

- EXISTING EASEMENTS (as listed in the title block)**
 Note: The known location of existing easement is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.
- All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. *Blanket easement*
 - This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
 - This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. *Blanket easement*
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 - Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). *Per plan*
 - Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). *Per Plan*
 - Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). *Per Plan*

Prepared and Submitted by: William Guman & Associates, LTD. 815 N. Weber St. Colorado Springs, CO 80903 Attn: Bill Guman/ Jason Alwine	Submitted on Behalf of: Realty Development Services 25 N. Tejon St., 3rd Floor Colorado Springs, CO 80903 Attn: Raymond O'Sullivan
Mineral Rights Owners of Record:	
Singer Brothers P.O. Box 755 Tulsa, OK 74101-0755	Sandra Creager et al 3840 Constitution Avenue Colorado Springs, Co 80909
U.S. Government General Services Administration Washington, D.C. 20405	Georgia Brennicke et al 3840 Constitution Avenue Colorado Springs, Co 80909

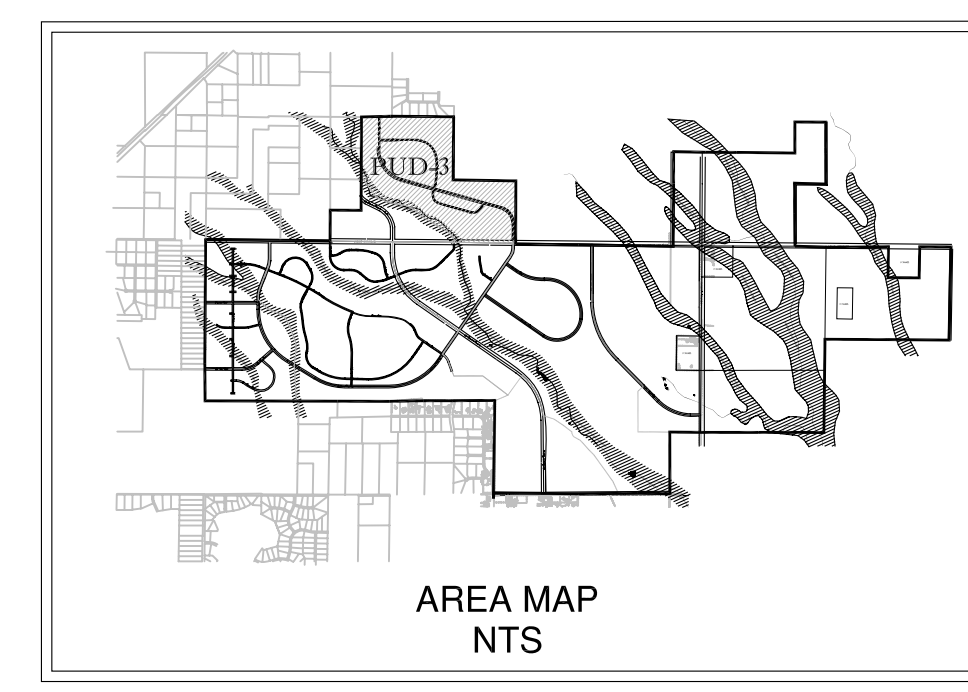
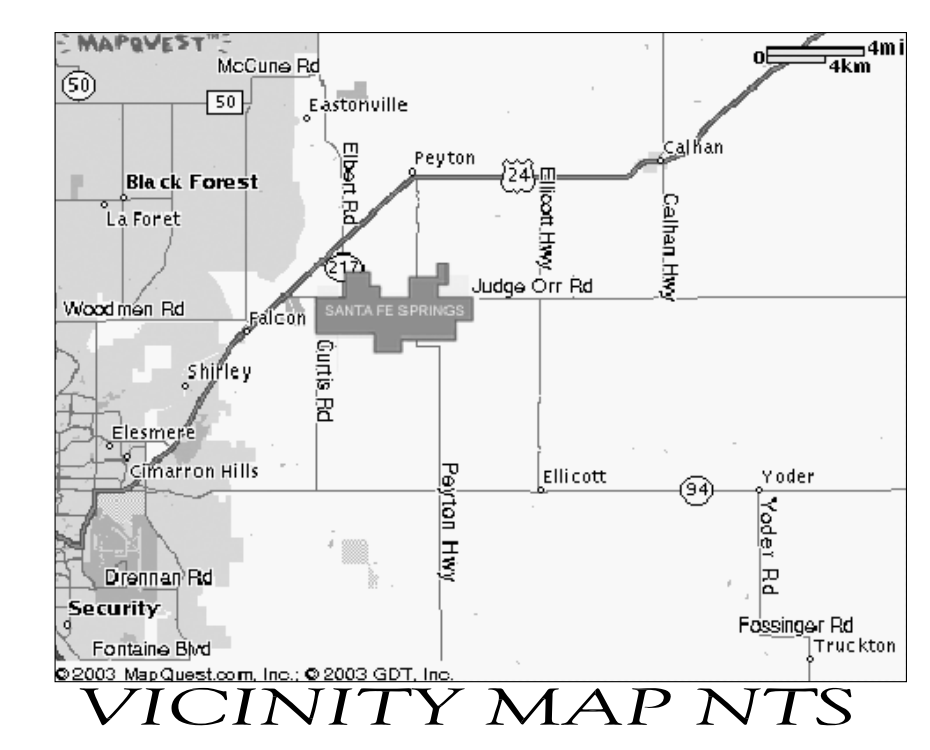
Existing Adjacent Roads and Widths:		
Road Name	Width	Type
Heritage Park Trail	24.5'	Local/ Gravel
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt

Legal Description:

A tract of land located in Section 35 and in the southwest one-quarter of Section 36, Township 12 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 35; thence N 00° 08' 51" E along the west line of said Section 35, a distance of 1,318.44 feet to the northwest corner of the southwest one-quarter of said Section 35; thence S 89° 30' 28" E along the north line of said SW 1/4 SW 1/4, a distance of 1,312.36 feet to the northeast corner thereof; thence N 00° 11' 54" E along the west line of the east one-half of the west one-half of said Section 35, a distance of 1,465.84 feet to the point of beginning of the tract herein described;

