

## ZONE DISTRICTS

	Effective 5/1/91
F (Forest)	
F-1 (Forest & Recreation)	F (Forest & Recreation)
A-1 (Garden Home)	RR-1 (Rural Residential)
A-2 (Agricultural)	A-1 (Agricultural)
A-4 (Agricultural)	
A-5 (Agricultural)	RR-3 (Rural Residential)
A-6 (Agricultural)	RR-2 (Rural Residential)
A-35 (Agricultural)	A-35 (Agricultural)
R-T (Residential-Topographic)	R-T (Residential-Topographic)
R (Residential)	R (Residential)
R-1 (Residential)	R-1 (Residential)
R-2 (Residential)	R-2 (Residential)
R-3 (Residential)	R-3 (Residential)
R-4 (Planned Development)	(Obsolete)
PUD (Planned Unit Development)	PUD (Planned Unit Development)
C-1 (Commercial)	(Obsolete)
C-2 (Commercial)	(Obsolete)
NBD (Neighborhood Business)	NBD (Neighborhood Business)
	POC (Planned Office Complex)
PBP (Planned Business Park)	PBP (Planned Business Park)
	PBD (Planned Business District)
PBC (Planned Business Center)	PBC (Planned Business Center)
M (Industrial)	(Obsolete)
PID (Planned Industrial)	PID (Planned Industrial)
PHID (Planned Heavy Industrial)	PHID (Planned Heavy Industrial)
	R & D (Research & Development)
HWT (Hazardous Waste Transfer, Storage and Treatment Facility)	HWT (Hazardous Waste Transfer, Storage and Treatment Facility)
MHPS (Mobile Home Park and Mobile Home Subdivision)	MHP (Mobile Home Park)
	MHS (Mobile Home Subdivision)
TTP (Travel Trailer Park)	RVP (Recreational Vehicle Park)
	RVS (Recreational Vehicle Subdivision)
OA-G (Airport - General Aviation)	OA-G (Airport - General Aviation)
OA-CGM (Airport Commercial, General, Military)	OA-CGM (Airport Commercial, General, Military)
O-HR (High Rise)	O-HR (High Rise)

