REZONE MAP

A REZONE FROM AGRICULTURAL (A-35) TO RURAL RESIDENTIAL (RR-2.5)
825 ACRE CURTIS ROAD DEVELOPMENT
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13, SOUTH RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

OWNER/APPLICANT:

ROI PROPERTY GROUP, LLC
Attn: Rob Fuller
2495 Ridgeon Street
Napa, CA 94558
(707) 365-6891

PREPARED BY:

William Guman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guman, RLA, ASLA
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

Clark Land Surveying, Inc.
Land Surveyors
Attn: Stewart L. Mapes, Jr, PLS
177 S. Tiffany Drive, Unit 1
Pueblo West, CO 81007
(719) 582-1270

JR Engineering
Project Engineer
Attn: Mike Bramlett, PE
5475 Tech Center Drive, Ste. 235
ColoradoSprings, CO 80919
(719) 593-2593

Entech Engineering, Inc.
Geology, Soils, and Wastewater
Attn: Joe Goode, Jr., P.E.
505 Elkton Drive
Colorado Springs, CO 80907
(719) 531-5599

Ecosystem Services, LLC
Environmental and Wetland Study
Attn: Grant E. Gunnee, P.L.W.
1455 Washburn Street
Erie, CO 80516
(970) 812-3267

LSC Transportation Consultants, Inc.
Traffic Consultant
Attn: Jeff Hodsdon, P.E., P.T.O.E.
545 East Pikes Peak Avenue, Ste. 210
Colorado Springs, CO 80903
(719) 633-2868

SITE DATA:

TSN:	4300000541,4300000542, 4300000543, 4300000554, 4300000561, 4300000562, 4300000556, 4300000555, 4300000557
AREA TO BE REZONED:	824 Acres, plus or minus
EXISTING ZONING:	Agricultural A-35
PROPOSED ZONING:	Rural Residential RR-2.5
CURRENT USE:	Vacant
PROPOSED USE:	Single Family Detached Residential
OTHER USES:	Recreational / Equestrian Trails

PROPERTY DESCRIPTION:

PARCEL A:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89 DEGREES 21 MINUTES 33 SECONDS E, ALONG THE NORTH LINE OF SAID SECTION 3, 5275.27 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG THE EAST LINE OF SAID SECTION 3, 1841.19 FEET; THENCE N 89 DEGREES 49 MINUTES 04 SECONDS W, 5280.38 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E, ALONG SAID WEST LINE, 1883.39 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, IN SPECIAL WARRANTY DEEDS RECORDED JANUARY 29, 2015 AT RECEPTION NO. 215008985 AND RECEPTION NO. 215008986.

PARCEL B:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E, ALONG THE WEST LINE OF SAID SECTION 3, 1974.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N 00 DEGREES 05 MINUTES 14 SECONDS E, 1649.14 FEET; THENCE S 89 DEGREES 49 MINUTES 04 SECONDS E, 5280.38 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG SAID EAST LINE, 1649.15 FEET; THENCE N 89 DEGREES 49 MINUTES 04 SECONDS W, 5285.17 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 3 AND SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E, ALONG THE WEST LINE OF SAID SECTION 3, 327.11 FEET; THENCE S 89 DEGREES 49 MINUTES 04 SECONDS E, 5289.55 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG SAID EAST LINE, 327.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE S 00 DEGREES 57 MINUTES 38 SECONDS W, ALONG THE EAST LINE OF SAID SECTION 10, 1320.52 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10; THENCE N 89 DEGREES 48 MINUTES 49 SECONDS W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 10, 5285.51 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00 DEGREES 43 MINUTES 38" SECONDS E, ALONG THE WEST LINE OF SAID SECTION 10, 1320.06 FEET TO THE POINT OF BEGINNING.

PARCEL 21:

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

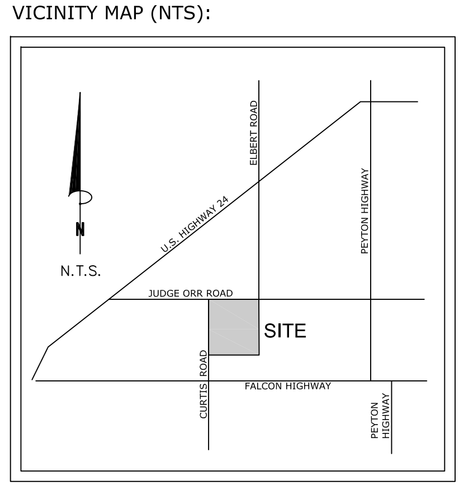
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3, S00°42'25"E (BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, BEING MONUMENTED AT THE WESTERLY END BY A FOUND NO.6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A VAULT, STAMPED "PLS 17496", AND AT THE EASTERLY END BY A FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP IN A VAULT, STAMPED "LS 17496", AND MEASURED TO BEAR S89°59'26"E, A DISTANCE OF 5275.03 FEET), A DISTANCE OF 3490.37 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213021177,IN THE OFFICIAL RECORDS OF EL PASO COUNTY; SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE S00°42'25"E, CONTINUING ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM
DEED RECORDED AT RECEPTION NO.213113100,IN SAID OFFICIAL RECORDS, A DISTANCE OF 1647.65 FEET,TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213043391, IN SAID OFFICIAL RECORDS;THENCE S89°33'10"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5289.71 FEET, TO A POINT LYING ON THE WEST LINE OF SAID SECTION 3;THENCE ALONG SAID WEST LINE, N00°02'28"W,A DISTANCE OF 1645.40 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED AT RECEPTION NO. 213021177, IN SAID OFFICIAL RECORDS; THENCE N89°31'43"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 5284.95 FEET, TO THE POINT OF BEGINNING.

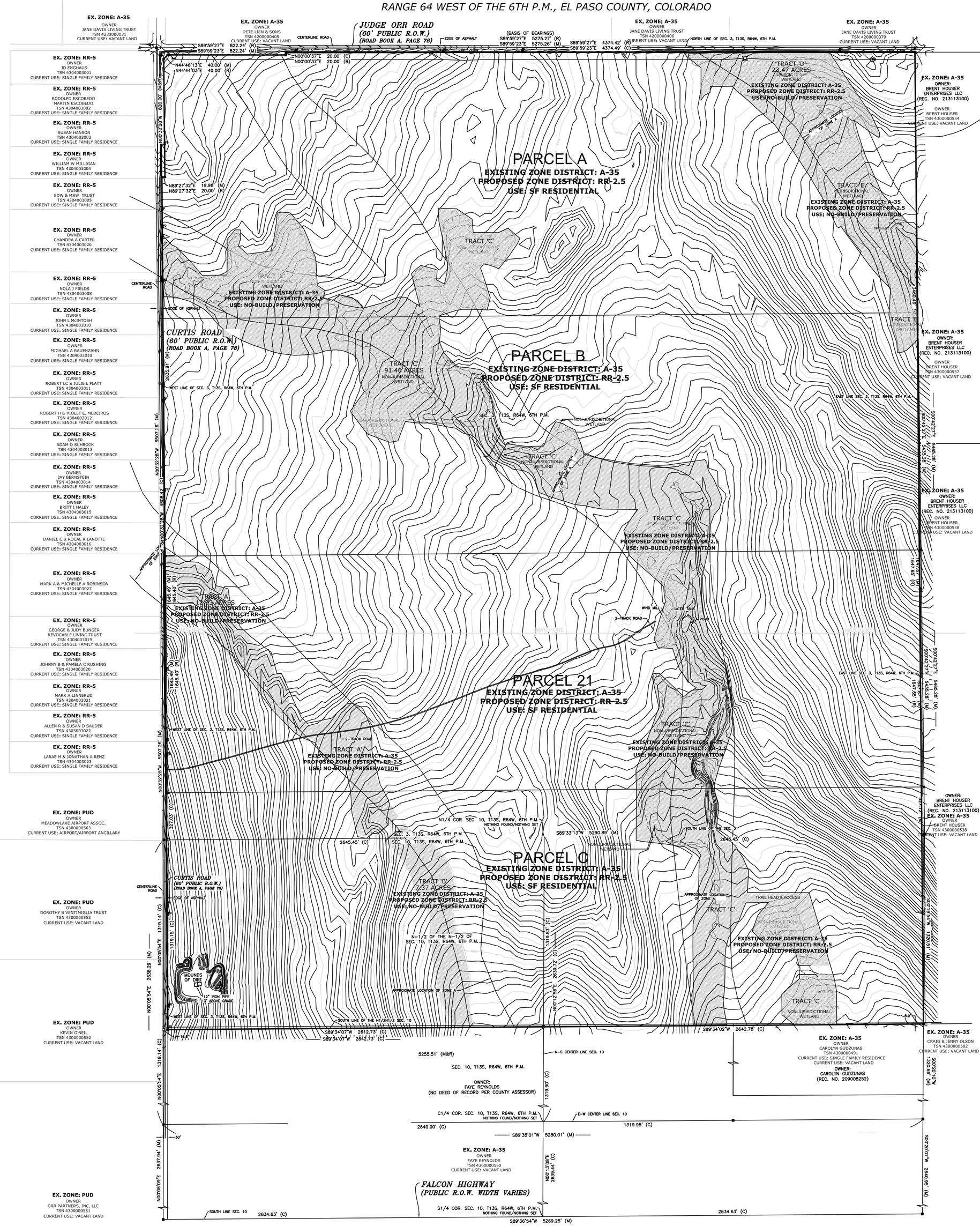
ADJACENT PROPERTY OWNERS:

OWNER OF RECORD / STREET ADDRESS — ASSESSOR'S TSN

Enghaus JD | 14775 Curtis Road Peyton, C 80831 | 4304003001
Escobedo, Rodolfo, Escobedo, Martin | 8450 N. Curtis Road, Peyton, CO 80831 | 4304003002
Hanson, Susan | 8410 N. Curtis Road, Peyton, CO 80831 | 4304003003
Milligan, William W | 8370 N. Curtis Road, Peyton, CO 80831 | 4304003004
EDW & MSW Trust, West Timothy Allen Trustee | 8320 N. Curtis Road | 4304003005
Carter, Chandra A | 8230 N. Curtis Road, Peyton, CO 80831 | 4304003026
Fields, Nola J | 8190 N. Curtis Road, Peyton, CO 80831 | 4304003008
McIntosh, John L | 8150 N. Curtis Road, Peyton, CO 80831 | 4304003009
Rauenzahn, Michael A | 8150 N. Curtis Road, Peyton, CO 80831 | 4304003010
Platt, Robert LC & Julie L | 8070 N. Curtis Road, Peyton, CO 80831 | 4304003011
Medeiros, Robert H & Violet G | 8030 N. Curtis Road, Peyton, CO 80831 | 4304003012
Schrock, Adam O | 7990 N. Curtis Road, Peyton, CO 80831 | 4304003013
Bernstein, Jay | 7950 N. Curtis Road, Peyton, CO 80831 | 4304003014
Haley, Britt I | 7920 N. Curtis Road, Peyton, CO 80831 | 4304003015
Lanotte, Daniel C & Rocal R | 7880 N. Curtis Road, Peyton, CO 80831 | 4304003016
Robinson, Mark A & Michele A | 7830 N. Curtis Road, Peyton, CO 80831 | 4304003027
Bunger Revocable Trust, George & Judy | 7750 N. Curtis Road, Peyton, CO 80831 | 4304003019
Rushing, Johnny B & Pamela C | 7710 N. Curtis Road, Peyton, CO 80831 | 4304003020
Linnerud, Mark A | 7670 N. Curtis Road, Peyton, CO 80831 | 4304003021
Sauder, Allen R & Susan D | 7620 N. Curtis Road, Peyton, CO 80831 | 4304003022
Renz, Larae M & Jonathan A | 7580 N. Curtis Road, Peyton CO 80831 | 4304003023
Meadowlake Airport Association | 7510 & 7550 N. Curtis Road, Peyton, CO 80831 | 4300000563
Ventimiglia, Dorothy B Living Trust | N. Curtis Road, Peyton, CO 80831 | 4300000553
O'Neil, Kevin | N. Curtis Road, Peyton, CO 80831 | 4300000552
GRR Partners, INc. LLC | Falcon Highway, Peyton, CO 80831 | 4300000551
Reynolds, Faye | Falcon Highway, Peyton, CO 80831 | 4300000550
Gudzunas, Carolyn | 7120 Falcon Grassy Heights, Peyton, CO 80831 | 4300000491
Olson, Craig J & Jenny A | 7360 Falcon Grassy Heights, Peyton, CO 80831 | 4300000502
Houser, Brent | 11890 Garrett Road, Peyton, CO 80831 | 4300000534, 4300000537, 4300000538
Lien, Pete & Sons | Judge Orr Road, Peyton, CO 80831 | 4200000405
Jane Davis Living Trust | 9060 Elbert Road, Peyton, CO 80831 | 4200000406, 4200000379, 4233000031

VICINITY MAP (NTS):





0' 400' 800' 1200'

SCALE: 1" = 400' - 0"

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N NE E SE S SW W NW

PLAN NORTH: S

PROJECT NAME: 824 ACRE CURTIS ROAD
PROJECT ADDRESS: PEYTON, CO 80000
PROJECT DESCRIPTION: REZONE PLAN

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
01/18/2019	WFG	LAND USES ADDED TO ADJACENT PROP.
02/13/2019	WFG	CHANGE AG-35 TO A-35 ON TITLE

NOTES:

PLAN SCALE: 1" = 600' (OR AS NOTED ON PLAN)

SHEET TITLE: TITLE2 TITLE3

SHEET NO. 1 OF 1 SHEETS

FILE NO. FILE#

\\GDSR\guman\...\projects\B01_824 Acre Curtis Road\Dwgs\824 Acre Curtis Road_RZ01_101918.dwg (400 scale)