

Steve Scheller
07/08/2026 11:19:15 AM
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Rec \$43.00
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Pages
E1 Paso County, CO
226064844

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

URBAN LANDING PUD DEVELOPMENT PLAN & PRELIMINARY PLAN IS A PROPOSED 49 LOT DETACHED SINGLE-FAMILY COMMUNITY COMPRISED OF DISTINCT RESIDENTIAL CLUSTERS UTILIZING PRIVATE STREETS TO ACCESS REAR LOADED PARKING, GARAGE AND HOMES.

- ## URBAN LANDING DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES	
USE	NOTES

B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS

- [illegible]

PROPERTY OWNER
ELITE PROPERTIES OF AMERICA, INC
3138 CLYDE HOBBS BLVD DRIVE

PRIVATE ROADS (TR
PRIVATE OPEN SPAC

COLORADO SPRINGS, CO 80921

5.19	SINGLE FAMILY
0.92	OPEN SPACE

CLASSIC CONSULTING
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903

IN WITNESS WHEREOF: ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION
HAS EXECUTED THESE PRESENTS THIS 18 DAY OF JUNE 2026 A.D.

CORPORATION.

ARY PUBLIC

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE Resource No. 220100580 (BOARD RESOLUTION OR ACTION #) 13/17/2024 (DATE) APPROVING THE PUD AND ALL

APPLICABLE EL PASO COUNTY REGULATIONS

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

BOARD OF COUNTY COMMISSIONER

DATE 1STATE OF COLORADO)
) ss
)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____
COUNTY OF EL PASO)
CLOCK _____ M. THIS _____ DAY OF _____, 20__ A.D., AND IS DULY RECORDED
AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY,
COLORADO.

BY: _____ EL PASO COUNTY CLERK AND RECORDER

LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT

SITE PLAN SHEET
TYPICAL LOT DETAIL SHEET
LOT USE EASEMENT & MAINTENANCE ACCESS
PRELIMINARY GRADING & UTILITY PLAN
PRELIMINARY LANDSCAPE PLAN & DETAILS

PCD NO. PUDSP243

 CLASSIC SM CONSULTING		URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN TITLE SHEET	
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (fax) (719)785-0799 (cell)	DESIGNED BY DRAWN BY MAW CHECKED BY (V) 1" = N/A JOB NO. 1306.01	SCALE DATE 8/30/24	 CLASSIC SM CONSULTING

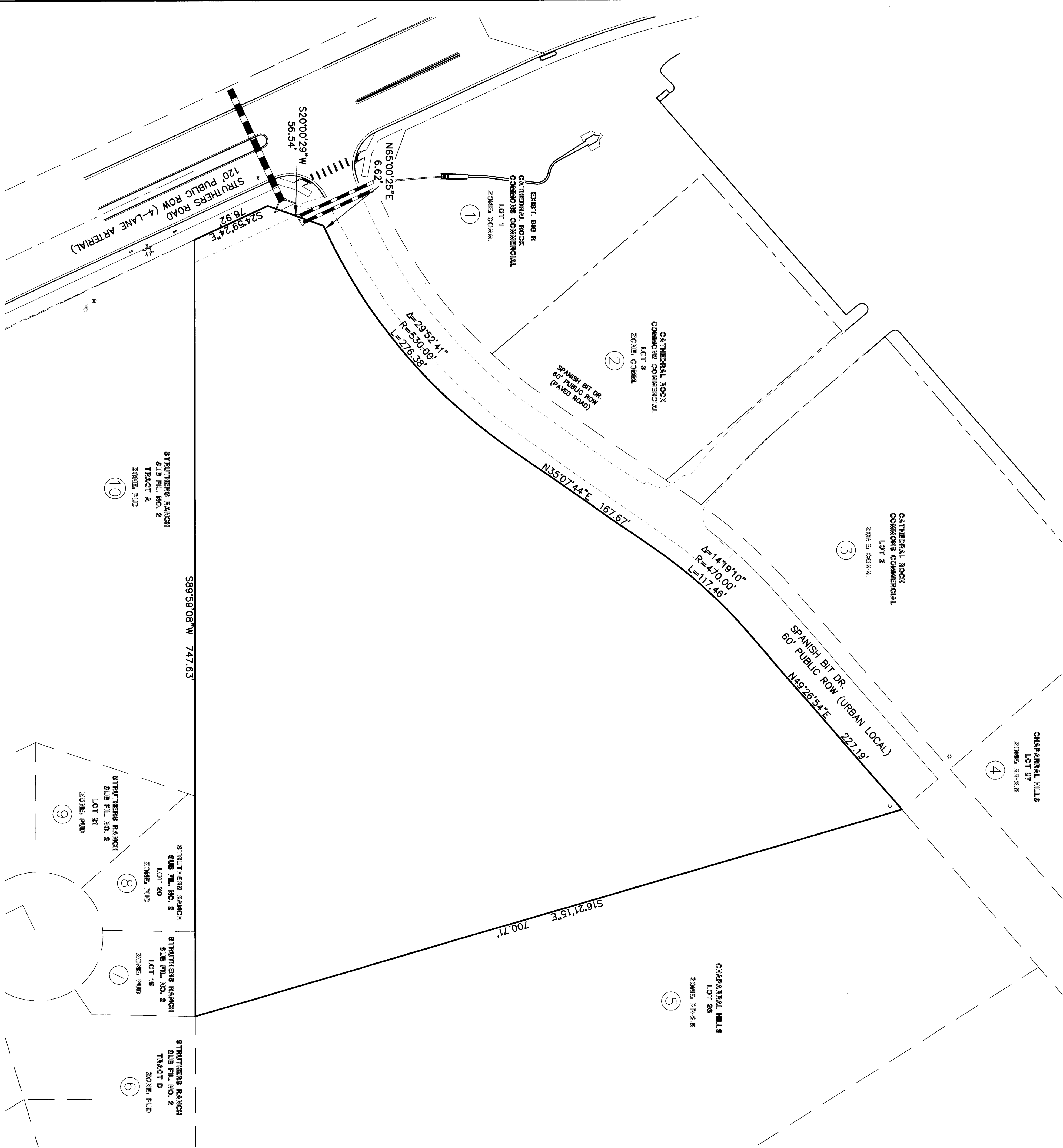
 CLASSIC SM CONSULTING		URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN TITLE SHEET	
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (fax) (719)785-0799 (cell)	DESIGNED BY DRAWN BY MAW CHECKED BY (V) 1" = N/A JOB NO. 1306.01	SCALE DATE 8/30/24	 CLASSIC SM CONSULTING

URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO, SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

07/08/2026
226064844

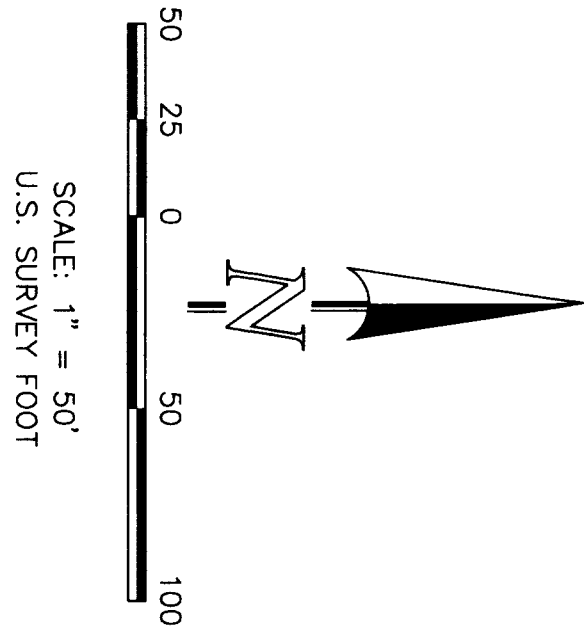


LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, CHAPARRAL HILLS, AS RECORDED IN PLAT BOOK 1-2 AT PAGE 2 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE S 89 DEGREES 59 MINUTES 08 SECONDS W ON SAID SOUTH LINE, 880.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF A TRACT DESCRIBED BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED AUGUST 12, 1963 IN BOOK 1969 AT PAGE 746 UNDER RECEPTION NO. 301954 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N 24 DEGREES 59 MINUTES 35 SECONDS W, ON SAID NORTHEASTERLY LINE, 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SPANISH BIT DRIVE AS PLATTED IN SAID CHAPARRAL HILLS; THENCE ALONG THE SAID SOUTHEASTERLY LINE OF SPANISH BIT DRIVE FOR THE FOLLOWING FIVE COURSES, N 65 DEGREES 00 MINUTES 29 SECONDS E, 66.80 FEET TO A POINT OF CURVE, THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26 DEGREES 19 MINUTES 44 SECONDS, HAVING A RADIUS OF 470.00 FEET, THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 10 SECONDS, HAVING A RADIUS OF 470.00 FEET; AN ARC DISTANCE OF 117.46 FEET; THENCE N 49 DEGREES 26 MINUTES 54 SECONDS E, 227.19 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26, CHAPARRAL HILLS; THENCE S 16 DEGREES 21 MINUTES 15 SECONDS E, 700.71 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2007 AT RECEPTION NO. 207000186, EL PASO COUNTY, COLORADO.
CONTAINING 6.576 ACRES "NET" (286.453 SQUARE FEET), MORE OR LESS.

ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	STORE MASTER FUNDING VII LLC	100 BIG R STREET	PUEBLO, CO 81001
2	CATHEDRAL ROCKS INVESTMENTS LLC	7605 WINING OAKS DRIVE	COLORADO SPRINGS, CO 80919
3	CATHEDRAL ROCKS INVESTMENTS LLC	7605 WINING OAKS DRIVE	COLORADO SPRINGS, CO 80919
4	SCARNEI FAMILY LIVING TRUST	795 STRUTHERS LOOP	COLORADO SPRINGS, CO 80921
5	PAUL A. KRAUSE	795 SPANISH BIT DRIVE	COLORADO SPRINGS, CO 80921
6	STRUTHERS RANCH HOMEOWNERS ASSOCIATION	2760 N ACADEMY BLVD #302	COLORADO SPRINGS, CO 80917
7	CARMEN L. TOUBANGEAU	14737 ALLEGANCE DRIVE	COLORADO SPRINGS, CO 80921
8	ALEXANDER JOEL JOHNSON	14747 ALLEGANCE DRIVE	COLORADO SPRINGS, CO 80921
9	JAMES PATRICK RYAN DONAHUE	14748 ALLEGANCE DRIVE	COLORADO SPRINGS, CO 80921
10	CATHEDRAL ROCK CHURCH	590 HIGHWAY 105 SUITE 190	MONUMENT, CO 80132



CLASSIC CONSULTING

519 N. Decade Avenue, Suite 200
Colorado Springs, Colorado 80903

DESIGNED BY

DRAWN BY

CHECKED BY

MAW

MAW

(V)

SCALE

(1") 1" = 50'

1" = N/A

DATE

SHEET

JOB NO.

8/30/24

2 OF 9

1308.01

URBAN LANDING

PUD DEV. PLAN & PRELIMINARY PLAN

LEGAL BOUNDARY MAP AND ADJACENT OWNERS LIST

PCD NO. PUDSP243

CLASSIC CONSULTING

07/08/2025
2260648-11

LEGEND

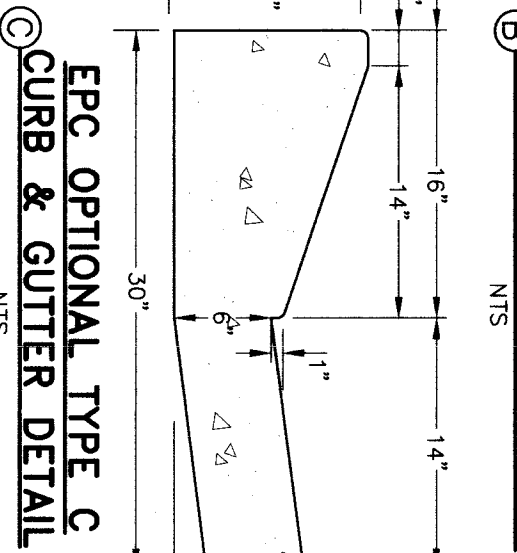
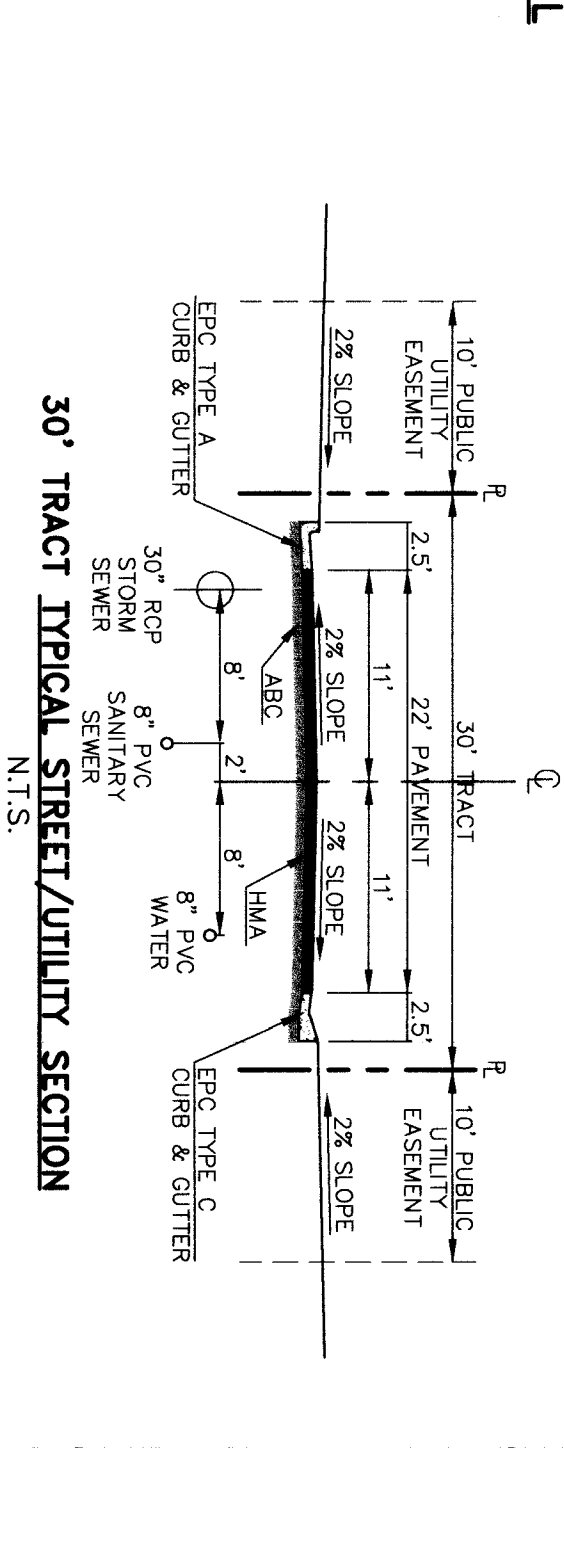
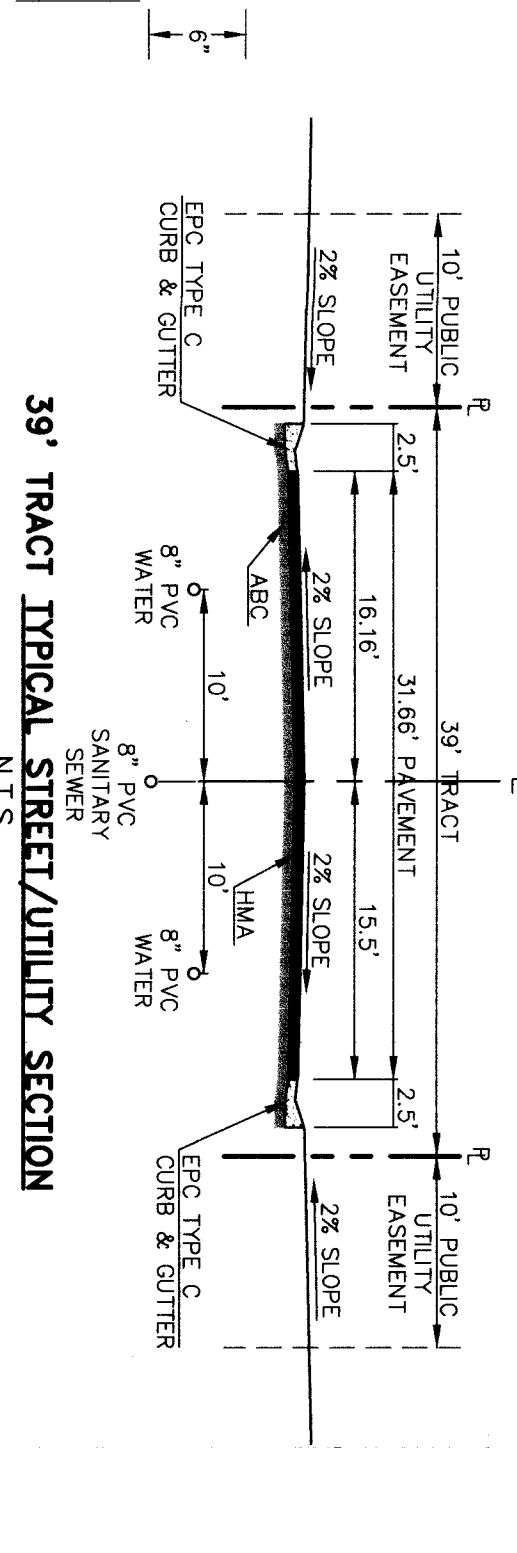
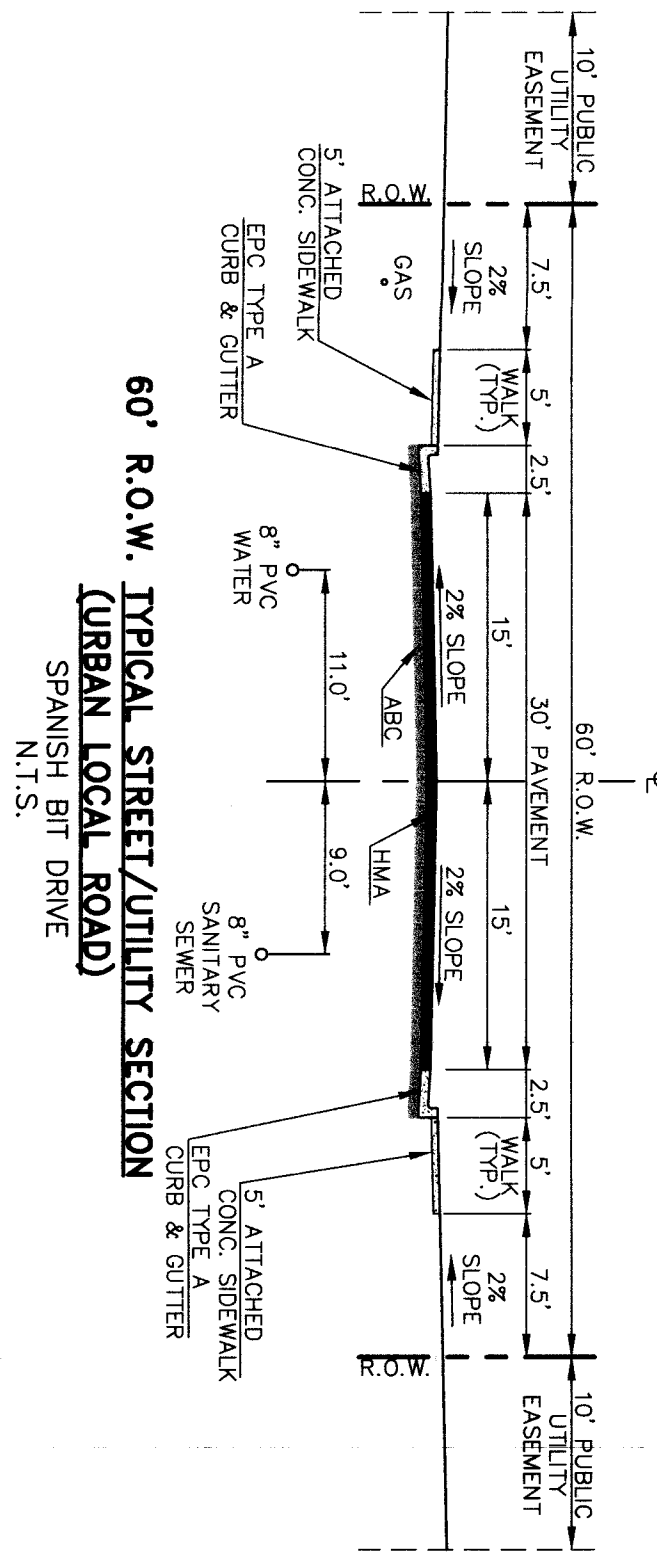
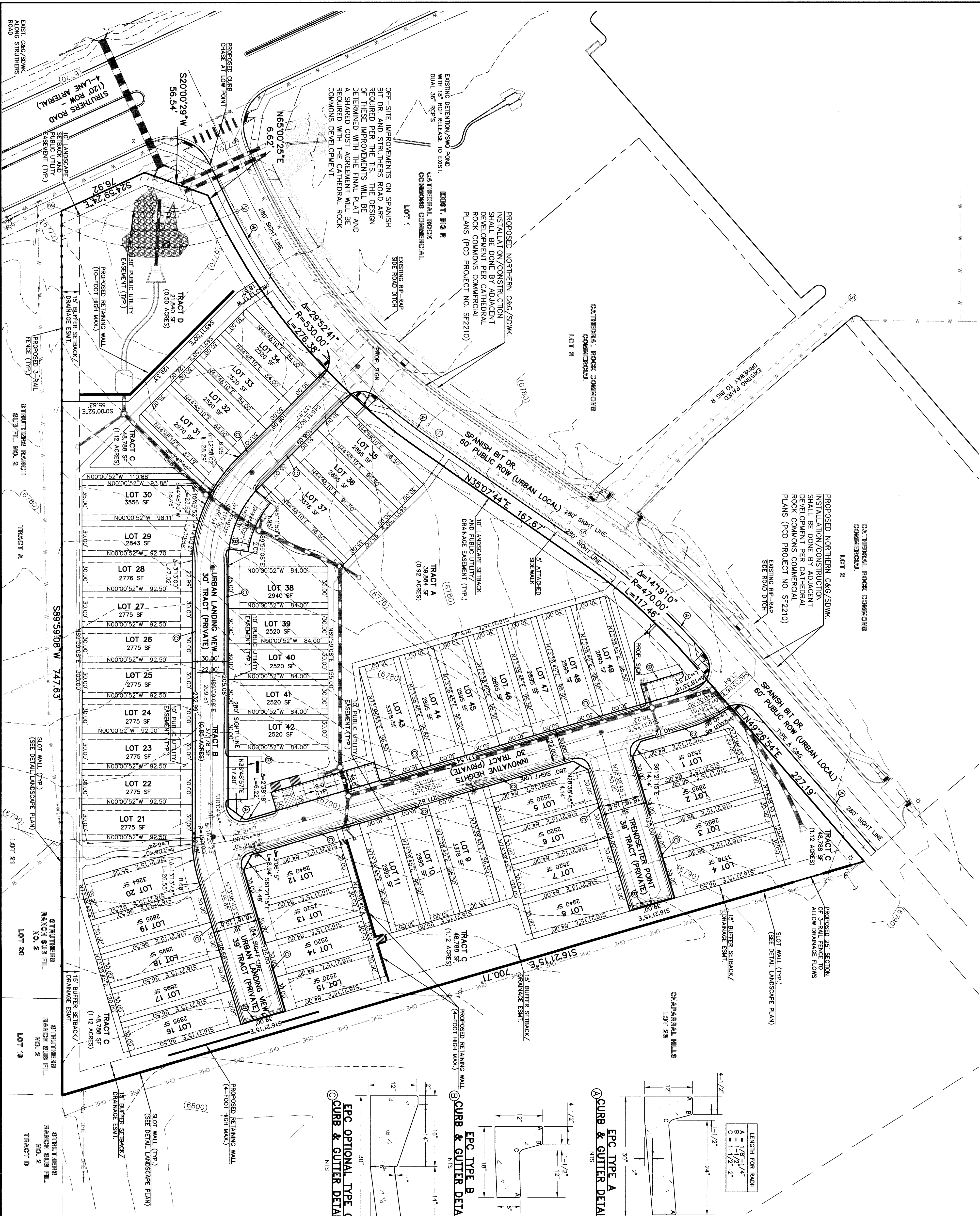
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE
- EXISTING DISTANCE LINE



