

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



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

Sketch Plan: SKP 22-004 (Approved 2022)
Current Zoning: RR-5
Proposed Zoning: RR-2.5
Total Area: 33.97097 ac

2023 file if approved

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. 222715015, 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 665.25 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 234.39 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;

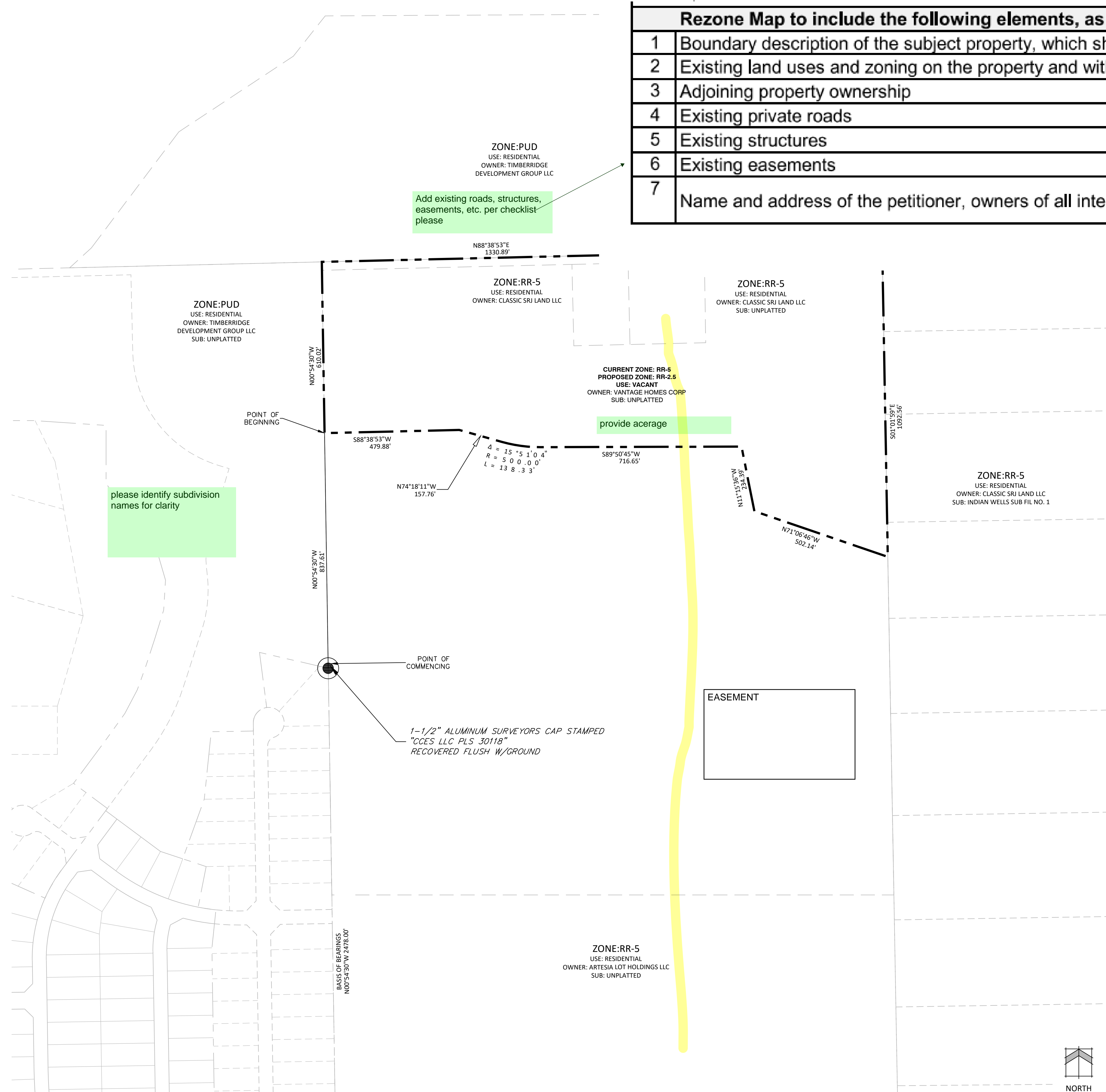
THENCE N74°18'11"W, A DISTANCE OF 157.76 FEET;

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

CONTAINING A CALCULATED AREA OF 33.97097 ACRES (1,479,775 SQUARE FEET).

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



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

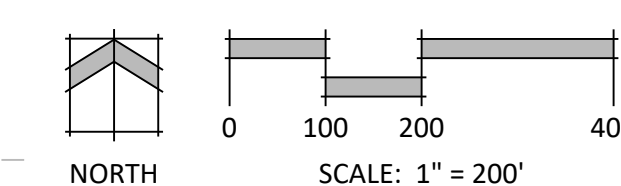
SHEET NUMBER

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1 OF 1

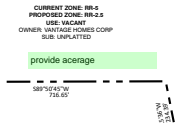
PLAN FILE #

P239



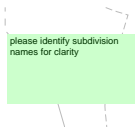
V1_ zone map.pdf Markup Summary

dsdparsons (5)



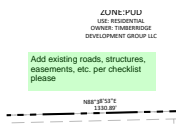
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provide acreage



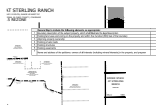
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please identify subdivision names for clarity

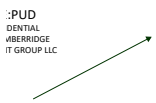


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Add existing roads, structures, easements, etc. per checklist please

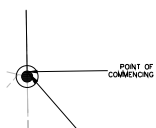


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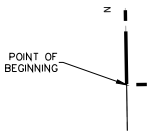
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AutoCAD SHX Text (4)



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POINT OF COMMENCING



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POINT OF BEGINNING



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1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" RECOVERED FLUSH
W/GROUND

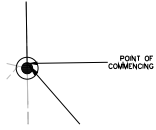


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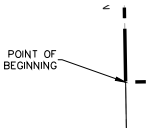
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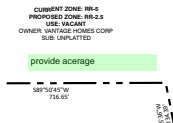
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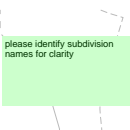
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dsdparsons (7)



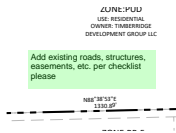
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provide acreage



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please identify subdivision names for clarity



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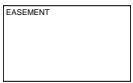
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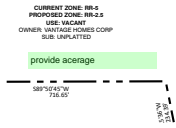


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EASEMENT

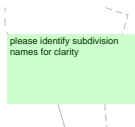
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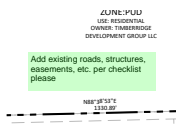
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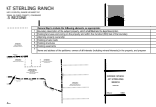
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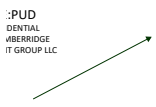


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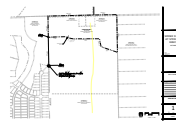
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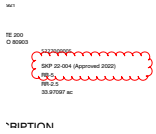


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EASEMENT



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2023 file if approved



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