08/18 07:23	rickspears@elpasoco.c	rick spears	3270	TX	E-MAIL	9	--	00' 09
08/18 08:49	markgebhart@elpasoco.	Mark	3271	TX	E-MAIL	2	--	00' 01
08/18 08:51	markgebhart@elpasoco.	Mark	3272	TX	E-MAIL	2	--	00' 00
08/18 08:56	scottshevock@elpasoco	Scott Shevock	3273	TX	E-MAIL	3	--	00' 02
08/18 08:58	beverlygonzales@elpas	Beverly	3274	TX	E-MAIL	2	--	00' 01
08/18 09:55	dennisarchuleta@elpas	Dennis	3275	TX	E-MAIL	1	--	00' 01
08/18 10:02	dennisarchuleta@elpas	Dennis	3276	TX	E-MAIL	1	--	00' 01
08/18 10:04	dennisarchuleta@elpas	Dennis	3277	TX	E-MAIL	1	--	00' 01
08/18 12:08	dennisarchuleta@elpas	Dennis	3278	TX	E-MAIL	1	--	00' 00
08/18 13:47	normadeherrera@elpaso	Norma	3279	TX	E-MAIL	6	--	00' 05
08/18 13:48	scottshevock@elpasoco	Scott Shevock	3280	TX	E-MAIL	6	--	00' 07
08/19 07:40	dennisarchuleta@elpas	Dennis	3281	TX	E-MAIL	2	--	00' 01
08/19 12:36	markgebhart@elpasoco.	Mark	3282	TX	E-MAIL	1	--	00' 01
08/23 15:44	mindymadden@elpasoco.	Mindy	3283	TX	E-MAIL	1	--	00' 01
08/24 06:38	mindymadden@elpasoco.	Mindy	3284	TX	E-MAIL	5	--	00' 04
08/24 06:38	mindymadden@elpasoco.	Mindy	3285	TX	E-MAIL	3	--	00' 02
08/24 06:38	mindymadden@elpasoco.	Mindy	3286	TX	E-MAIL	4	--	00' 04
08/24 06:40	mindymadden@elpasoco.	Mindy	3287	TX	E-MAIL	5	--	00' 04
08/24 07:53	rickspears@elpasoco.c	rick spears	3288	TX	E-MAIL	4	--	00' 04
08/24 09:01	dennisarchuleta@elpas	Dennis	3289	TX	E-MAIL	1	--	00' 00
08/24 09:27	dennisarchuleta@elpas	Dennis	3290	TX	E-MAIL	1	--	00' 02
08/24 09:27	dennisarchuleta@elpas	Dennis	3291	TX	E-MAIL	1	--	00' 02
08/24 09:49	mindymadden@elpasoco.	Mindy	3292	TX	E-MAIL	2	--	00' 01
08/25 07:44	mindymadden@elpasoco.	Mindy	3293	TX	E-MAIL	5	--	00' 04
08/25 10:15	tarayounger2@elpasoco	Tara	3294	TX	E-MAIL	7	--	00' 06
08/25 10:45	dennisarchuleta@elpas	Dennis	3295	TX	E-MAIL	96	--	01' 43
08/25 11:45	dennisarchuleta@elpas	Dennis	3296	TX	E-MAIL	156	--	03' 02
08/25 11:56	mindymadden@elpasoco.	Mindy	3297	TX	E-MAIL	3	--	00' 02
08/25 11:56	mindymadden@elpasoco.	Mindy	3298	TX	E-MAIL	3	--	00' 02
08/25 11:56	mindymadden@elpasoco.	Mindy	3299	TX	E-MAIL	3	--	00' 02
08/25 12:16	mindymadden@elpasoco.	Mindy	3300	TX	E-MAIL	3	--	00' 02
08/25 12:16	mindymadden@elpasoco.	Mindy	3301	TX	E-MAIL	3	--	00' 02
08/25 12:17	mindymadden@elpasoco.	Mindy	3302	TX	E-MAIL	3	--	00' 02
08/25 14:11	dennisarchuleta@elpas	Dennis	3303	TX	E-MAIL	1	--	00' 00
08/26 07:33	dennisarchuleta@elpas	Dennis	3304	TX	E-MAIL	2	--	00' 01
08/26 07:35	dennisarchuleta@elpas	Dennis	3305	TX	E-MAIL	1	--	00' 00
08/26 07:36	dennisarchuleta@elpas	Dennis	3306	TX	E-MAIL	2	--	00' 01
08/26 08:44	tarayounger2@elpasoco	Tara	3307	TX	E-MAIL	8	--	00' 07
08/26 12:36	beverlygonzales@elpas	Beverly	3308	TX	E-MAIL	2	--	00' 04
08/26 13:52	beverlygonzales@elpas	Beverly	3309	TX	E-MAIL	1	--	00' 00
08/26 13:53	beverlygonzales@elpas	Beverly	3310	TX	E-MAIL	1	--	00' 01
08/26 13:53	beverlygonzales@elpas	Beverly	3311	TX	E-MAIL	5	--	00' 04
08/26 14:10	tarayounger2@elpasoco	Tara	3312	TX	E-MAIL	2	--	00' 01
08/26 15:04	tarayounger2@elpasoco	Tara	3313	TX	E-MAIL	27	--	00' 27
08/26 15:06	tarayounger2@elpasoco	Tara	3314	TX	E-MAIL	27	--	00' 29

SECTION V

A-1 GARDEN HOME DISTRICT

USE: No building or land shall be used and no building shall hereafter be erected, converted, or structurally altered, unless for one or more of the following uses:

- (1) Watershed protection, water storage reservoirs, pipelines, irrigation canals and ditches, buildings and other structures for the commercial development of natural scenic attractions.
- (2) Public or private schools or churches; public and private parks; public and private golf grounds; private clubs where use of the facilities is restricted to bonafide members or guests of such members; provided, however, that adequate vehicular parking space shall be provided on the premises for all uses permitted herein.
- (3) Growing and preservation of trees and nursery stock, production of nursery products; farms; ranches; fish hatcheries; fishing and playgrounds; general gardening and agriculture.
- (4) One and two-family dwellings; trailer homes; private cottages designed primarily for seasonal use, and private estates.
- (5) Hydro-electric dams; power plants; railroad rights-of-way and stations; telephone, telegraph and electric transmission lines; telephone exchanges where no public business office and no repair or storage facilities are maintained; electric substations; gas regulator stations; water works; filter plants and other similar utilities.
- (6) Mines, quarries, gravel pits, clay pits, oil and gas wells and their accessory buildings, provided their surface operations are located at a distance not less than two hundred (200) feet from any public highway, school, church, public park or habitable dwelling, except such habitable dwelling or dwellings as may exist on the same property and are for the use and operation of such mine, quarry, gravel pit, clay pit or well.
- (7) Racetracks, rodeo grounds, circus grounds, stadiums, outdoor theater sawmills, lumber yards and other similar forest industries, all subject to approval as to location by the Board of Adjustment, and provided that suitable vehicular parking space shall be provided on the premises for all uses herein permitted; provided, however, no approval by the Board of Adjustment shall be required for temporary circus uses for not to exceed fourteen (14) days if no permanent structures are erected for such use.
- (8) Livery stables, livestock grazing, stockraising, dairying, poultry farms, riding academies, commercial stables, kennels and veterinary hospitals; provided, however, that no corrals or stables shall be located closer than fifty (50) feet from any property line nor within two hundred (200) feet of any dwelling, school, church, eating place, intermittent or running natural or artificial watercourse, and provided further, that all stables and corrals shall be maintained in compliance with all lawful sanitary regulations.

However, no private stables may be located or placed or livestock kept within sixty (60) feet of any front property line or street and may be located at least two (2) feet from any side property line.

- (9) Stands for the sale of agricultural products produced on the premises, provided, however, no stand shall be placed closer than thirty-five (35) feet from any highway right-of-way line,
- (10) Hospitals and sanitariums, philanthropic and eleemosynary institutions, recreation camps and resorts as defined herein.
- (11) Private schools, nurseries for children, colleges, libraries or community buildings, upon the approval of the Board of Adjustment.
- (12) Office of a doctor, dentist, osteopath, chiropractor, architect, engineer, musician, artist-painter, lawyer, beauty operator, seamstress, and insurance agencies, when located in the dwelling of the proprietor, provided that no person or persons other than the proprietor-owner shall be permitted to work in the said dwelling, and provided further that no sign or signs indicating the availability of such services shall be permitted on the premises.
- (13) Cemeteries and burial grounds, subject to location approval of the Board of Adjustment.

**YARDS:** No building shall be closer than twenty-five (25) feet from any front property line or any street or highway right-of-way line, whichever is the closer. For every dwelling hereafter erected or structurally altered there shall be provided a rear yard of not less than twenty-five (25) feet in depth and a side yard of not less than ten (10) feet in width.

A detached private garage or accessory building may be erected anywhere on a lot except within the required front yard or required side yard setback areas provided, however, such may be erected within a side yard setback area to within two (2) feet of a side line whenever such building is sixty (60) feet or more from the front property line or nearest street or highway right-of-way, whichever is the closer; and, provided, however, that if such building provides an alley or back vehicular entrance, then said building must be set back not less than five (5) feet from any alley or property line to the rear of said building. A permit shall be required for all private garages and other accessory buildings. It is further provided, however, that such detached, private garage or accessory building must be set back not less than five (5) feet from any dwelling.

**LOT AREA AND WIDTH:** For every permitted use there shall be provided a lot area of not less than one-half (1/2) acre. The minimum width of lot for each building shall be one hundred (100) feet at the building setback line. A single family trailer home shall be permitted to be placed on a tract having a minimum area of six thousand (6000) square feet and a minimum width of sixty (60) feet, the location of such trailer homes being subject to all other requirements of said A-1 Garden Home District.

## SECTION 6

## A - 1 GARDEN HOME DISTRICT

## A. PURPOSE

This district is established for the purpose of permitting low-density residential use.