URBAN LANDING

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST



STANDARD PARKING STALL DIMENSIONS:
WIDTH = 9.0'
LENGTH = 18.0'
(LENGTH ALSO INCLUDES 2.0' OVERHANG IN FRONT)

SIDEWALK NOTE:
ALL SIDEWALKS ADJACENT TO PARKING STALLS ARE 7' WIDE TO ACCOUNT FOR 2' VEHICLE OVERHANG.

EASEMENT NOTE:
ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING EASMENTS AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTILITY ESMT.
10' REAR YARD PUBLIC UTILITY ESMT.

SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.

CLASSIC CONSULTING

DESIGNED BY: MAW
DRAWN BY: MAW
CHECKED BY: (V) 1" = N/A

DATE: 4/01/2024
SHEET: 3 OF 9
JOB NO.: 1308.01

URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
SITE PLAN SHEET

PCD NO. PUDSP243

SCALE: 1" = 40'
U.S. SURVEY FOOT

SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.

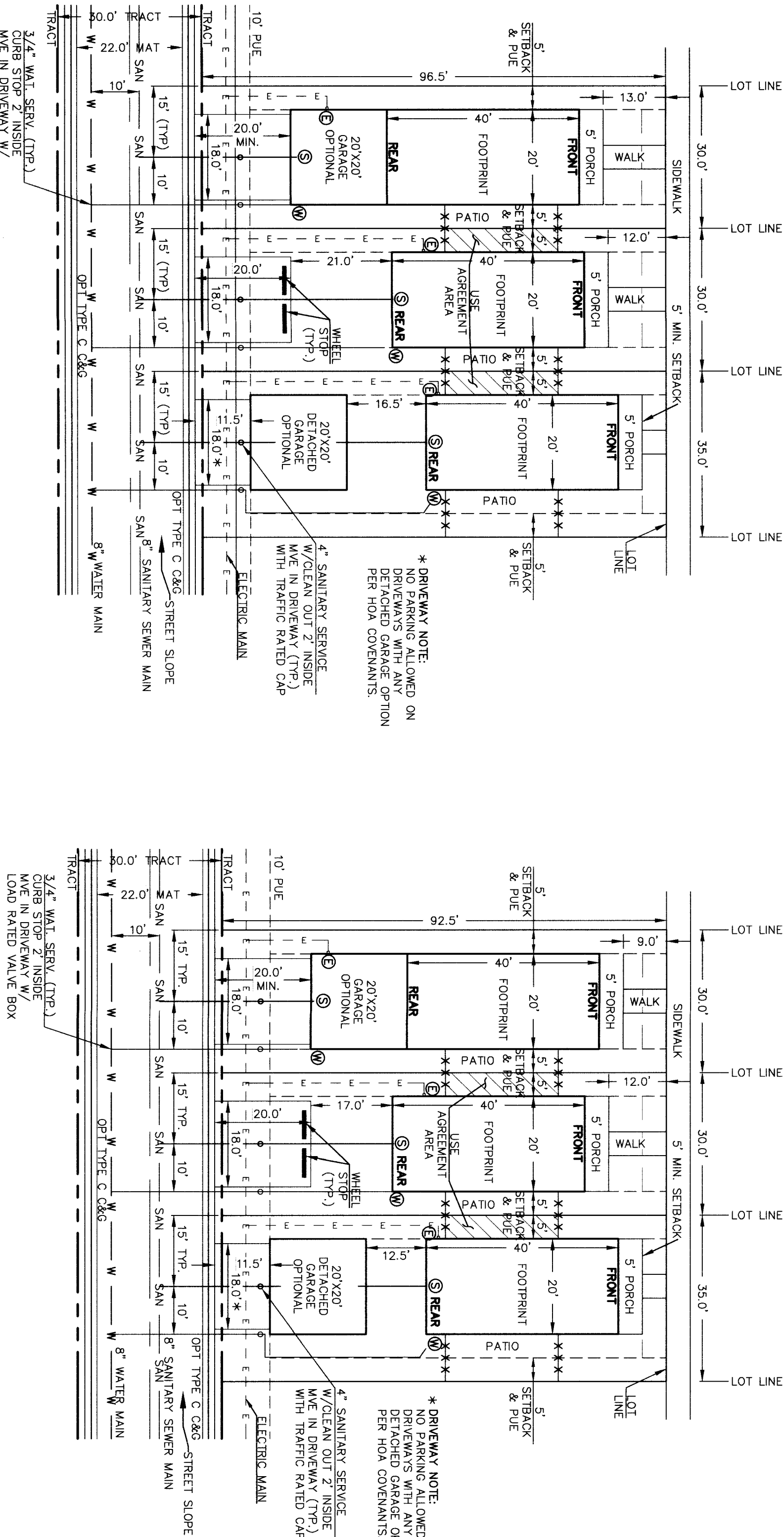
07/08/2026
226064844

URBAN LANDING

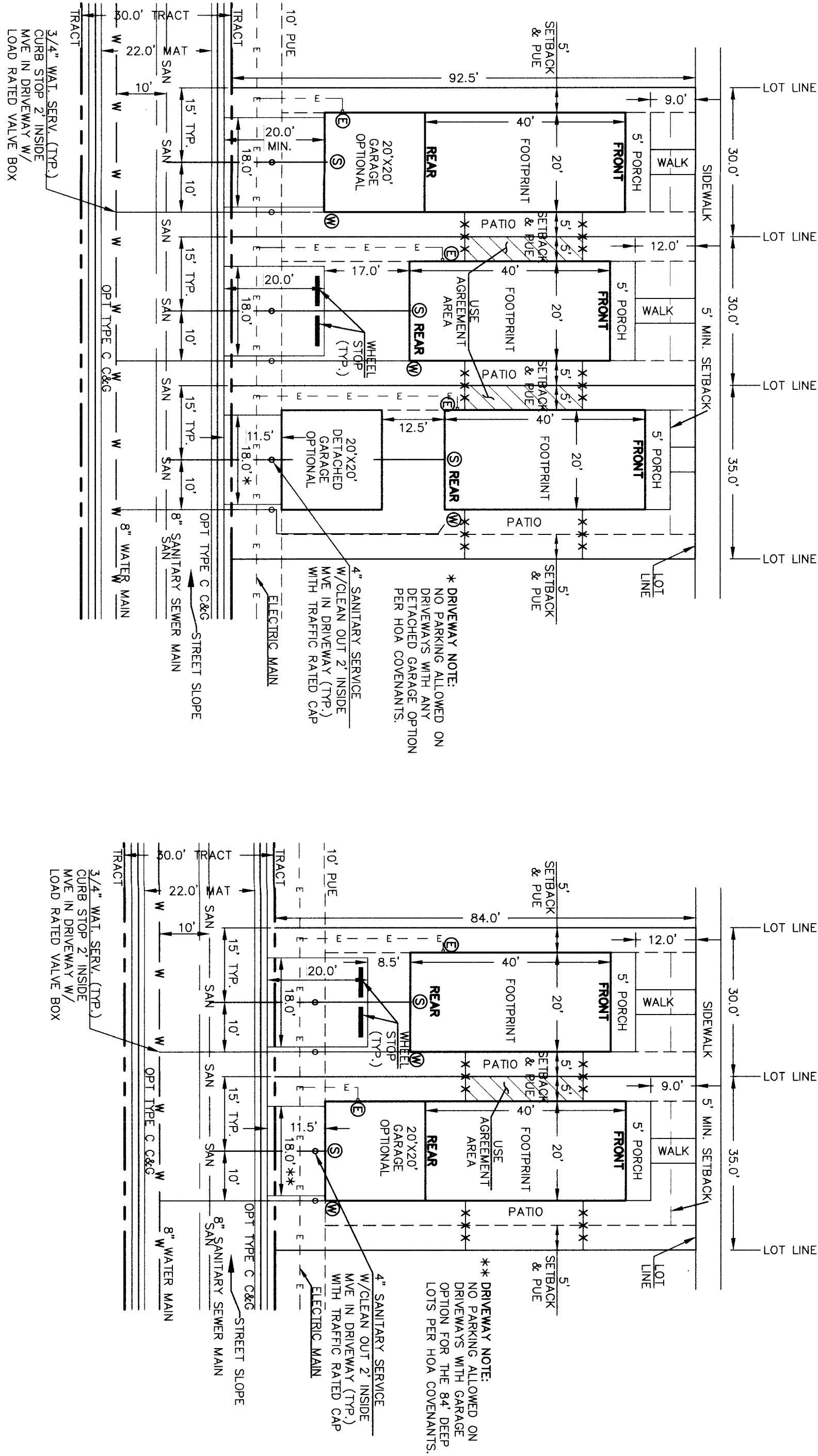
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 07 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

