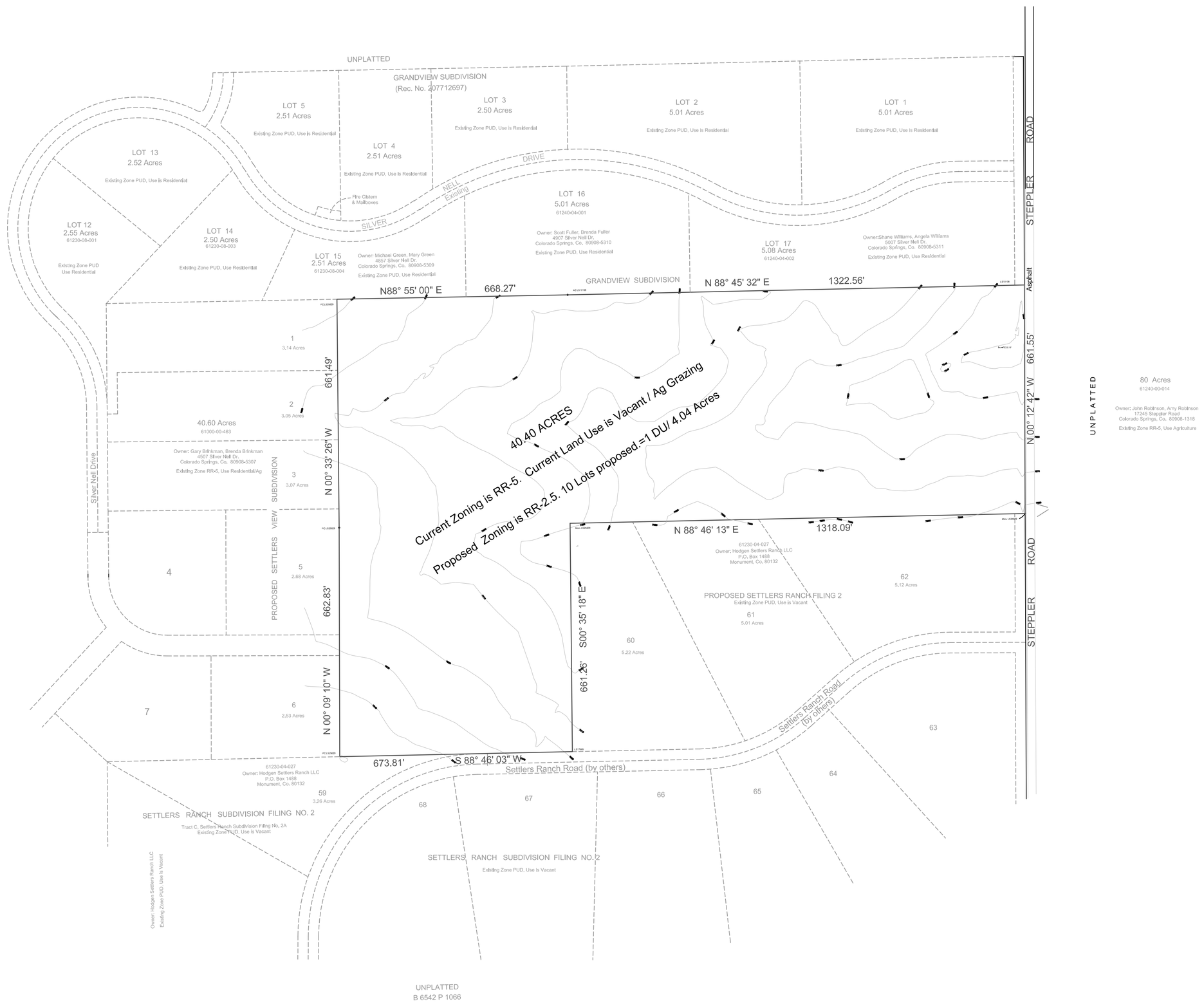
ABERT RANCH SUBDIVISION

A Rezoning from RR-5 to RR 2.5 in the NE Quarter of Section 23 and in the NW Quarter of Section 24, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.



