

# SMOKE STACK AT STERLING RANCH

SECTION 27, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## RR-2.5 REZONE



**Rezone Map to include the following elements, as appropriate:**

1	Boundary description of the subject property, which shall illustrate the legal description
2	Existing land uses and zoning on the property and within five hundred (500) feet of the boundary
3	Adjoining property ownership
4	Existing private roads
5	Existing structures
6	Existing easements
7	Name and address of the petitioner, owners of all interests (including mineral interests), in the property

**SITE DATA**

**OWNER:**  
Vantage Homes Corp.  
9549 Federal Dr., Suite 100  
Colorado Springs, CO 80921

**PREPARED BY:**  
NES INC.  
619 N. CASCADE AVE STE 200  
COLORADO SPRINGS CO 80903  
Tax ID Numbers:

5227000005  
SKP 22-004 (Approved 2022)  
RR-5  
RR-2.5  
Total Area: 33.97097 ac

Sketch Plan:  
Current Zoning:  
Proposed Zoning:  
Total Area:

← 2023 file if approved  
NES: This is reflecting the current approved Sketch Plan that we are amending. Label has been updated. Once this next amendment is approved then it will replace this current file number and approval date.

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EASTERLY BOUNDARY OF RETREAT AT TIMBERIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 22271015, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END WHICH IS THE SOUTHWEST 1/16 CORNER OF SAID SECTION 27, BY A 3" ALUMINUM SURVEYORS CAP STAMPED "PLS 30118" AND AT THE NORTHERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSIGNED TO BEAR N00°54'30"W, A DISTANCE OF 2478.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID RETREAT AT TIMBERIDGE FILING NO. 2;

THENCE N00°54'30"W, A DISTANCE OF 837.61 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°54'30"W, A DISTANCE OF 610.02 FEET TO THE NORTH LINE OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF SAID SECTION 27 THE FOLLOWING TWO (2) COURSES:

1. N88°38'53"E, A DISTANCE OF 1,330.89 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
2. N89°50'45"W, A DISTANCE OF 665.29 FEET TO THE NORTHWESTERLY CORNER OF INDIAN WELLS SUBDIVISION, FILING NO. 1, RECORDED IN PLAT BOOK J-3 AT PAGE 83;

THENCE S01°01'59"E, ON THE WESTERLY BOUNDARY OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1, A DISTANCE OF 1,092.56 FEET;

THENCE N71°06'46"W, A DISTANCE OF 502.14 FEET;

THENCE N11°16'36"W, A DISTANCE OF 234.38 FEET;

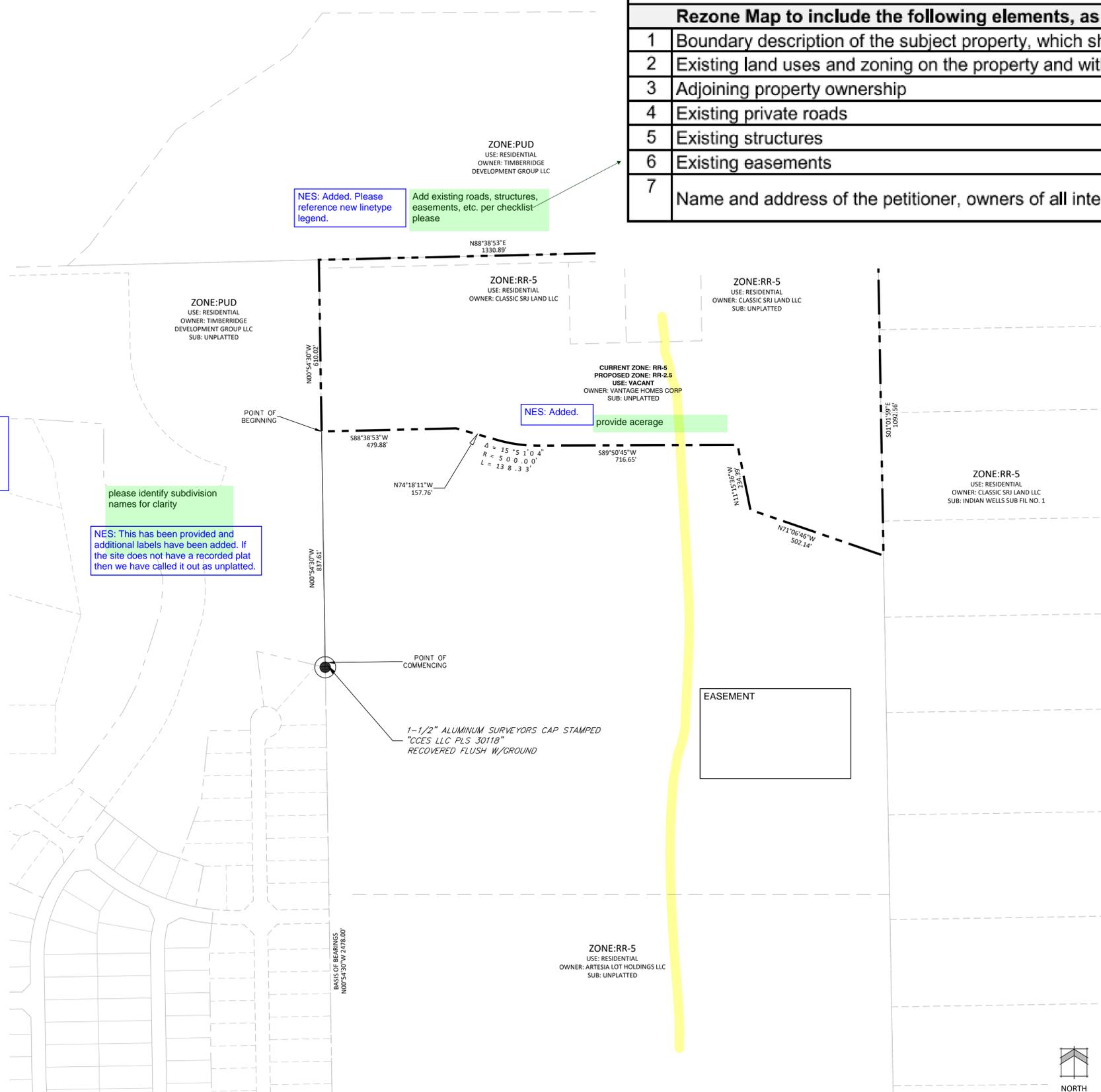
THENCE S89°52'45"W, A DISTANCE OF 716.65 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 15°51'04", A RADIUS OF 500.00 FEET, AND A DISTANCE OF 138.33 FEET;

THENCE N74°18'11"W, A DISTANCE OF 157.76 FEET;

THENCE S88°38'53"W, A DISTANCE OF 479.88 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33.97097 ACRES (1,478,775 SQUARE FEET).



NES: Added. Please reference new linetype legend.

Add existing roads, structures, easements, etc. per checklist please

NES: Added. provide acerage

please identify subdivision names for clarity

NES: This has been provided and additional labels have been added. If the site does not have a recorded plat then we have called it out as unplatted.

IN ASSOCIATION WITH

### SMOKE STACK AT STERLING RANCH REZONE

PROJECT INFO

DATE: 10/09/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

STAMP

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

REZONE EXHIBIT

SHEET NUMBER

PLAN FILE #

