, CO 80908-4432
	59. 5226002016 CAROLYN T. BOND 9860 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822
	60. 5226002017 MICHAEL J. & CHERYL L. ALLEN 9750 STAPLETON RD. COLORADO SPRINGS, CO 80908-4822
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Land Planning
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THE RANCH

SKETCH PLAN

DATE: 12-21-18
PROJECT MGR: A. BARLOW
PREPARED BY: R. SAWYER

ENTITLEMENT

DATE: BY: DESCRIPTION:

ADJACENT PROPERTY OWNERS

3 OF 3

SKP-18-XXX