GROSS AREA = 40.40 ACRES

10 Lots Proposed from 2.5 to 6.2 Acres

5' Contour interval Topography field determined 7-12-16
Datum is NAVD '88. Benchmark is the Monument at the
Southwest property corner, having an assumed elevation of 7650.0

0 200 400 600

SCALE IN FEET

PROPERTY DESCRIPTION:

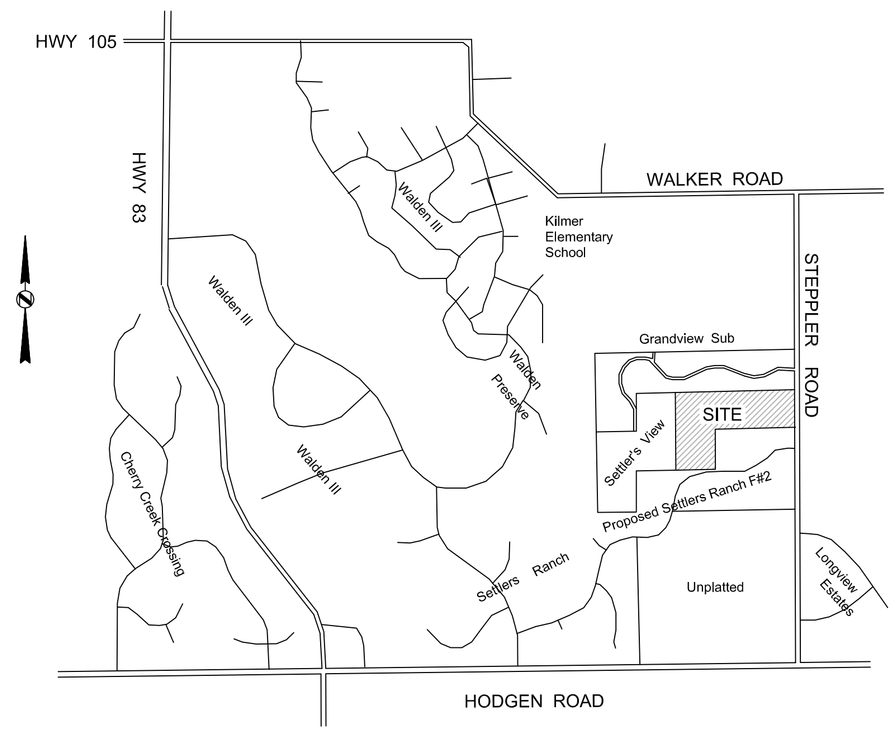
The Northeast quarter of the Southeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian and the South half of the Northwest quarter of the Northwest quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.
Containing 40.40 acres, more or less.

NOTE:

Current Zoning is RR-5. Current Land Use is Vacant / Ag Grazing
Proposed Zoning is RR-2.5 for the entire 40.40 acres.
10 Lots Proposed with an Overall Density = 1 dwelling Unit per 4.04 acres.

Property Owner: BF Ranch Trust 2015
11730 Timberlane Court
Colorado Springs, Colorado 80908

Mineral Rights Owner: No Severed Mineral Rights



VICINITY MAP
N.T.S.

REVISIONS	Jerome W. HANNIGAN and ASSOCIATES, INC.	TITLE
4-20-17: Adjoiners 9-21-17: PCD Letter	LAND SURVEYING ◦ LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 ◦ FAX:719-481-9071	ABERT RANCH SUBDIVISION Zone Change Map El Paso County, Colorado
	SCALE 1"=200' / DATE 03-22-17 / DRAWN BY jwh	CLIENT: BF Ranch Trust 2015
		SHEET 1 OF 1 / JOB NUMBER 16-009