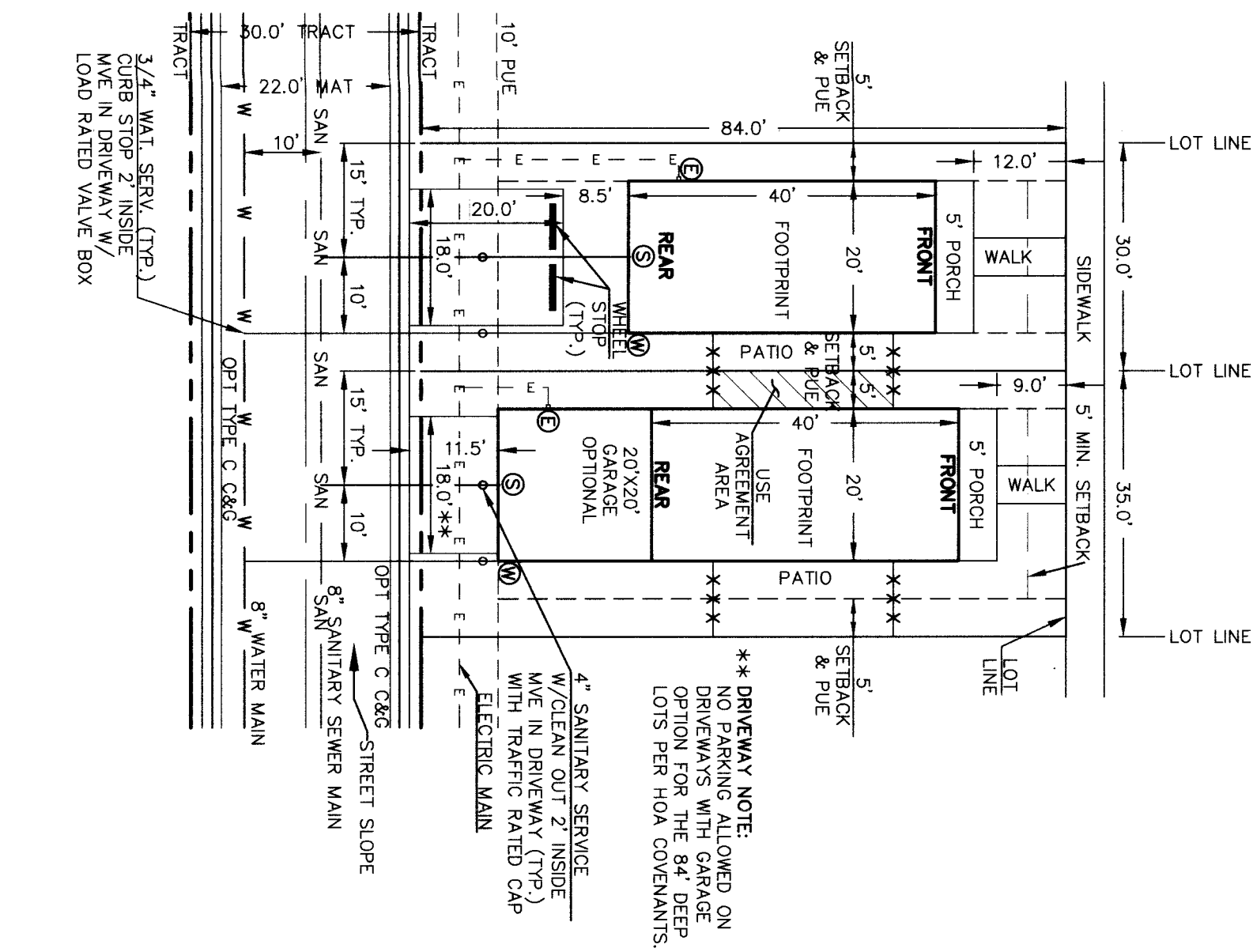
NOTE:
COMMUNITY IS ELECTRIC SERVICES ONLY.
NO GAS SERVICE TO BE PROVIDED



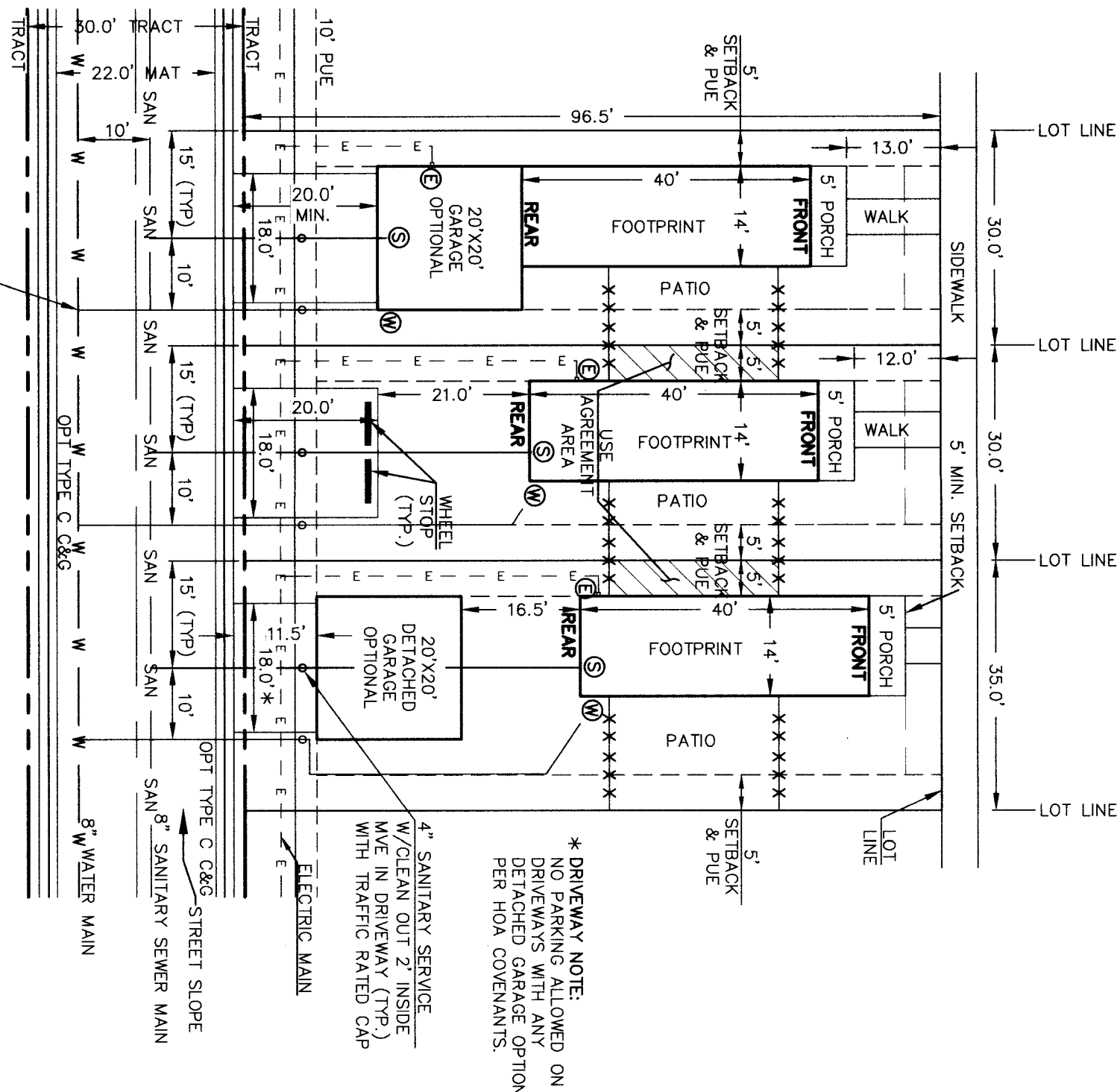
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/20'x40' BUILDING)



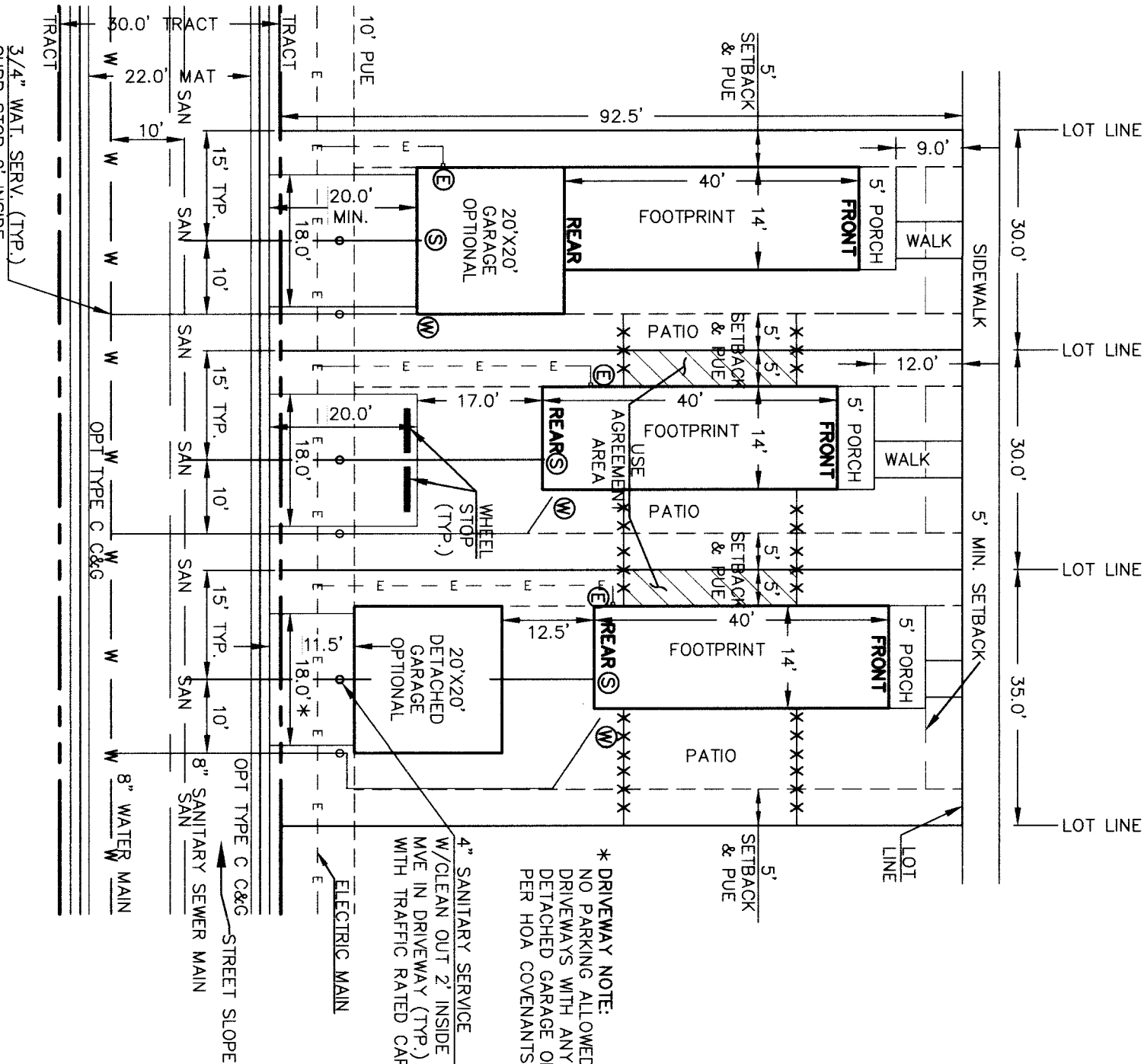
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/20'x40' BUILDING)