## B. PERMITTED PRINCIPAL USES

- |   |                         |
|---|-------------------------|
| 1. Agricultural Stands *7                             | 4. Family Care Home *11 |
| 2. Child Care Center *11                              | 5. Stable, Private      |
| 3. Dwelling, single (1 family) &<br>duplex (2 family) |                         |

## C. USES REQUIRING SPECIAL APPROVAL (SPECIAL USES)

- |                            |   |
|----------------------------|---|
| 1. Cemetery                | 6. Institution, Philanthropic<br>and Charitable |
| 2. Child Care Center *12   | 7. Library                                      |
| 3. Educational Institution | 8. Mineral & Natural Resources<br>Extraction *6 |
| 4. Family Care Home *12    | 9. Sanitarium                                   |
| 5. Hospital                |   |

## D. DEVELOPMENT REQUIREMENTS\*

- \*1. For those uses containing a footnote, please refer to Section 35.5 for additional development requirements.
- 2. Minimum lot area: One-half ( $\frac{1}{2}$ ) acre (21,780 square feet).
- 3. Maximum structural height: Thirty (30) feet.
- 4. Minimum width at front building setback line: One hundred (100) feet.
- 5. Setback requirements:
  - a. Front yard: Twenty-five (25) feet.
  - b. Side yard: Ten (10) feet.
  - c. Rear yard: Twenty-five (25) feet.
  - d. Stables & corrals: Fifty (50) feet from all property lines.
  - e. Stands: Thirty-five (35) feet.

## E. ACCESSORY BUILDINGS AND USES

- 1. Please refer to Section 35.1.
- 2. Home Occupation.
- 3. Development requirements:

- a. Front yard: No buildings permitted.
- b. Side yard: Such may be erected within a side yard setback area to within five (5) feet of a side line whenever such buildings are sixty (60) feet or more from the front property line or nearest street or highway right-of-way, whichever is closer.
- c. Rear yard: When an alley or back vehicular entrance is provided for such building, then said building must be set back not less than five (5) feet from any alley or property line to the rear of said building.
- d. It is further provided, however, that such detached, private garage or accessory building must be set back not less than five (5) feet from any dwelling.

F. OFF-STREET PARKING REQUIREMENTS

Please refer to Section 35.3.

G. PERMITTED SIGNS

Please refer to Section 35.4.

## CHAPTER IV - SECTION 8

### RR-1 RURAL-RESIDENTIAL DISTRICT

#### A. PURPOSE

This District is established to provide medium density rural residential use.

#### B. PERMITTED PRINCIPAL USES

1. Adult Care Home \*10
2. Child Care Facility \*10
3. Dwelling, Single Family
4. Group Home \*10
5. Public Park and Open Space
6. Stable, Private #
7. Tower, Private (See §35.11) #

#### C. USES SUBJECT TO SPECIAL REVIEW (SPECIAL USES) /

- |                                   |   |
|-----------------------------------|---|
| 1. Adult Care Home *10            | 8. Group Home *10                                       |
| 2. Bed and Breakfast Inn *14      | 9. Institution, Philanthropic & Charitable              |
| 3. Cemetery                       | 10.. Mineral Resource Extraction (See §§35.8 and 35.13) |
| 4. Child Care Facility *10        | 11. Religious Institution *4                            |
| 5. Dwelling, Secondary            | 12. Tower, Private (See §35.11) #                       |
| 6. Dwelling, Two Family or Duplex |   |
| 7. Emergency Facility             |   |

#### D. ACCESSORY BUILDINGS AND USES

1. Refer to Section 35.1.
2. Home Occupations as provided in Section 35.6.
3. Development requirements for accessory buildings:
  - a. Front Yard: Twenty-five (25) feet.
  - b. Side Yard: Ten (10) feet, however such structures may be erected with a five (5) foot side yard setback, whenever such structures are sixty (60) feet or more from the front property line or nearest street or highway right-of-way, and in no instance shall any such structure be closer to the front property line than the principal structure.
  - c. Rear Yard: Five (5) feet.