Thence S 32° 56' 19" E, a distance of 624.56 feet; thence S 37° 18' 58" E, a distance of 403.54 feet; thence southeasterly along the arc of a 350.00 foot radius curve to the left through a central angle of 30° 11' 19" (the long chord of which bears S 52° 24' 38" E, a long chord distance of 182.29 feet), an arc length of 184.41 feet; thence S 67° 30' 18" E, a distance of 496.69 feet; thence S 80° 01' 30" E, a distance of 521.00 feet; thence southeasterly along the arc of a 1,468.06 foot radius curve to the right through a central angle of 38° 31' 04" (the long chord of which bears S 60° 45' 58" E, a long chord distance of 968.44 feet), and an arc length of 986.23 feet; thence S 58° 02' 23" E, a distance of 321.02 feet; thence S 59° 38' 05" E, a distance of 395.51 feet; thence S 60° 15' 36" E, a distance of 322.26 feet; thence S 57° 44' 58" E, a distance of 269.09 feet; thence S 49° 15' 07" E, a distance of 187.00 feet; thence S 33° 43' 46" E, a distance of 251.74 feet; thence S 00° 46' 31" E, a distance of 106.47 feet to a point on the south line of said SW 1/4 of section 36; thence S 89° 17' 01" E along said south line, a distance of 2596.66 feet to the southeast corner of said southwest one-quarter; thence N 00° 12' 40" E along the east line of said SW 1/4, a distance of 2637.98 feet to the northeast corner thereof; thence N 89° 11' 50" W along the north line of said SW 1/4, a distance of 2,616.09 feet to the northwest corner thereof; thence N 00° 21' 00" E along the east line of said section 35, a distance of 2,641.88 feet to the northeast corner of said Section 35; thence N 89° 35' 24" W along the north line of said Section, a distance of 3,947.56 feet to the northeast corner of the east one-half of said section 35; thence S 00° 11' 54" W along the west line said E 1/2 W 1/2, a distance of 2,491.35 feet to the point of beginning. Said tract contains 512.4 acre, more or less.

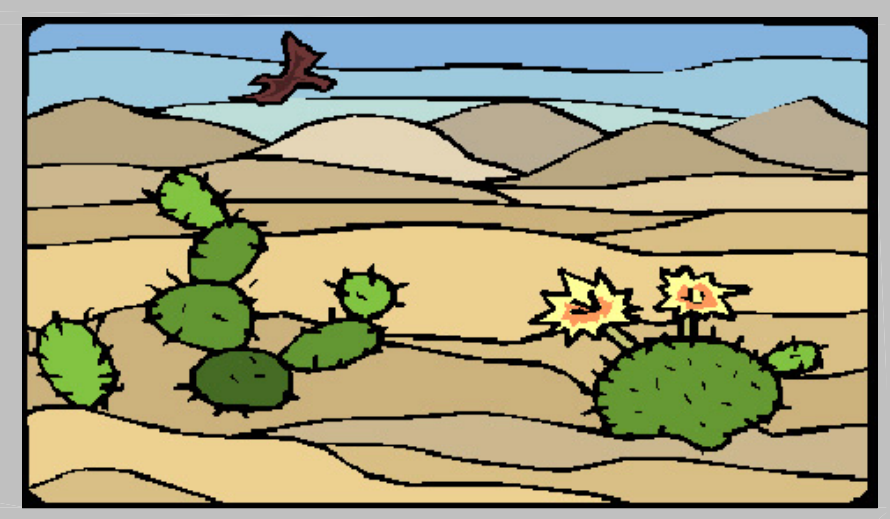


Rezoning Plan- PUD 3

William Guman & Associates, Ltd.
 MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
 815 North Weber Street
 Colorado Springs, CO 80902
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 719 635 8629 Fax
 www.gumanltd.com

RDS Realty Development Services
 25 North Tejon Street, 3rd Floor
 Colorado Springs, Colorado 80903
 719-227-1022

Santa Fe Springs
 El Paso County, Colorado



DATE: September 10, 2004 REVISIONS:
 BY: WFG, JRA, LRG SFS PUD-3 BOCC APPROVAL
 FILE NO.: 01/07/05
 REVISIONS: SFS PUD-3 Planning Comments 07/07/05

SCALE: 1" = 5000'
 north

SHEET:
 1 OF 3

PUD 3 LAND USE KEY

Land Use	Gross AC	%	Total DU	Use
R-1	115.61	22.6%	465	SFR
R-2	94.43	18.4%	505	SFR
SUBTOTAL:	210.04	41.0%	970	4.62 DU/AC
PBC	28.37	5.5%		Commercial Center
PBD	8.74	1.7%		Business District
SUBTOTAL:	37.11	7.2%		
NBD/Open Sp.	138.88	27.1%		Open Space/Park
Pres. Esmt.	23.53	4.6%		Preservation/No-Build
Trail Esmt.	35.47	6.8%		Trail System
LS Esmt.	20.85	4.0%		50' Landscape Easement
Det. Pond	16.56	3.2%		Preservation/No-Build
SUBTOTAL:	235.29	45.9%		
Road R.O.W.	29.96	5.8%		
TOTAL:	512.4	100.00%		PUD - Incl. Future Filings

- Notes:
- A. This Plan is an amendment to a portion of the Santa Fe Springs Phase One Planned Unit Development Plan (February 1990) as approved by the El Paso County Board of County Commissioners.
 - B. Acreages and percentages are rounded up to equal 100%.
 - C. Proposed uses are permitted principal uses as defined by the El Paso County Land Development Code.
 - D. All proposed uses are as permitted in a PUD (Planned Unit Development) as approved by the Board of County Commissioners.
 - E. Areas designated as Preservation Easements and Landscape Easements are no-build zones. These are to be owned and maintained in perpetuity by the Santa Fe Springs Metropolitan District. All developed parks and community centers are to be maintained by the Santa Fe Springs Metropolitan District.
 - F. All public roadways are to be dedicated to and maintained by El Paso County.
 - G. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, Community map number 08041c0575f, effective date March 17, 1997. No structures are permitted with designated floodplain areas.
 - H. This property is subject to the Santa Fe Springs Development Guidelines as recorded under Reception NO. _____ of the records of El Paso County.
 - I. The electrical substation site is to be owned and maintained by the Mountain View Electrical Association. All water issue related sites, such as the waste water treatment facility and the water tank site, are to be owned and maintained by the Sunset Metropolitan District.