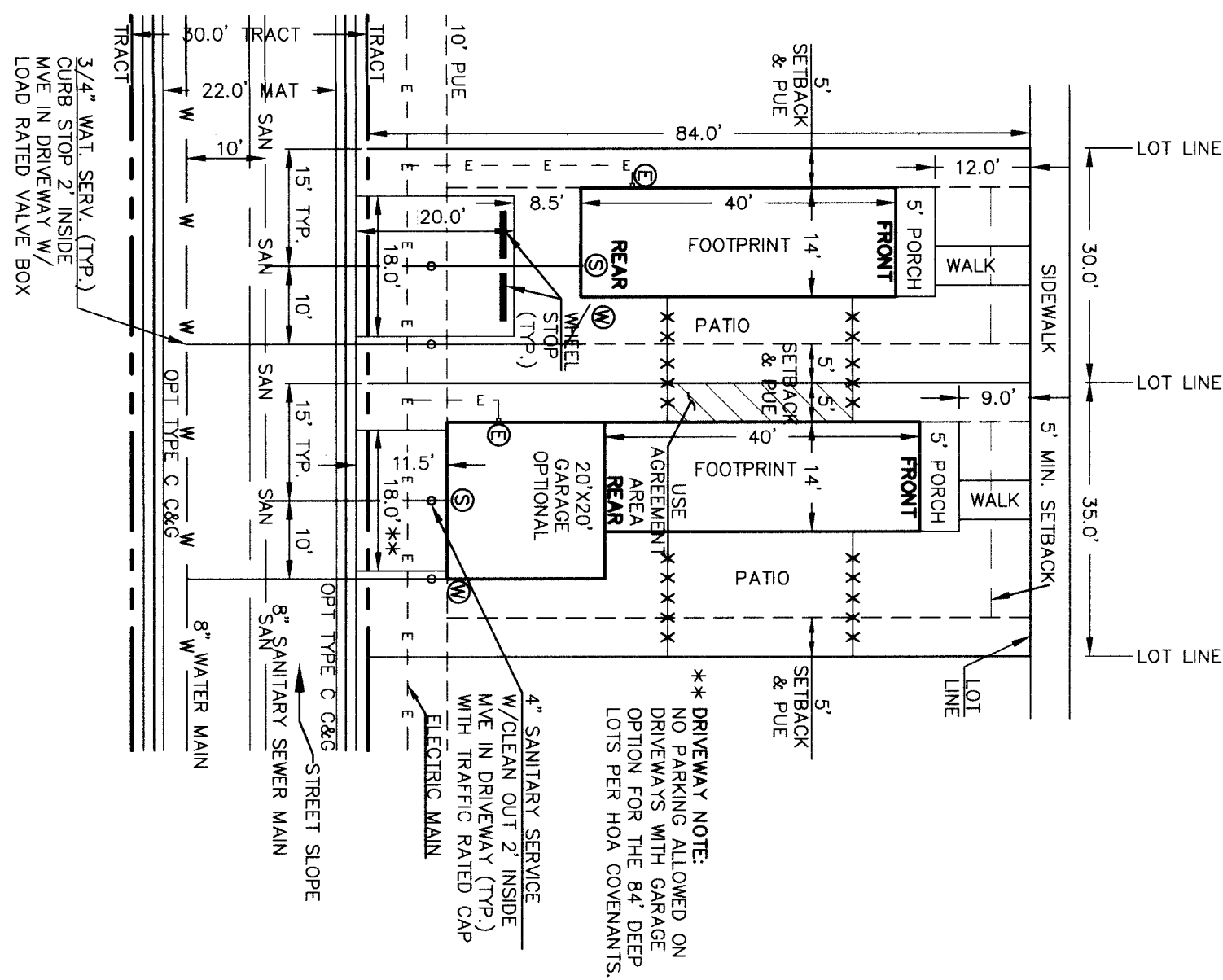
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/20'x40' BUILDING)



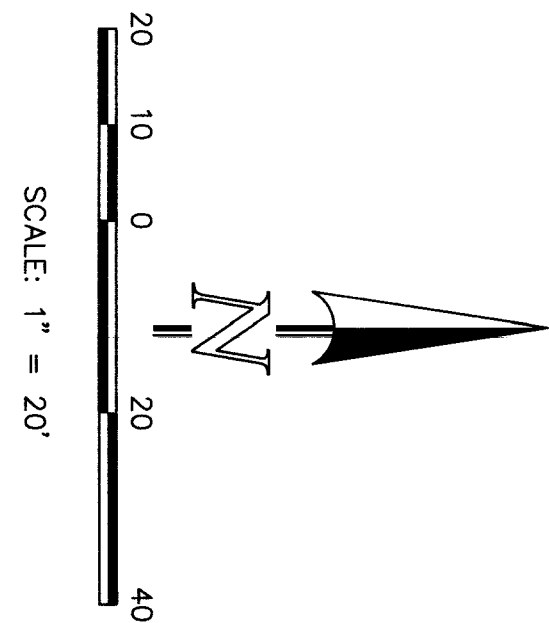
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/14'x40' BUILDING)



PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/14'x40' BUILDING)



PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/14'x40' BUILDING)



PCD NO. PUDSP243

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0798 (fax)

DESIGNED BY

MAW

SCALE

DATE

4/01/2024

4 OF 9

DRAWN BY

MAW

SCALE

DATE

4/01/2024

4 OF 9

CHECKED BY

(V) T = N/A

JOB NO.

1308.01

URBAN LANDING

PUD DEV. PLAN & PRELIMINARY PLAN

PUD SITE PLAN SHEET

TYPICAL LOT LAYOUTS

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0798 (fax)

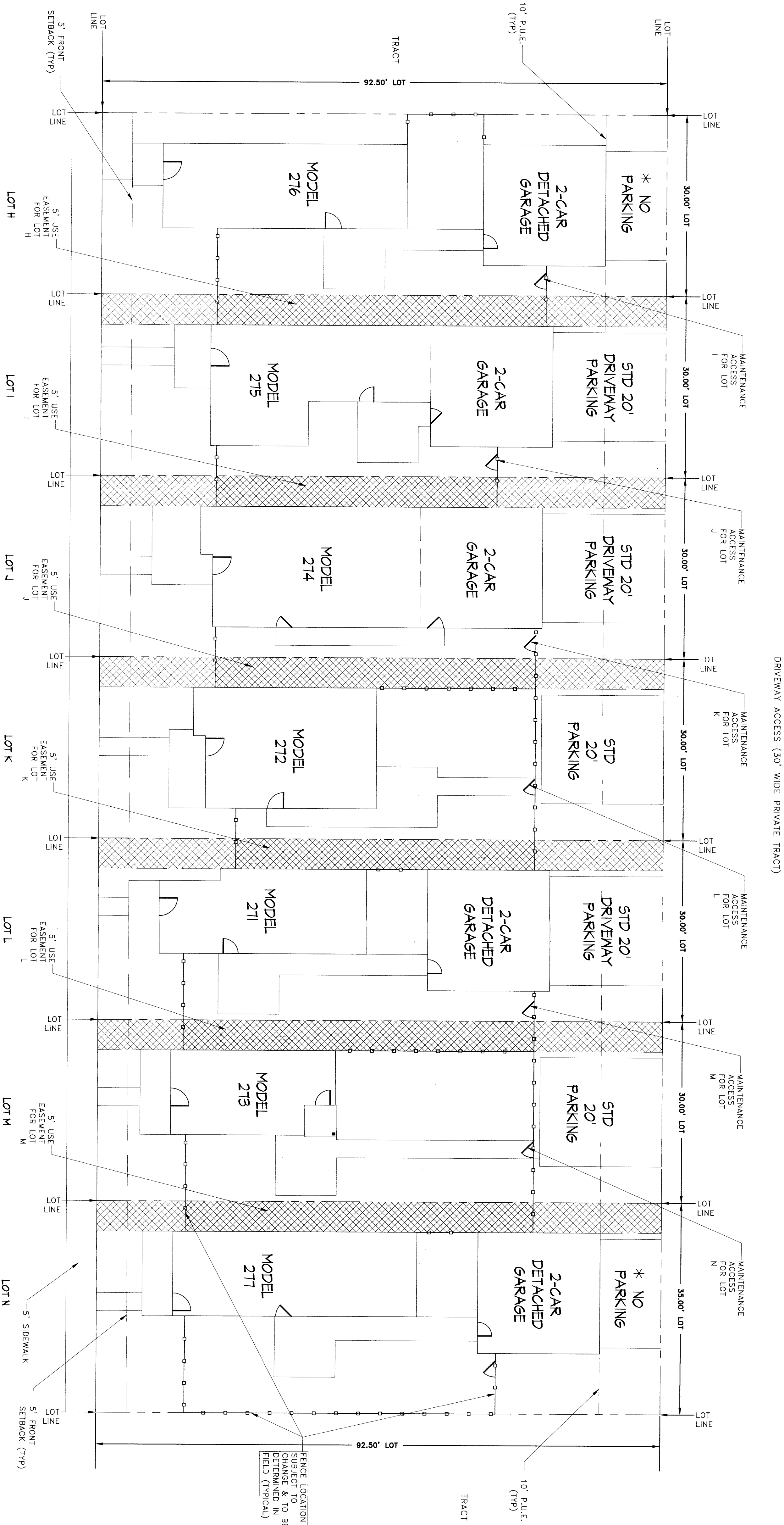
07/08/2026
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COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