## E. DEVELOPMENT REQUIREMENTS

1. Those uses containing an asterisk (\*), refer to the corresponding number in Section 35.5 for additional development requirements.
2. Those uses identified with a pound sign (#) are secondary uses to be conducted in conjunction with Principal (Primary) Uses.
3. There shall only be one (1) Principal (Primary) Use conducted on a lot or parcel of land. Certain child care facilities, adult care homes and group homes may be conducted in conjunction with a residential dwelling and religious institution as appropriate in accordance with these Zoning Regulations.
4. Minimum lot area:
  - a. One-half (1/2) acre (21,780 square feet);
  - b. One (1) acre if stables/corrals utilized.
5. Maximum structural height: Thirty (30) feet.
6. Minimum width at front building setback line: One hundred (100) feet.
7. Setback requirements:
  - a. Front yard: Twenty-five (25) feet
  - b. Side yard: Ten (10) feet
  - c. Rear yard: Twenty-five (25) feet
8. Stables and corrals:
  - a. The stable and/or corral shall meet the following setbacks from all lot lines:
    - 1) Corrals:
      - a) Front yard: Fifty (50) feet
      - b) Side yard: Ten (10) feet
      - c) Rear yard: Ten (10) feet
      - d) In any case all corrals must be situated at least thirty-five (35) feet from a residential structure on adjoining lots, measured in a straight line from nearest point to nearest point.
    - 2) Stables (Barns) on corner lots:
      - a) Front yard: Fifty (50) feet
      - b) Side yard: Twenty-five (25) feet
      - c) Rear yard: Twenty-five (25) feet



- 3) Stables (Barns) on non-corner lots:
  - a) Front yard: Fifty (50) feet
  - b) Side yard: Twenty-five (25) feet
  - c) Rear yard: Ten (10) feet
- b. A horse corral and/or stable shall not be located over any Individual Sewage Disposal System and lines in active use.
- c. All horse corrals and stables shall be kept in a clean and orderly manner. Horse manure shall be picked up on a regular basis or as needed and disposed of in a manner acceptable to the El Paso County Department of Health & Environment.
- d. No more than two (2) horses over the age of one (1) year per one-half (½) acre of property ownership shall be allowed.
- e. Any open-ended stable shall not face toward the nearest property line(s).
- f. Drainage facilities and erosion control measures shall be established on site to protect adjacent properties from runoff containing contaminants such as sediment or organic wastes.

As a matter of public health, safety and welfare, the provisions of subparagraphs 6.c., 6.d. and 6.f. shall apply to any legally existing private stable as well as any future private stable. Any legally existing private stable exceeding the provisions of subparagraph 6.d. shall have one (1) year from date of adoption of this regulation (December 14, 1989) to come into compliance with said provisions.

#### F. GENERAL DEVELOPMENT REGULATIONS

1. Off-Street Parking - Refer to Section 35.3.
2. Advertising Devices - Refer to Section 35.4.

#### G. PLATTING

No building permits shall be applied for or granted on any portion of property which is currently zoned RR-1 (Rural-Residential) District until and unless the property is platted in accordance with the El Paso County Land Development Code, as amended, unless otherwise exempted by Statute.

If a property, at the time of its creation, was established in accordance with all applicable El Paso County subdivision regulations, platting of said property is not required for the authorization by the Planning Department for the issuance of a building permit. It shall be the responsibility of the person(s) seeking such authorization to submit the necessary documentation to the Planning Department to substantiate the legal creation of the property.

- "10-19-59  
(2) Approved Subject City County  
(3) Health For Sanitation & Water &  
Plating By Board of County Commissioners

Petitioner notified of action taken:

September 4, 1959

Date

TO: The El Paso County Planning Commission  
County Court House  
Colorado Springs, Colorado

FROM: Forest View Acres, Inc., a Colorado Corporation

(Print name of Petitioner(s))

Hugh Jean Nevins and Mary Louise Nevins

(Full Address of Petitioner (s))

) Red Rock Ranch, Monument, Colo.

Phone Numbers:

Granite 5-2504

(Office)

(Home)

Subject: Requested rezoning of the following described tract or area under the El Paso County Zoning Resolution from a "A-5" District to a "A-1" District, to-wit:

(Insert here full, accurate legal description of property in question.)  
(Firmly attach additional sheets if necessary. If more than one owner)  
(list owner's name and address before his tract and list each tract)  
(separately.)

Portions of Sections 8 and 9, Township 11 South, Range 67 West of the 6th Principal Meridian, described as follows:

In Section 8: the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; the West half of the SE $\frac{1}{4}$ ; and the SW $\frac{1}{4}$  excepting the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  thereof;

And in Section 9: the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  except the East 90 feet thereof; the North half of the SW $\frac{1}{4}$ ; that portion of the South half of the NW $\frac{1}{4}$  lying South and West of Colorado Highway 105, excepting that tract conveyed to Raymond F. Purcell as recorded in Book 1358 at Page 217 of the Records of El Paso County, Colorado, under Reception No. 884441; and that portion of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  lying South and West of Colorado Highway 105.

