

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 05/30/2025

SUBDIVISION NAME:

Judge Orr Road Commercial Park

County El Paso County

Type of Submittal:

Request for Exemption \_\_\_\_\_  
 Preliminary Plan X \_\_\_\_\_  
 Final Plat \_\_\_\_\_

SUBDIVISION LOCATION: Township 12S Range 64W Section 32 & 33

OWNER(S) NAME

Phils Boys Falcon, LLC ADDRESS  
3607 N. El Paso St.  
Colorado Springs, CO 80907

SUBDIVIDER(S) NAME Teddy McDonald

ADDRESS 13630 Judge Orr Rd.  
Peyton, CO 80831

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
	Single Family			
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial		~22.2	54.2%
	Industrial		~9.6	23.5%
	Other (specify)			
	Street		~2.8	6.8%
	Walkways			

	Dedicated School Sites			
	Reserved Park Sites			
	Detention Space		~1.8	4.4%
	Easements			
	R.O.W.		~4.5	11.0%
	<b>TOTAL</b>		~40.9	100%

\* (By map measure)

Estimated Water Requirements TBD  
(gallons/day).

Proposed Water Source(s)  
\_\_\_\_\_

Estimated Sewage Disposal Requirement TBD  
(gallons/day).

Proposed Means of Sewage Disposal  
Each lot will have it's own septic system.

**ACTION:**

Planning Commission Recommendation  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board of County Commissioners  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Exemption under C.R.S. 30-28-101 (10) (d) \_\_\_\_\_  
Remarks (if exemption, state reason): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.