URBAN LANDING

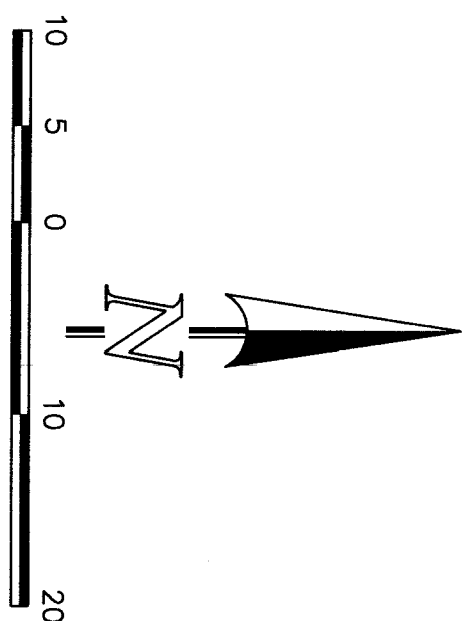
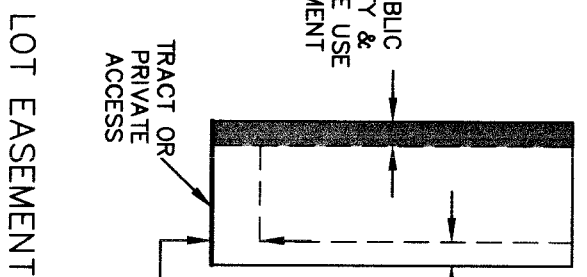
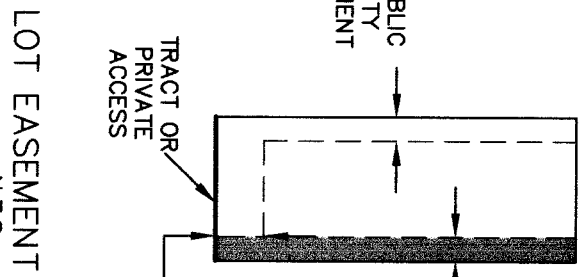
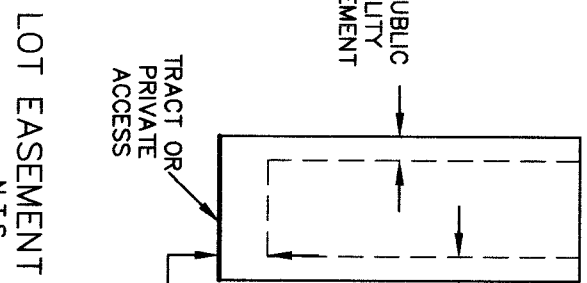
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

"USE" EASEMENT & "MAINTENANCE" ACCESS EXHIBIT



* DRIVEWAY NOTE:
NO PARKING ALLOWED ON
DRIVEWAYS WITH ANY
DETACHED GARAGE OPTION
PER HOA COVENANTS.

- NOTES:
1. ONE GATE PER FENCED AREA. LOCATE AT THE DRIVEWAY ACCESS SIDE AND ONTO PROPERTY OWNER'S LOT.
 2. HOA FENCE LINES, DRIVEWAY LOCATIONS, AND FENCE LOCATIONS ON THIS DOCUMENT WILL VARY AND ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.



PCD NO. PUDSP243

CLASSIC CONSULTING

URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
PUD SITE PLAN SHEET
LOT USE EASEMENT & MAINTENANCE ACCESS

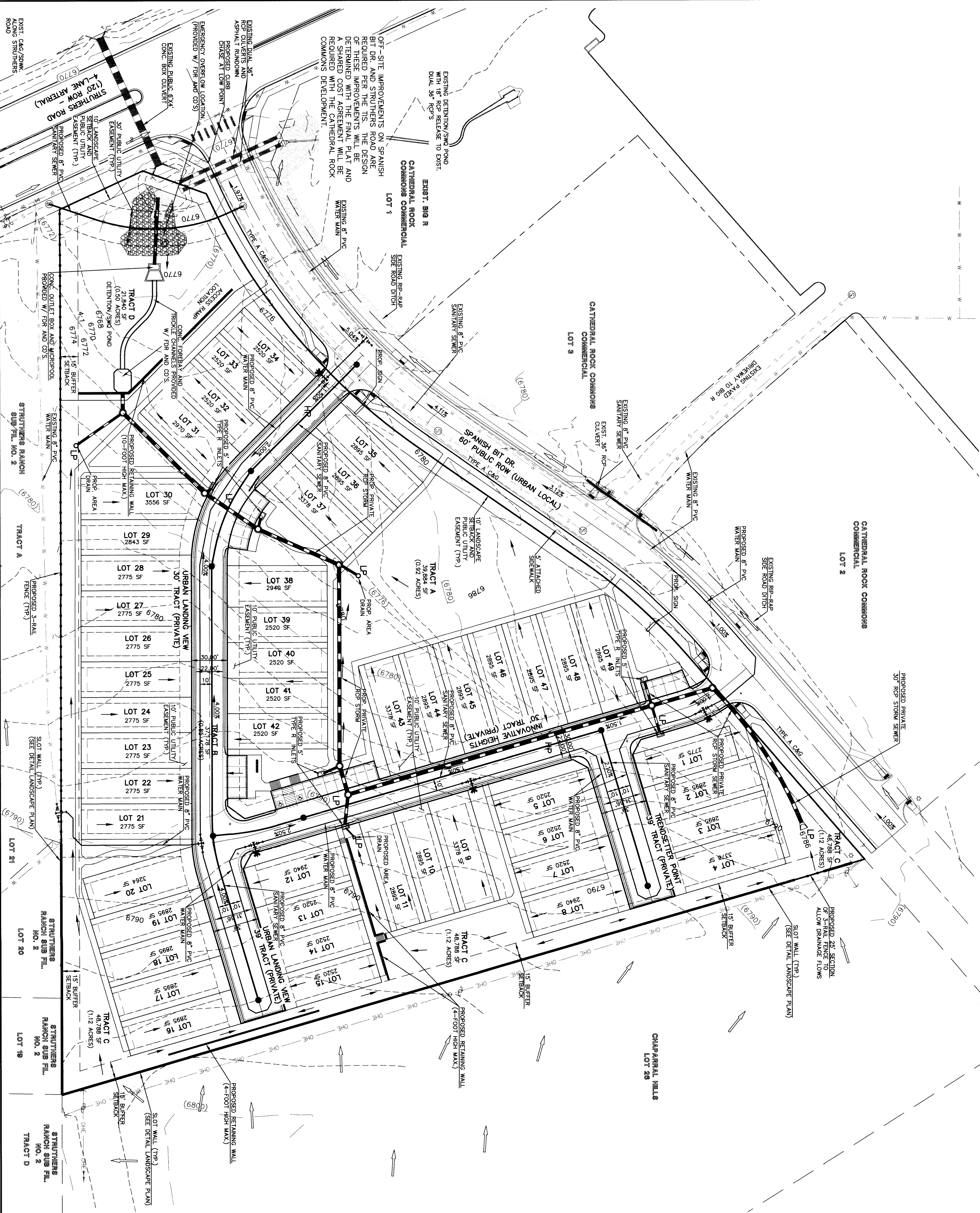
DESIGNED BY MAW
DRAWN BY MAW
CHECKED BY (V)
SCALE (H) 1" = 10'
DATE 4/01/2024
SHEET 5 OF 9
JOB NO. 1308.01

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0799 (Cell)

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

URBAN LANDING

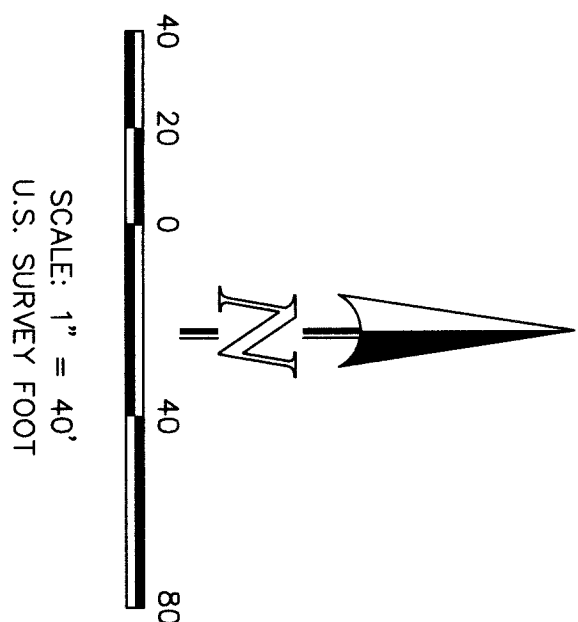
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



- ### LEGEND
- PROPOSED CONTOUR-10
 - PROPOSED CONTOUR-2
 - EXISTING CONTOUR-10
 - EXISTING CONTOUR-2
 - PROPOSED FLOW DIRECTION
 - EXISTING FLOW DIRECTION
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER MAIN W/ MANHOLE
 - EXISTING STORM INLET
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER MAIN W/ MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM INLET
 - PROPOSED STORM SEWER
 - PROPOSED 3-RAIL FENCE
 - PROPOSED SLOT WALL
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT

EASEMENT NOTES

- ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
 - 5' SIDE YARD PUBLIC UTIL./DRAINAGE ESMT.
 - 5' FRONT BUILDING SETBACK ESMT.
 - 10' REAR YARD PUBLIC UTIL./DRAINAGE ESMT.
- SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.



CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

DESIGNED BY

MAW

DRAWN BY

MAW

CHECKED BY

(V) T = N/A

DATE

4/07/2024

SHEET

6 OF 9

JOB NO.