I hereby certify the above property description to be correct to the best of my knowledge and belief.

*George L. Williams*  
Reg. Prof. Eng., Colorado 2078

A diagram to scale showing the area with the names of owners and adjoining owners is also attached hereto. A print of GLW Dwg. 1115 is attached.

My reasons for desiring this change are: To permit the the platting and residential development of this area in tracts of about one acre each, in conformity with the surrounding area.

FILE NO. P-63-28 MEETING DATE May 8, 1963 MAP REF. NO. 712.17

1. SUBMITTED BY: Red Rock Ranch, Inc. & Forest View Acres, Inc.  
ADDRESS: Red Rock Ranch, Monument 500 Exchange National Bank  
PHONE: 634-2821 (Office) 581-2504 (Home)
2. PETITION FEE RECEIPT NO. # 6071 AMOUNT: \_\_\_\_\_
3. DATE RECEIVED: April 16, 1963
4. LEGAL DESCRIPTION: yes CERTIFIED BY: Security Abstract & Title Co.
5. DIAGRAM SHOWING ADJOINING OWNERS AND STREETS: yes
6. OWNER'S SIGNATURE: \_\_\_\_\_
7. PETITIONER'S SIGNATURE: yes
8. ADJACENT OWNER'S SIGNATURE: yes
9. REQUEST FOR ZONE CHANGE FROM: A-2 TO: A-1
10. SUBDIVISION REQUIREMENTS: (A) REQUIRES PLATTING \_\_\_\_\_  
(B) SUBDIVISION NAME \_\_\_\_\_  
(C) ZONE REQUIREMENTS \_\_\_\_\_

11. UTILITY SYSTEM

- (A) WATER \_\_\_\_\_ BY WHOM \_\_\_\_\_
- (B) SANITATION \_\_\_\_\_ BY WHOM \_\_\_\_\_
12. LOCATION: SECTION 17, TWP 11 S., R 67 W.
13. AREA: \_\_\_\_\_
14. ACTION TAKEN:  
(A) PLANNING COMMISSION tabled 5/8/63. Denied 5/22/63  
(B) BOARD OF COUNTY COMMISSIONERS Approved 7/15/63
15. DATE RECORDED July 30, 1963 RECEPTION NO. 299970

REMARKS

(.)  
( )  
( )  
( )  
( )  
( )  
( )

on, with action as indicated:

(1)

(2)

(3)

OK'd by Planning  
Comm Aug 14

1963

Approved Subject to  
Plating pet 7th 1963

By Board of County Commissioners

Received by: West

Petitioner notified of action  
taken:

P. 63-28

July 30, 1963

Date

TO: The El Paso County Planning  
Commission, County Office  
Building  
Colorado Springs, Colorado

FROM: Forest View Acres, Inc. and Red Rock Ranch, Inc.

(Print name of Petitioner (s))

c/o Leon H. Snyder, Attorney at Law

500 Exchange National Bank Building, Colorado Springs, Colorado

(Full Address of Petitioner (s))

PHONE NUMBERS: 634-2821  
Office

634-1987  
Home

SUBJECT: Requested rezoning of the following described tract or area under  
the El Paso County Zoning Resolution from a A-2 Farming  
District to a A-1 Garden Homes District, to-wit:

(Insert here full, accurate legal description of property in  
question.)

(Firmly attach additional sheets if necessary. If more than one  
owner, list owner's name and address before his tract and list  
each tract separately.)

All of the Southwest Quarter and the West Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 8; together with the West Half of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 9; and also part of the East Half of the Northwest Quarter of Section 9, described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 9, and running thence Easterly along the North line of said Subdivision of Section 9 aforesaid 500.46 feet to a point; thence angle right 39°36' 1033.82 feet to a point on the center line of said Section 9 aforesaid; thence angle right 51°44' Southerly 660.58 feet to the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 9 aforesaid; thence angle right 88°36' Westerly 1291.63 feet to the Southwest corner of the said Subdivision of said Section 9; thence angle right 90°32' Northerly 1325.70 feet to the place of beginning; and beginning at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 9; running thence Northerly along the West line of said Subdivision of said Section 9, 445 feet to a point; thence angle right 131°35' Southeasterly 614.9 feet to a point; thence angle left 2°27' Southeasterly 52.11 feet to a point on the South line of said Subdivision of Section 9 aforesaid; thence angle right 140°24' Westerly along said South line 500.46 feet to the place of beginning; all in Township 11 South, Range 67 West of the Sixth Principal Meridian, excepting the NE1/4SW1/4 of Section 8, consisting of ten acres, more or less.