EXISTING EASEMENTS (as listed in the title policy)

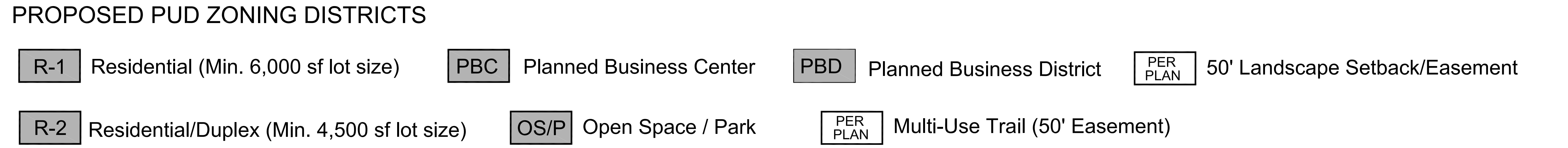
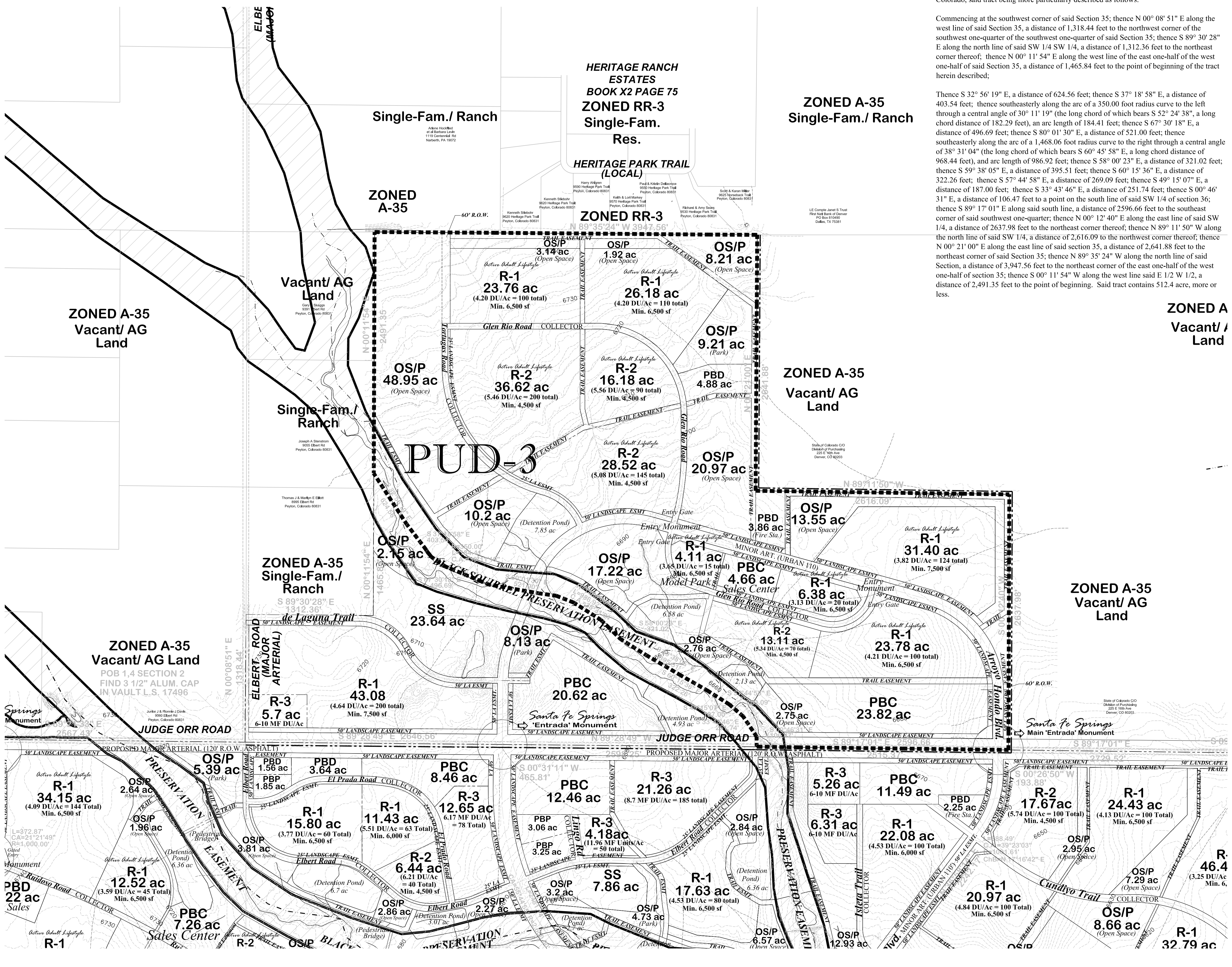
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Existing Adjacent Roads and Widths:

Road Name	Width	Type
Heritage Park Trail	24.5'	Local Gravel
Judge Orr Rd.	28.4'	Maj. Arterial Asphalt
Elbert Rd.	25.1'	Maj. Arterial Asphalt

Proposed Roads and Widths:

Road Name	Width	Type
Arroyo Honda Blvd.	110'	R.O.W. Minor Arterial Asphalt
Glen Rio Road	60'	R.O.W. Collector Asphalt
Tortugas Road	60'	R.O.W. Collector Asphalt



Development Plan-PUD 3

William Guman & Associates, Ltd.
MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