130801

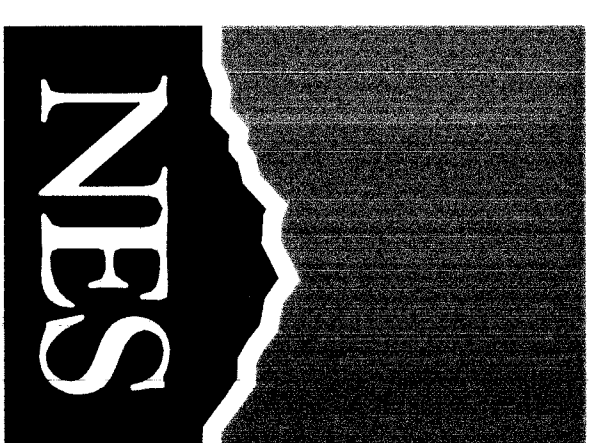
URBAN LANDING

PUD DEV. PLAN & PRELIMINARY PLAN

PRELIMINARY GRADING AND UTILITY PLAN

PCD NO. PUDSP243

CLASSIC CONSULTING



PLANNER / LANDSCAPE ARCHITECT

N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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IN ASSOCIATION WITH

PROJECT INFO	
DATE:	05/15/2024
PROJECT MGR:	B. SWENSON
PREPARED BY:	A. LANGHANS

URBAN
LANDING

FINAL LANDSCAPE
PLAN

SPANISH BIT DRIVE

STAMP

ENTITLEMENT

ISSUE INFO	
DATE	BY DESCRIPTION
05/15/2024	BY A.LANGIANS
09/12/2024	BY A.LANGIANS
10/25/2024	BY A.LANGIANS
10/28/2024	BY A.LANGIANS

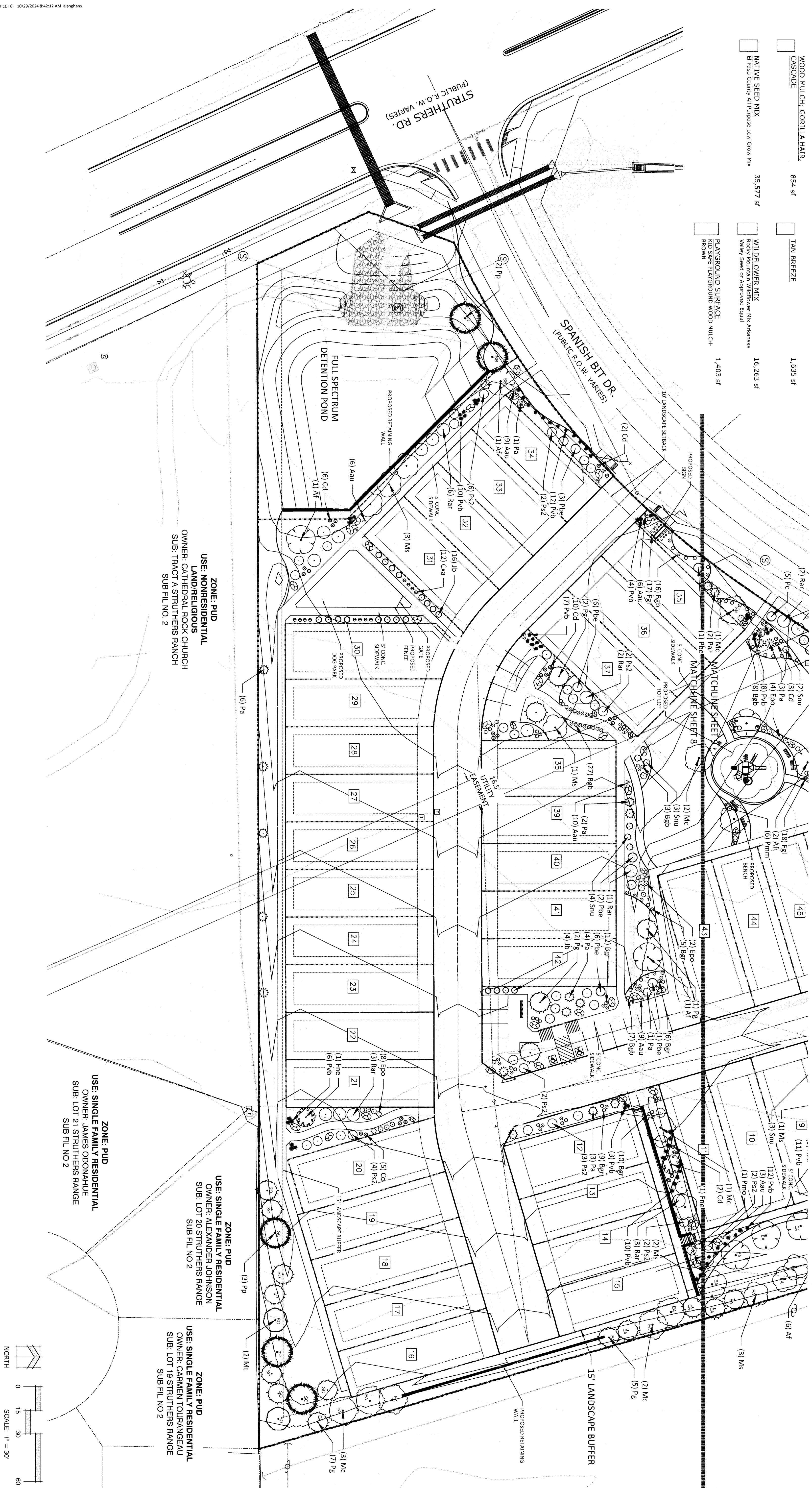
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SHEET TITLE

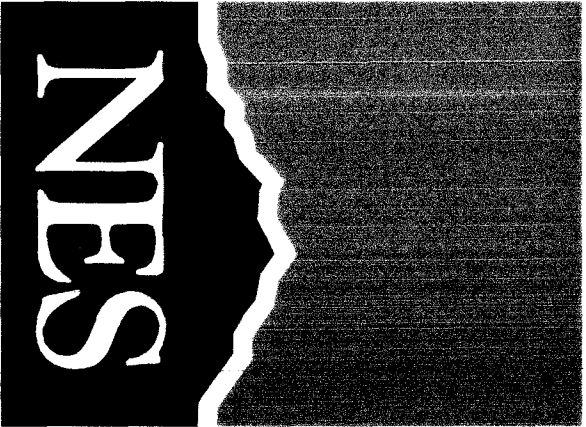
8 of 9

PUDSP243

CONCEPT PLANT SCHEDULE				
SYNTHETIC TURF	7,045 sf			
1-1/2" ROCK MULCH	19,709 sf			
<u>ROCK COBBLE</u>	26,066 sf			
<u>BUEGRASS SOD</u> Tall Fescue Blend	15,499 sf			
<u>WOOD MULCH; GORILLA HAIR,</u> <u>CASCADE</u>	854 sf			
<u>NATIVE SEED MIX</u> El Paso County All Purpose Low Grow Mix	35,577 sf			
<u>DETENTION SEED MIX</u> All Purpose Detention Mix Blue Grama - 10% Green Nutsedgegrass - 10% Western Wheatgrass - 20% Sideoats Grass - 10% Switchgrass - 10% Prairie Bannard - 10% Yellow Indiangrass - 10% Ch. 5 Hydroseed @ 19.3 PLS/Acre	43,455 s			
<u>TAN BREZE</u>	1,635 sf			
<u>WILDLANDER MIX</u> Realty Foundation Wildlander Mix Arkansas Valley Seed or Approved Equal	16,263 sf			
<u>PLAYGROUND SURFACE</u> BROWN PLAYGROUND WOOD MULCH-	1,403 sf			



07/08/2026
226064844



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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IN ASSOCIATION WITH

URBAN
LANDING
FINAL LANDSCAPE
PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A. LANGHANS

ZONE: RR2
USE: SINGLE FAMILY RESIDENTIAL
OWNER: PAUL DRAUSE
SUB: LOT 26 CHAPARRAL HILLS

STAMP

ENTITLEMENT

ISSUE INFO	
DATE:	DESCRIPTION:
05/15/2024 BY: A. LANGHANS	
09/12/2024 BY: A. LANGHANS	
10/25/2024 BY: A. LANGHANS	
10/28/2024 BY: A. LANGHANS	

SHEET TITLE

9

9 OF 9

PLAN FILE # PUDSP243

CONCEPT PLANT SCHEDULE

☐ SYNTHETIC TURF	7,045 sf
☐ 1-1/2" ROCK MULCH	19,709 sf
☐ DETENTION SEED MIX All-Purpose Detention Mix Blue Grama - 10%, 10% Big Bluegrass - 20% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10%, 10% Yellow Pindgrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 13.3 PLS/acre	43,456 sf
☐ ROCK COBBLE	26,066 sf
☐ BLUEGRASS SOD Tall Fescue Blend	15,499 sf
☐ WOOD MULCH: GORILLA HAIR, CASCAD	854 sf
☐ TAN BREEZE	1,635 sf
☐ NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,577 sf
☐ WILDELOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	16,263 sf
☐ PLAYGROUND SURFACE 1/4" DEEP PLAYGROUND WOOD MULCH- BROWN	1,403 sf

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