A diagram drawn to scale showing the area with the names of owners and adjoining owners is also attached hereto.

See attached Legal + maps

My reasons for desiring this change are: This property has been owned by petitioners for many years as part of their subdivision development. The part to the <sup>500</sup> West has already been platted and subdivided in one acre tracts known as Red Rock Ranch and Forest View Acres, same being zoned A-1 Garden Homes. The land included in this petition extends ~~East~~ from the above mentioned tracts to the highway from Palmer Lake to Monument and is contiguous on all sides either to said highway or land platted in the Town of Palmer Lake subdivided in tracts of one acre or less and it is necessary for orderly development of said property that it be subdivided consistent with the adjoining property and original plan of Forest View Acres and Red Rock Ranch.



Yours, very truly,

High I Name  
Mary L. Nelson  
Lessa Elora  
Grant H. Snyder  
Signature of Petitioner (s)-Owners

The undersigned, being owners (or legal representatives of owners is so indicated) have read the above petition for zoning change, understand the same and the uses permitted in the District requested, and indicate our approval, disapproval or other position hereon for your consideration. We understand we may appear in person at the advertised public hearing to further express ourselves if we so desire.

Signers may state briefly hereon any comments concerning the request which they may have.

In favor of request in all

Casa







# PLAT OF AREA PROPOSED FOR REZONING

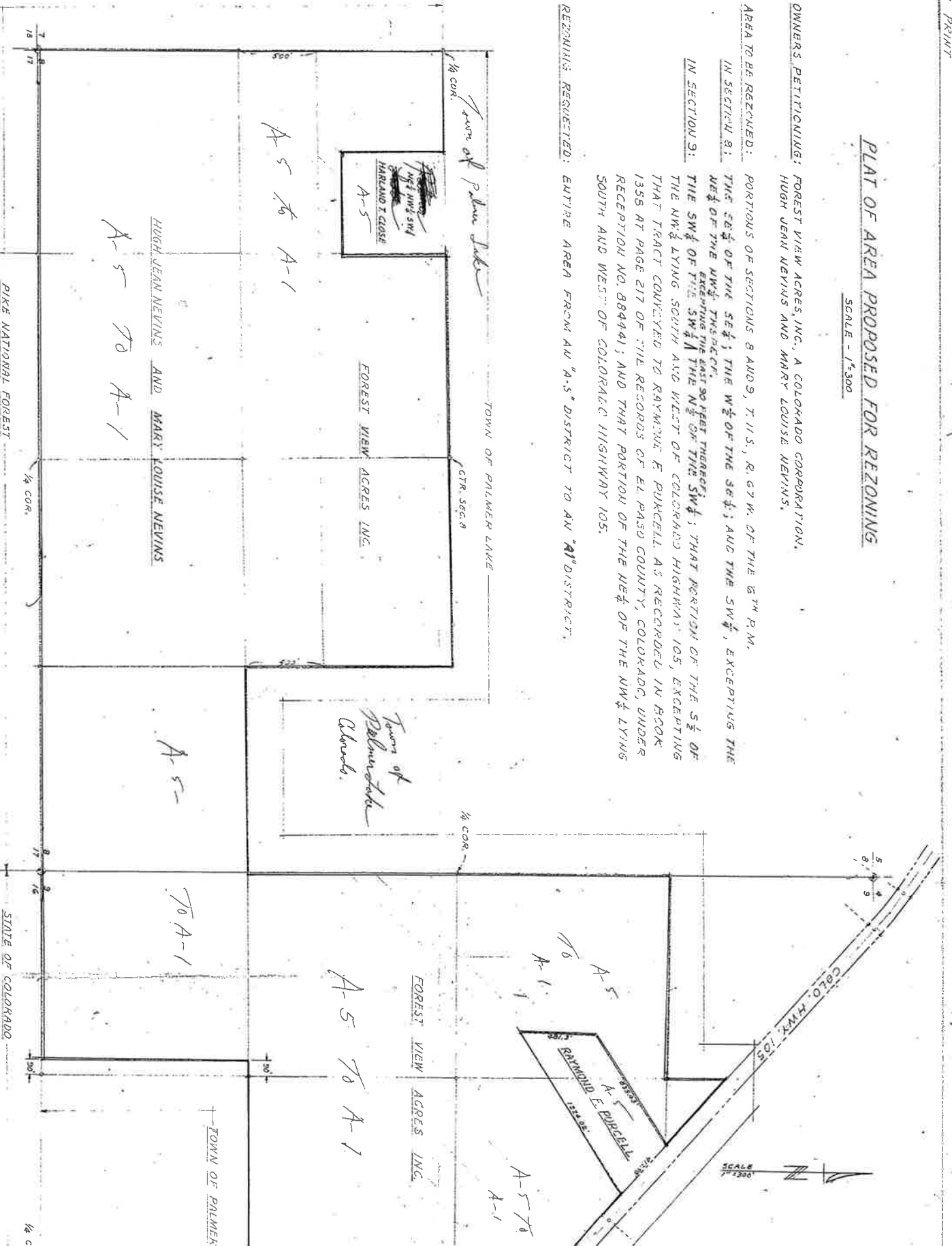
SCALE - 1"=300'