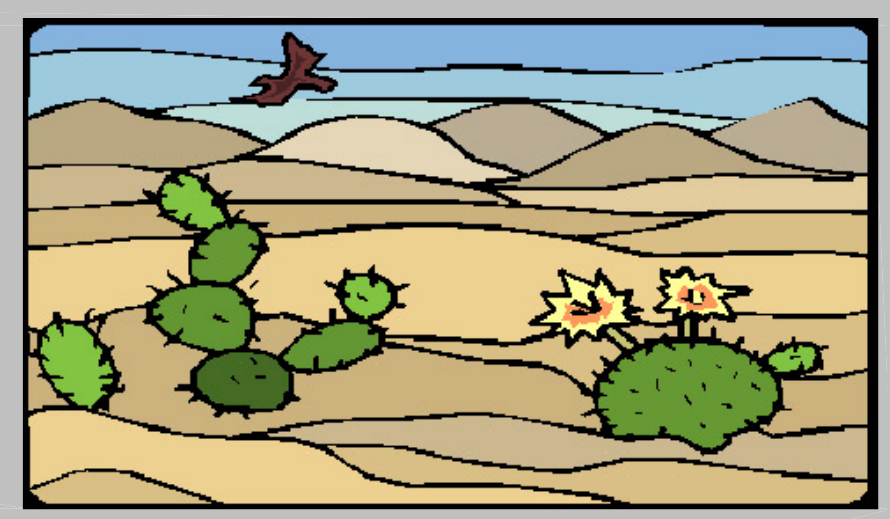
North Weber Street
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Santa Fe Springs
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BY: WFG, JRA, LRG SFS PUD-3 BOCC APPROVAL

FILE NO.: 01/07/05

REVISIONS: SFS PUD-3 Planning Comments 07/07/05

SCALE: 1" = 5000'

north

0 500 1000 1500

SHEET:
2 OF 3

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AUTHORITY:
THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF THIS DEVELOPMENT PLAN PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

ADOPTION:
THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISION OF PART IV, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS:
THE PROVISIONS OF THIS DEVELOPMENT PLAN AND THE SANTA FE SPRINGS GUIDELINES AS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

CERTIFICATE OF OWNERSHIP
I, _____, OF REALTY DEVELOPMENT SERVICES, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS, COUNTY CASE NUMBER PUD-04-004, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY (NAME) _____, AS (TITLE) _____, OF _____, AN AUTHORIZED SIGNATORY.

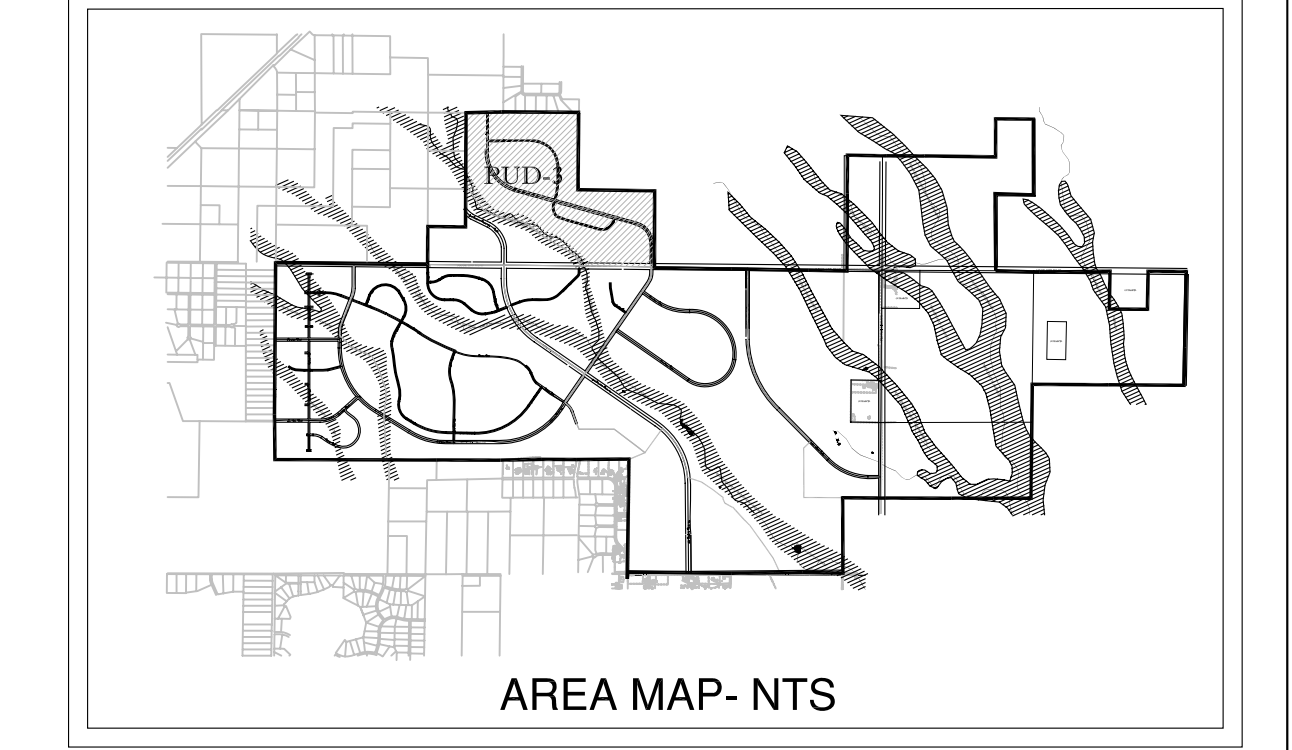
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
OWNER OF RECORD OF AUTHORIZED AGENT _____
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE AFOREMENTIONED SANTA FE SPRINGS
HAVE EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20____, A.D.
_____, MANAGER
STATE OF COLORADO) SS
COUNTY OF EL PASO)

COUNTY APPROVAL:
APPROVAL IS GRANTED THIS ___ DAY OF _____, 20____, A.D.

