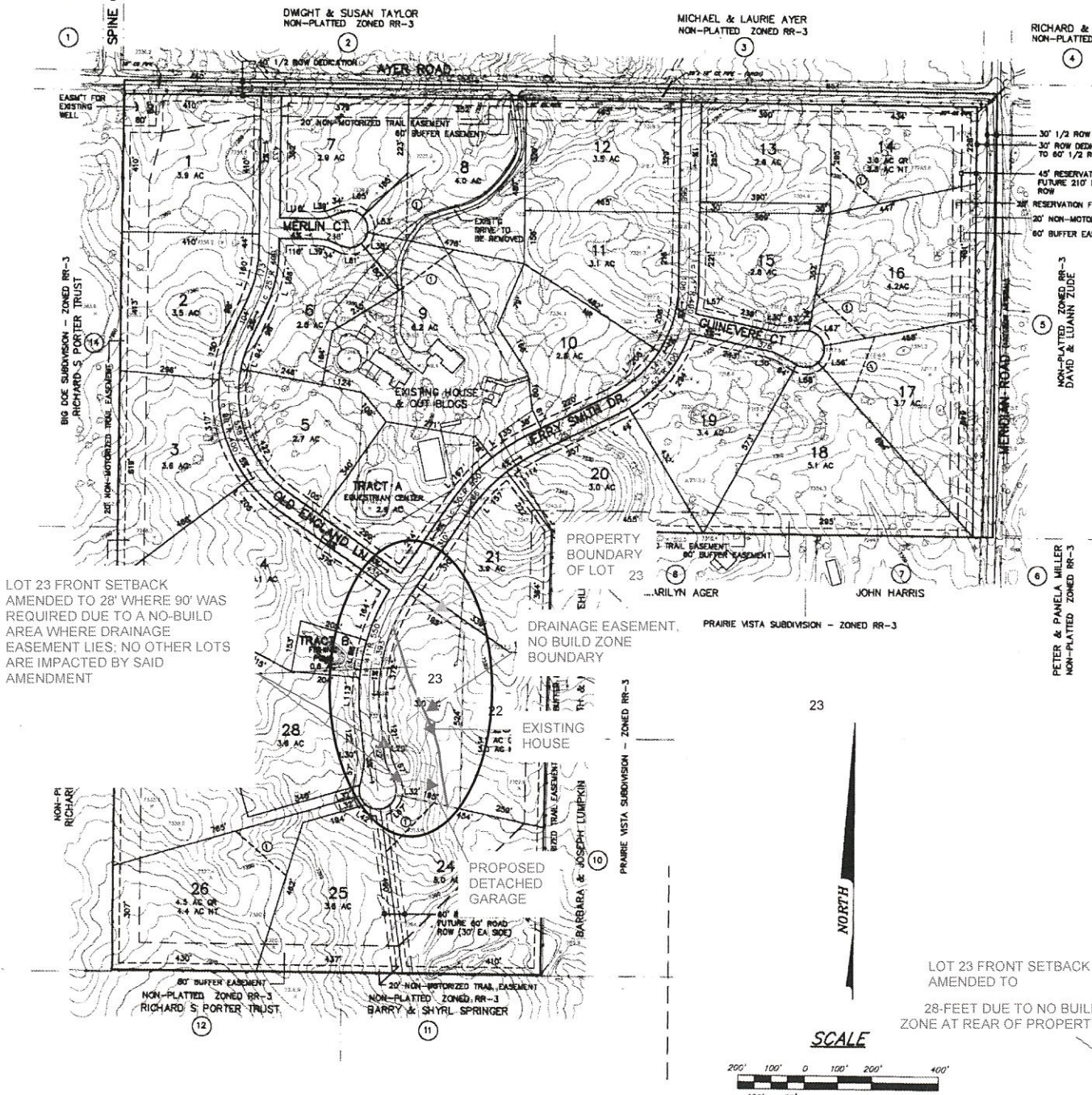
PUD DEVELOPMENT PLAN PRELIMINARY PLAN **MINOR AMENDMET TO LOT 23**

CAMELOT SUBDIVISION

JERRY A. SMITH

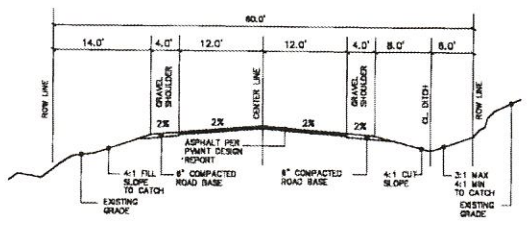
11545 AYERS ROAD ELBERT, CO 80106-8831



LOT 23 FRONT SETBACK AMENDED TO 28' WHERE 90' WAS REQUIRED DUE TO A NO-BUILD AREA WHERE DRAINAGE EASEMENT LIES; NO OTHER LOTS ARE IMPACTED BY SAID AMENDMENT

