LIETZKE, KRISTEN, 10/13/2026 8:54 AM

PEYTON HIGHWAY & JONES ROAD
ZONE MAP AMENDMENT (REZONE MAP)

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

OWNER INFORMATION:

COOKIE INVESTMENTS, LLC
1300 N. BRYANT AVE.
MOORE, OKLAHOMA 73160

SITE DATA:

PROPERTY ADDRESS: N. PEYTON HWY.
TAX ID/PARCEL NUMBERS: 3300000217
TOTAL PARCEL ACREAGE: 305.46 ACRES

EXISTING LAND USE: VACANT/AGRICULTURE
EXISTING ZONING DISTRICT: A-35
PROPOSED ZONING DISTRICT: RR-2.5

LEGAL DESCRIPTION:

BEING PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: CONSIDERING THE WEST LINE OF SAID SECTION 21 BEARING NORTH 00°27'05" EAST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, NORTH 00° 27' 05" EAST FOR A DISTANCE OF 2637.54 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 21;

THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, NORTH 00° 27' 05" EAST FOR A DISTANCE OF 2140.54 FEET;

THENCE DEPARTING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, SOUTH 89° 53' 31" EAST FOR A DISTANCE OF 962.79;

THENCE NORTH 00° 27' 05" EAST FOR A DISTANCE OF 497.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, SOUTH 89° 53' 31" EAST FOR A DISTANCE OF 1662.80 TO THE NORTH 1/4 CORNER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, SOUTH 00° 42' 31" WEST FOR A DISTANCE OF 2636.47 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 21;

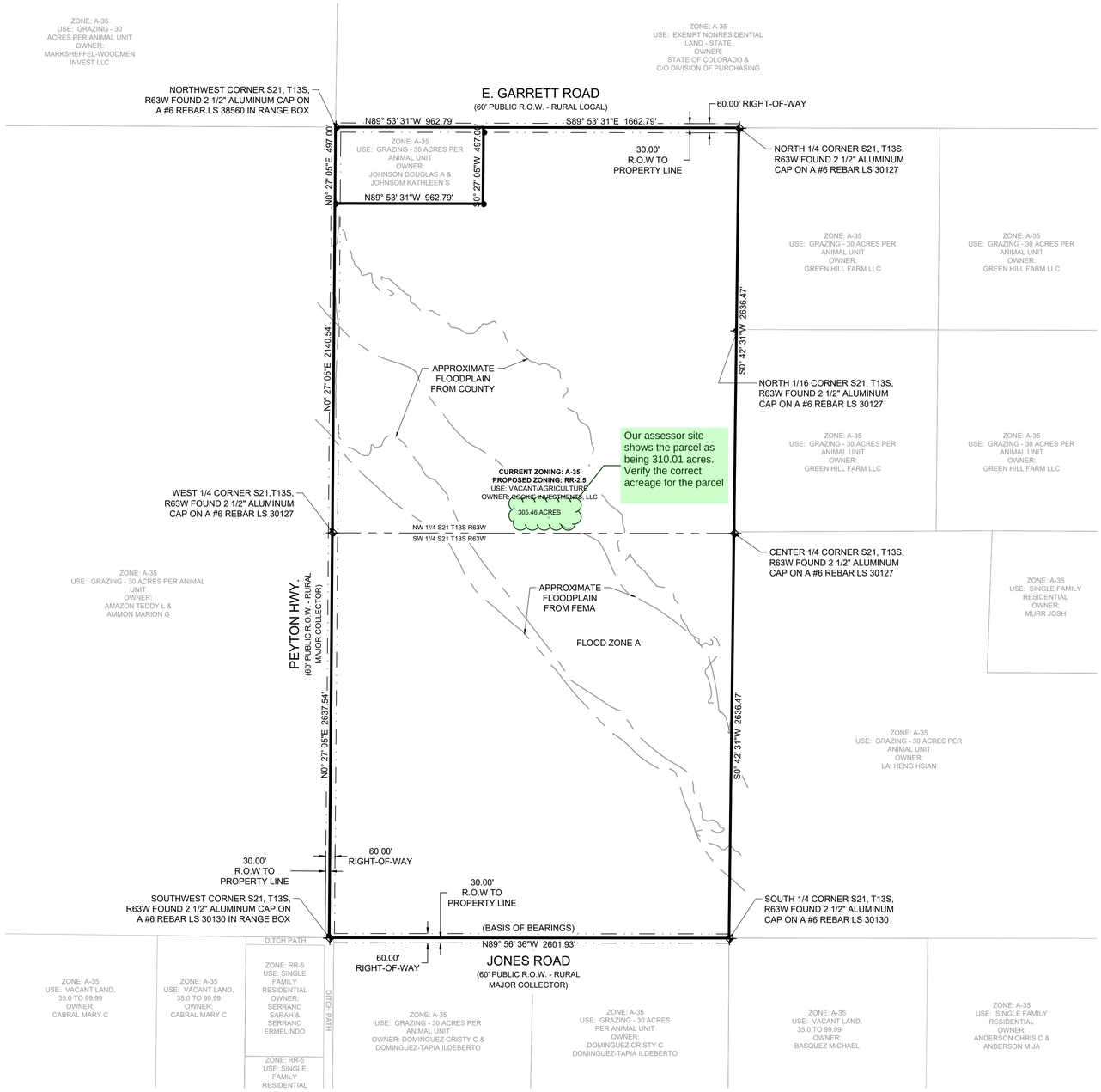
THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, SOUTH 00° 42' 31" WEST FOR A DISTANCE OF 2636.47 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21;

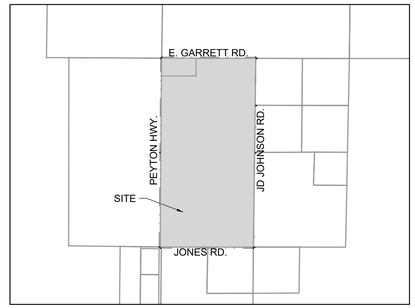
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, NORTH 89° 56' 36" WEST FOR A DISTANCE OF 2601.93 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 305.46 ACRES MORE OR LESS

LINETYPE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- (ADJ.) RIGHT-OF-WAY LINE
- EXISTING FLOODPLAIN





VICINITY MAP
N.T.S

DRAWN BY: KAL	JOB DATE: 5/8/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: BHH	JOB NUMBER: 2602806	0 1"	
CAD DATE: 10/13/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2026\2602806\CAD\Dwgs\Exhibit\Working Zone Map Amendment\2602806 Jones Rd & Peyton Hwy Zone Map Amendment Exhibit			

NO.	DATE	BY	REVISION DESCRIPTION

N. PEYTON HWY 300-AC (GARRETT AND JONES)
FRONT RANGE LAND
PEYTON, COLORADO

REZONE EXHIBIT
ZONE MAP AMENDMENT (REZONE)

SHEET RZ 1

HR GREEN Xrefs: RAW GIS Jones Rd Parcels; 260105 LSP-TO CLIENT