DEVELOPMENT SERVICES DIRECTOR
COUNTY APPROVAL:
APPROVAL IS GRANTED THIS ___ DAY OF _____, 20____, A.D.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
CLERK AND RECORDER'S CERTIFICATE
RECEPTION NO., _____
FEE: _____ SURCHARGE: _____
BY: _____, DEPUTY

Prepared and Submitted by:	Submitted on Behalf of:
William Guman & Associates, LTD. 815 N. Weber St. Colorado Springs, CO 80903 Attn: Bill Guman/ Jason Alwine	Realty Development Services 25 N. Tejon St., 3rd Floor Colorado Springs, CO 80903 Attn: Raymond O'Sullivan
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U.S. Government General Services Administration Washington, D.C. 20405	Georgia Bremnick et al 3840 Constitution Avenue Colorado Springs, CO 80909



PROPOSED PUD ZONING DISTRICTS

R-1 Residential (Min. 6,000 sf lot size)
 Permitted Principal Use = Single Family Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
 Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code), Emergency Facility
 Required Setbacks = Front & Rear yard - 25'-0"
 Left and Right Side Yard - 5'-0"
 Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
 Maximum Lot Coverage (by structure) = 35%
 Maximum Structure Height = 30'-0"
 Accessory Structure= 5' Rear Yard
 Minimum Lot Width at Setback: 50'
 Minimum Lot Width at ROW: 30'

R-2 Residential (Min. 4,500 sf lot size) Duplex/ Two-Family (Min. 7,000 sf lot size)
 Permitted Principal Use = Single Family Dwelling, Two Family or Duplex Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
 Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code),
 Required Setbacks = Front & Rear yard - 25'-0"
 Left and Right Side Yard - 5'-0"
 Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
 Maximum Lot Coverage (by structure) = 30%
 Maximum Structure Height = 30'-0"
 Accessory Structure= 5' Rear Yard
 Minimum Lot Width at Setback: 40'
 Minimum Lot Width at ROW: 30'
 Duplex Development:
 Minimum Lot Area=7,000 sf for overall parcel size
 3,500 for individual lot ownership
 Required Setbacks = Front & Rear yard = 25'-0"
 Side Yard= 5'-0"
 (Streetside Corner Lot 7'-6")
 Internal Lot Line= 0'-0"
 Maintenance Easement subject to El Paso County standards and approval
 Maximum Lot Coverage (by structure) = 60%
 Maximum Structure Height = 30'-0"
 Accessory Structure= 5' Rear Yard
 Minimum Lot Width at ROW: 30'

PBC Planned Business Center
 Minimum Zone Size = 5 acres
 Permitted Use(s) = Any Retail or Commercial Use Included as Part of an Overall Shopping Center Design, Retail Bakery, Bar, Child Care Center, Community Building, Emergency Facility, Financial Institution, Gasoline Filling Station, Home Improvement Center, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Nightclub, Office, Public Park & Open Space, Parking Lot, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Restaurant, Store, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)
 Minimum Setbacks = Front yard - 50'-0"
 Side and Rear yard- 25'-0"
 Minimum Lot Coverage = none
 Maximum Structural Height = 40'-0"
 Special Uses = Bus Station, Car Wash, Hotel & Motel, Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Train Station, Private Tower, Commercial Tower, Outside Amusement Center

PBD Planned Business District
 Minimum Zone Size = 2 acres
 Principal Uses = Indoor Amusement Center Bakery, Bar, Community Building, Emergency Facility, Financial Institution, Food Processing, Funeral Parlor, Auto Repair Gasoline Filling Station, Home Improvement Center, Hotel & Motel, Self-Service Laundromat, Laundry Service, Library, Medical Clinic Mini-Warehouse, Museum, Office, Parking Lot, Printing or Publishing Establishment, Public Park & Open Space, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Repair Shop, Restaurant, Store, Warehouse, Wholesale Business Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)
 Minimum Setbacks = 25'-0" all sides
 Maximum Structure Height = 40'-0"
 Maximum Lot Coverage = none
 Special Uses = Outdoor Amusement Center Bus Station, Car Wash, Child Care Center, Equipment Rental, Light Industry, Lumber Yard, Hospital, Hospital-Veterinary, Private Tower, Commercial Tower, Educational Institution (Subject to El Paso County Plot Plan/ Site Plan Approval)
 Maximum Structural Height = 40'-0"

OS/P Open Space / Park
 Permitted Use(s) = Outdoor Recreational Facility, Athletic and Sports Fields, Public Park, Open Space (unimproved, semi-improved, improved) Water storage, Detention pond, Treatment facility
 Temporary Use(s) = Temporary Sports Events (ballooning events, track & field events, dog shows) for which the user must first obtain permission from the Santa Fe Metro District for special events. Motorized events are prohibited. Temporary Use events must follow the criteria/ process as established in the El Paso County Land Development Code.