LOT 23 FRONT SETBACK AMENDED TO

28-FEET DUE TO NO BUILD ZONE AT REAR OF PROPERTY



TYPICAL ROADWAY SECTION
60' ROW - RESIDENTIAL
NO SCALE

PUD264 Amended file
Original File PUD00007

DEVELOPMENT DATA

TOTAL AREA - 118 AC.
RESIDENTIAL - 28 LOTS, 103.2 AC, 87%
PERIMETER ROW - 3.6 AC, 3%
INTERIOR ROW - 7.7AC (4708 LF), 6%
HOA (TRACT A & B) - 3.5 AC, 3%
AVERAGE SF LOT SIZE - 3.7 AC
GROSS DENSITY - 1 LOT PER 4.2 AC
MAXIMUM LOT SIZE - 6.2 AC
MINIMUM LOT SIZE - 2.6 AC

PLAN AND TRANSPORTATION NOTES

1. ALL ROADWAYS SHALL BE PUBLIC AND SHALL BE CONSTRUCTED TO THE EL PASO COUNTY DEPT OF TRANSPORTATION STANDARDS.

2. NO SINGLE FAMILY DRIVEWAY ACCESS ONTO MERIDIAN OR AYERS.

3. 50' SIGHT TRIANGLES SHALL BE PLATTED AT ROADWAY INTERSECTIONS WITH AYER ROAD. INTERIOR ROADWAY INTERSECTIONS SHALL BE PLATTED WITH 25' SIGHT TRIANGLES.

4. THE HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN TRACTS "A" & "B" ALONG WITH ASSOCIATED FACILITIES.

5. A 10' DRAINAGE AND UTILITY EASEMENT SHALL BE PLATTED ON BOTH SIDES OF ALL REAR AND SIDE LOT LINES. A 20' DRAINAGE AND UTILITY EASEMENT SHALL BE PLATTED AT ALL FRONT LOT LINES

6. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN. MINOR MODIFICATIONS MAY BE MADE SUBJECT TO THE LIMITTATIONS CONTAINED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.

7. ALL TRAILS ADJOINING PUBLIC RIGHT-OF-WAYS ARE OPEN, MULTI-USE, AND NON-MOTORIZED ONLY. ALL TRAILS NOT ADJOINING PUBLIC RIGHT-OF-WAYS ARE FOR THE EXCLUSIVE USE OF MEMBERS OF THE HOME OWNERS ASSOCIATION, MULTI-USE AND NON-MOTORIZED ONLY.

8. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM PRIOR TO BUILDING PERMIT APPROVAL. ALL SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO UNLESS THE SITE-SPECIFIC INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPLICATION DETERMINES OTHERWISE.

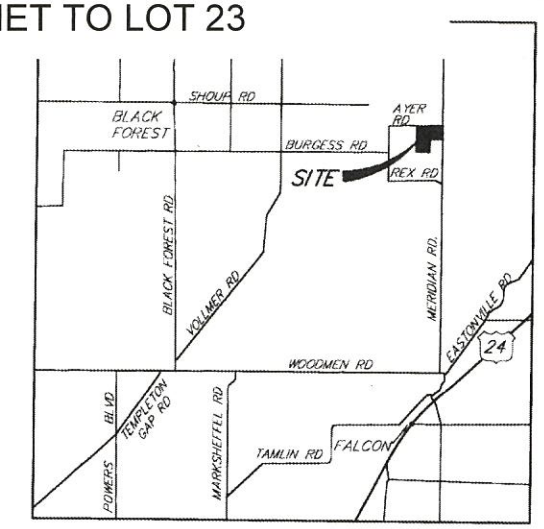
9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO. EACH HOME WITH SUBGRADE CONSTRUCTION SHOULD BE BUILT WITH A PERIMETER DRAIN.

DEVELOPMENT CRITERIA

PROPOSED ZONING - PUD PLANNED UNIT DEVELOPMENT
EXISTING ZONING -- RR-3 (5AC)
MINIMUM LOT SIZE 2.5 AC
MAXIMUM BUILDING HEIGHT - 30'
MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 200'
SETBACK REQUIREMENTS
FRONT - 90'
SIDE - 25'
REAR - 25'
STABLES AND CORRALS - 50' FROM ALL PROPERTY LINES
PERMITTED USES (RESIDENTIAL) - THOSE DEFINED IN THE RR-2 RURAL RESIDENTIAL ZONE DISTRICT REQUIREMENTS OF THE EL PASO COUNTY ZONE

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO AND CONTAINING 118 ACRES MORE OR LESS.



VICINITY MAP
NTS

"AUTHORITY"

THE AUTHORITY OF THIS DEVELOPMENT PLAN IS 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 DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONER'S THAT THIS DEVELOPMENT PLAN FOR CAMELOT SUBDIVISION 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 SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF CAMELOT SUBDIVISION, 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.

"OWNERSHIP"

KNOW ALL MEN BY THESE PRESENTS:

That Joshua Pearsall, being the owner of Lot 23, Camelot Subdivision The Aforementioned have executed these presents this 3rd day of November A.D. 2026.

Joshua Pearsall

The above and foregoing statement was achkowledged before me this 3 day of November A.D. 2026, by Joshua Pearsall witness my hand and offical seal:

Notary signature and stamp

JAY DOUGLAS GOSSAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264011
MY COMMISSION EXPIRES MARCH 19, 2030

"APPROVALS"

This Camelot Subdivision, Lot 23 PUD Amendment was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

_____
Planning and Community Development Director

PROJECT: CAMELOT SUBDIVISION

MONUMENT VALLEY ENGINEERS INC.

DISK NO.
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