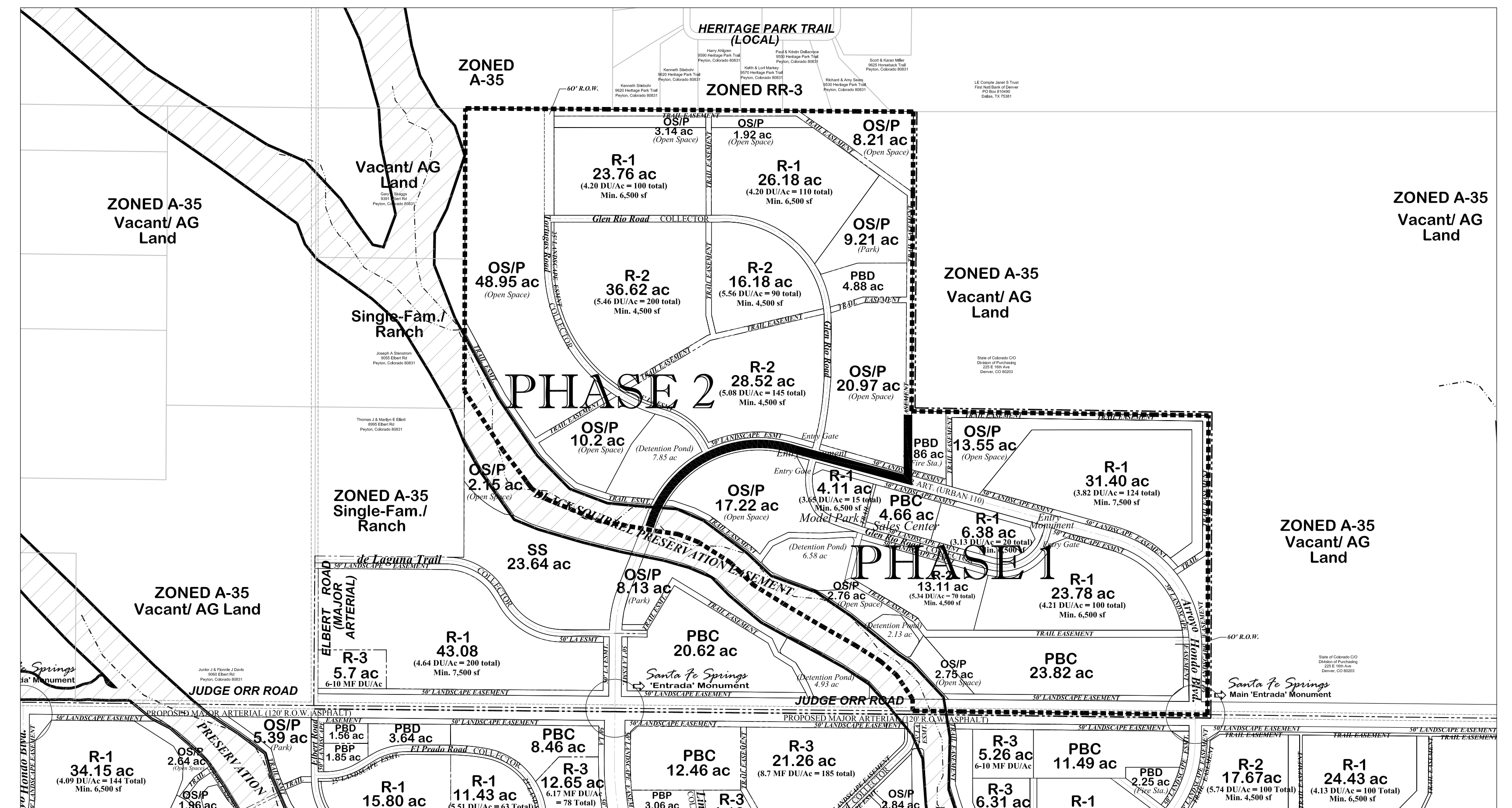
PER PLAN 50' Landscape Setback/Easement

Landscape buffer zone to separate residential lots from adjacent non-residential arterials.
 *Landscape development of these areas shall follow the criteria established in the Santa Fe Springs Development Guidelines, Reception No. _____ for streetscape and buffer areas. A Landscape Development Plan that shows all proposed trees and shrub plantings, groundcovers, and other improvements in all setbacks shall be prepared and submitted to the County for approval concurrent with the Final Plat plans for filings adjacent to any landscape setback.

PER PLAN Multi-Use Trail (50' Easement)

Pedestrian and Equestrian Trail
 No motorized vehicles permitted.
 Trail type = 8'-0" width asphalt paved trail (to be built on centerline of easement)

PHASING PLAN

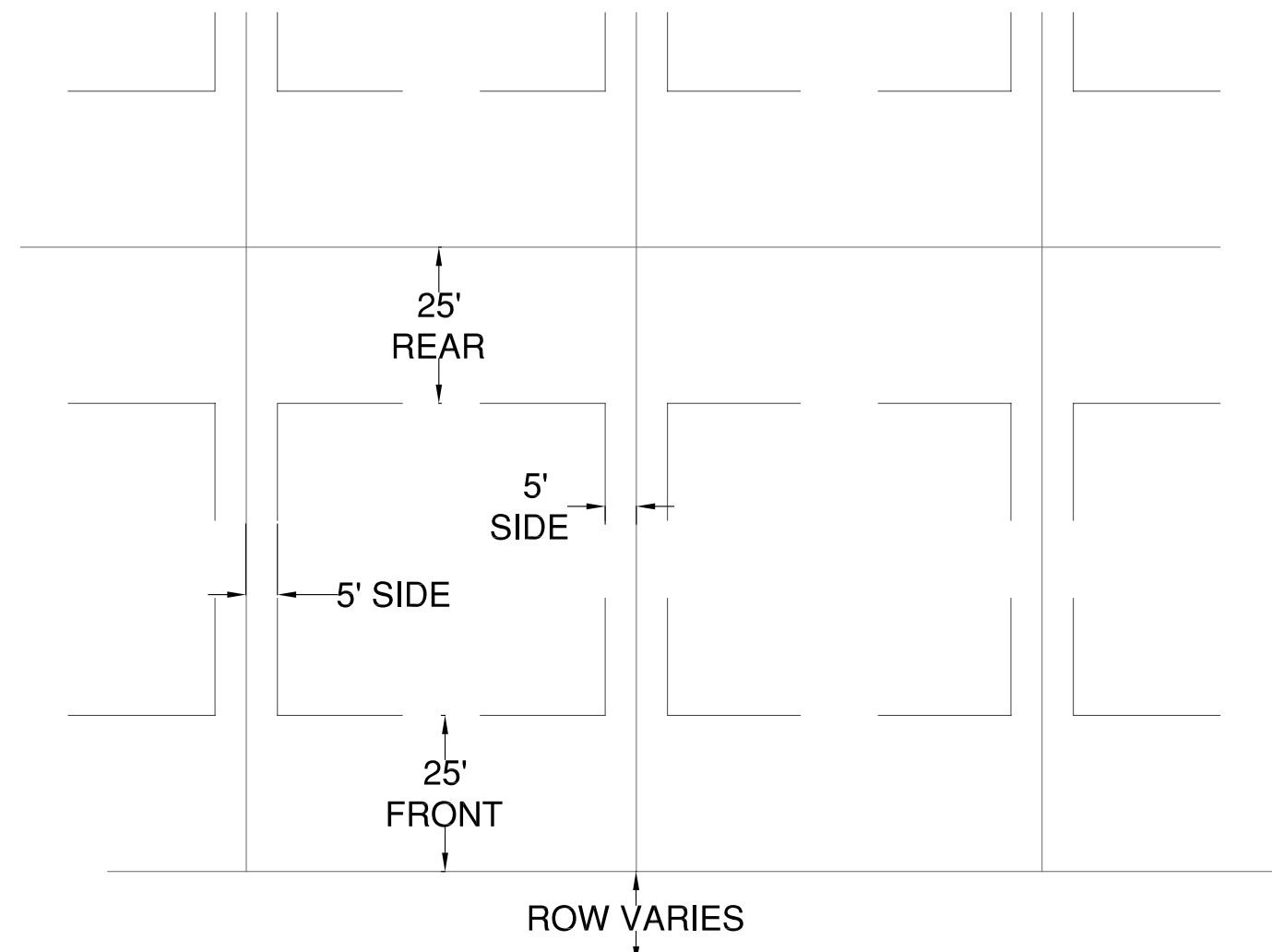


PUD 3 PHASING PLAN:

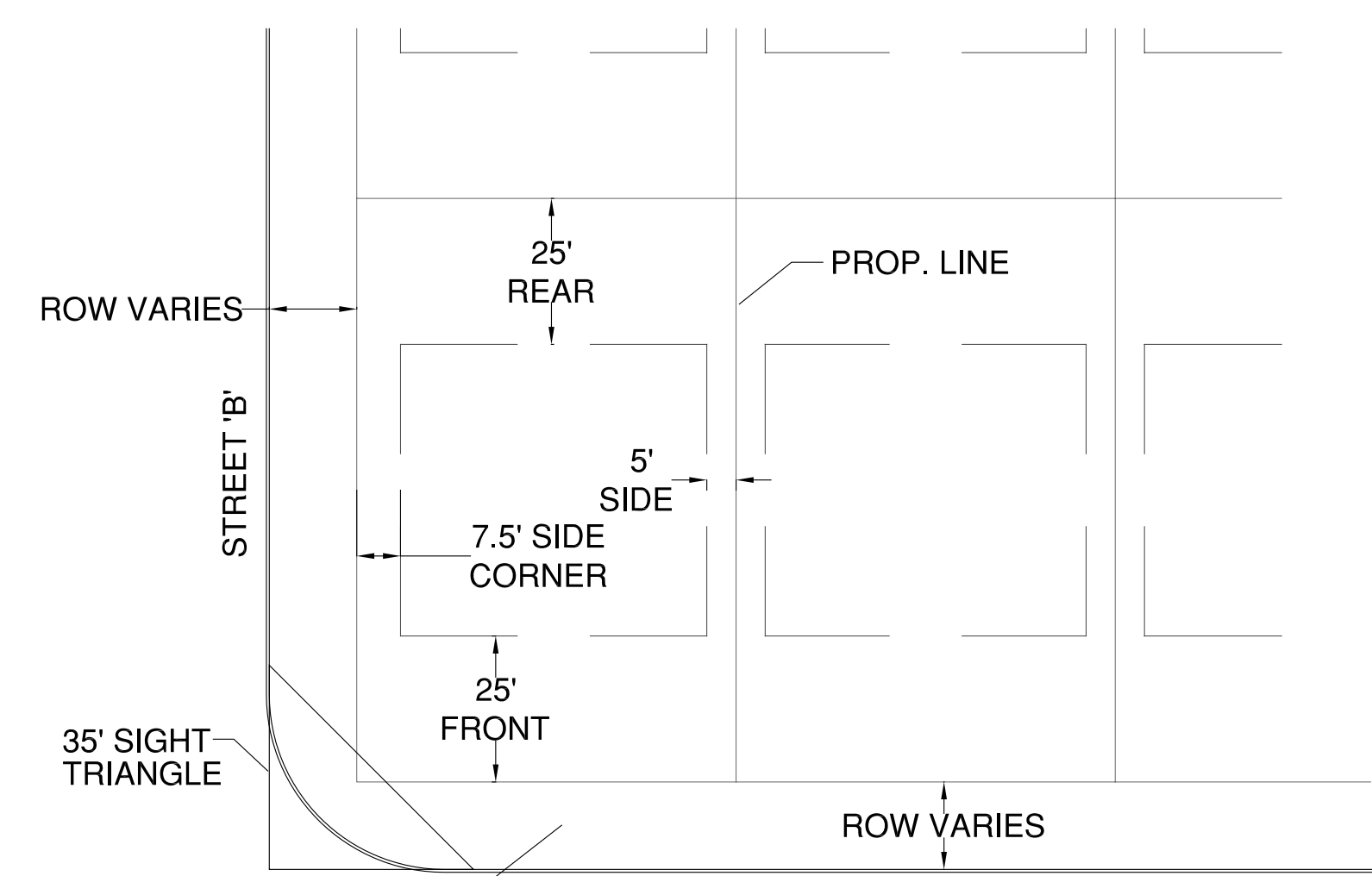
*THE PHASING WITHIN PUD 3 IS SUBJECT TO ADMINISTRATIVE MODIFICATION AS APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES BASED UPON MARKETING, INFRASTRUCTURE MODIFICATION, AND GROWTH TRENDS WITHIN SANTA FE SPRINGS.

PHASE 1: 329 DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING RANGING FROM 4,500 S.F. LOTS TO 6,500 S.F. LOTS. THIS PHASE WOULD BEGIN WITH DEVELOPMENT OF THE SALES AND MARKETING CENTER WITH A MODEL HOME PARK. UNDEVELOPED OPEN SPACE BUFFERS AND CONTINUED SECTIONS OF THE VAST TRAIL SYSTEM CORRIDOR ARE ALSO INCLUDED IN PHASE 1. THE FIRE STATION AND COMMERCIAL DISTRICT WILL BE DEVELOPED BASED ON DEMAND AND NEED BY HOUSING BUILT OUT AND GROWTH. INFRASTRUCTURE IMPROVEMENTS WOULD BEGIN WITH THE DEVELOPMENT OF THE ARROYO HONDO BLVD. LOOP NORTH OF JUDGE ORR ROAD. ALSO INCLUDED IN PHASE 1 ARE ALL INTERIORS ROAD, INCLUDING GLEN RIO ROAD SOUTH OF ARROYO HONDO BLVD.

PHASE 2: 645 DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING RANGING FROM 4,500 S.F. LOTS. THIS PHASE WOULD CONTINUE ROOF TOP DEVELOPMENT. PHASE TWO INCLUDES A 9.21 ACRE DEVELOPED PARK SITE, UNDEVELOPED OPEN SPACE BUFFERS AND PRESERVATION EASEMENTS, AND CONTINUED DEVELOPMENT OF THE TRAIL SYSTEM CORRIDOR. INFRASTRUCTURE IMPROVEMENTS INCLUDED ALL INTERIOR ROADS, INCLUDING TORTUGAS ROAD AND GLEN RIO ROAD NORTH OF ARROYO HONDO ROAD.

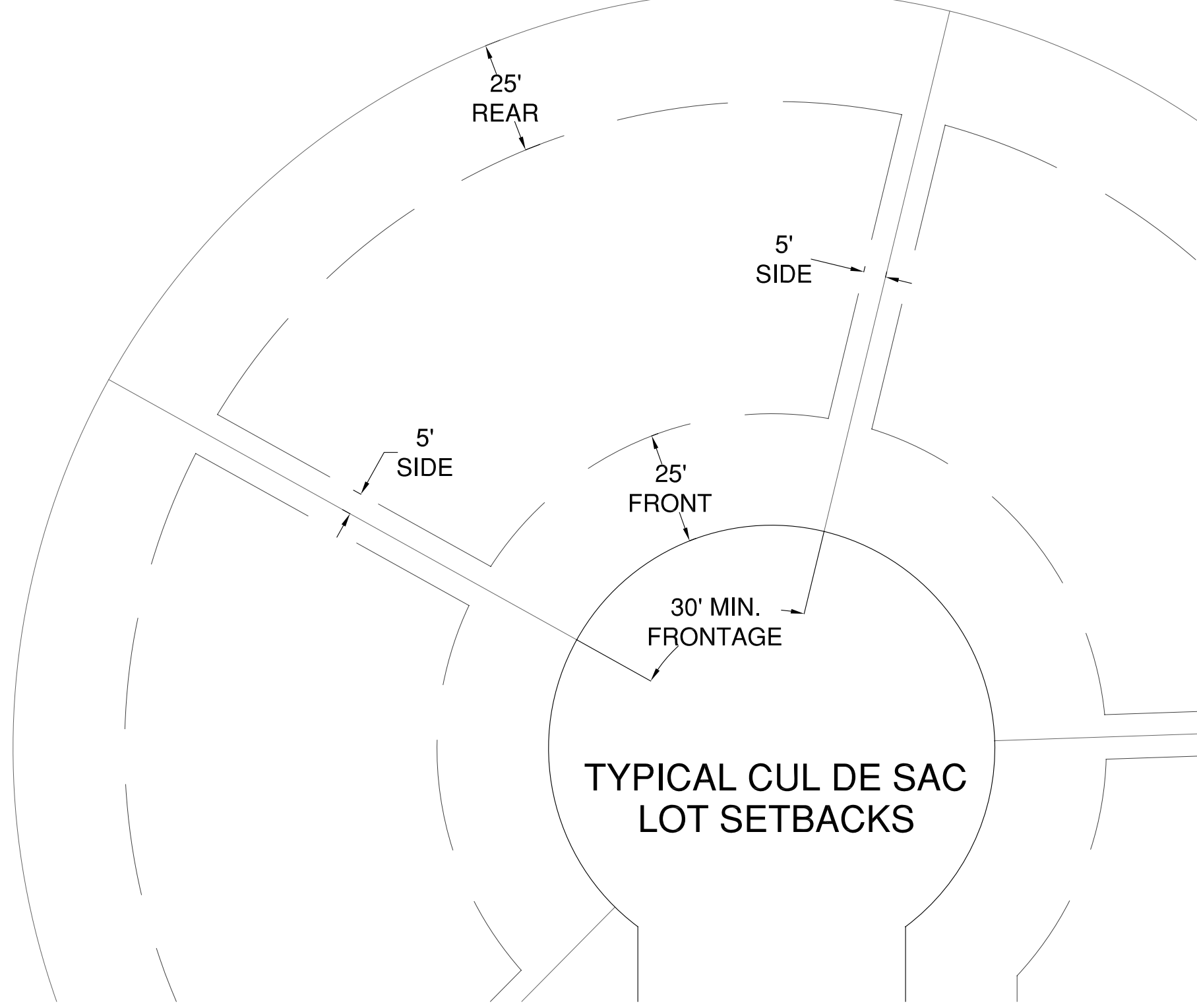


TYPICAL INTERNAL LOT SETBACKS



TYPICAL CORNER LOT SETBACKS

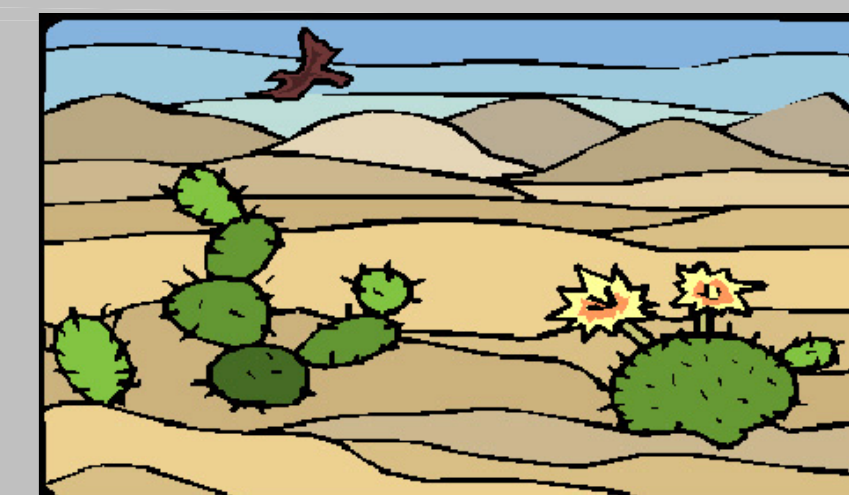
DRIVEWAY LOCATION TO BE DETERMINED BY PRODUCT TYPE CONFORMING TO CODE SECTION 35.7.



TYPICAL CUL DE SAC LOT SETBACKS

DIMENSIONAL SETBACK STANDARDS

Development Plan-PUD 3



DATE: September 10, 2004	REVISIONS:
BY: WFG, JRA, LRG	SFS-PUD-3-BOCC APPROVAL
FILE NO.:	01/07/05
REVISIONS:	SFS-PUD-3 Planning Comments
	07/07/05
SCALE: 1"= 5000"	
north	
SCALE: 0 500 1000 1500	

SHEET:
 3
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 3