OWNERS PETITIONING: FOREST VIEW ACRES, INC., A COLORADO CORPORATION,  
HUGH JEAN NEVINS AND MARY LOUISE NEVINS.

AREA TO BE REZONED: PORTIONS OF SECTIONS 8 AND 9, T. 11 S., R. 67 W., OF THE 6<sup>TH</sup> P.M.

IN SECTION 8: THE SE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$ ; THE W  $\frac{1}{2}$  OF THE SE  $\frac{1}{4}$ ; AND THE SW  $\frac{1}{4}$ , EXCEPTING THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  THEREOF;  
IN SECTION 9: THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  IN THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ ; THAT PORTION OF THE S  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  LYING SOUTH AND WEST OF COLORADO HIGHWAY 105, EXCEPTING THAT TRACT CONVEYED TO RAYMOND E. PURCELL AS RECORDED IN BOOK 1358 AT PAGE 217 OF THE RECORDS OF EL PASO COUNTY, COLORADO, UNDER RECEIPTION NO. 084441; AND THAT PORTION OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  LYING SOUTH AND WEST OF COLORADO HIGHWAY 105.

REZONING REQUESTED: ENTIRE AREA FROM AN "A-5" DISTRICT TO AN "A-1" DISTRICT.



"10-19-59  
(2) Approved Subject City County  
(3) Health For Sanitation & Water &  
Plating By Board of County Commissioners

Petitioner notified of action  
taken:

September 4, 1959

Date

TO: The El Paso County Planning Commission  
County Court House  
Colorado Springs, Colorado

FROM: Forest View Acres, Inc., a Colorado Corporation

(Print name of Petitioner(s))

Hugh Jean Nevins and Mary Louise Nevins

(Full Address of Petitioner (s))

) Red Rock Ranch, Monument, Colo.  
)

Phone Numbers:

Granite 5-2504

(Office)

(Home)

Subject: Requested rezoning of the following described tract or area under the El Paso County Zoning Resolution from a "A-5" District to a "A-1" District, to-wit:

(Insert here full, accurate legal description of property in question.)  
(Firmly attach additional sheets if necessary. If more than one owner)  
(list owner's name and address before his tract and list each tract  
(separately.)

Portions of Sections 8 and 9, Township 11 South, Range 67 West of the 6th Principal Meridian, described as follows:

In Section 8: the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; the West half of the SE $\frac{1}{4}$ ; and the SW $\frac{1}{4}$  excepting the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  thereof;

And in Section 9: the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , *except the East 90 feet thereof;* the North half of the SW $\frac{1}{4}$ ; that portion of the South half of the NW $\frac{1}{4}$  lying South and West of Colorado Highway 105, excepting that tract conveyed to Raymond F. Purcell as recorded in Book 1358 at Page 217 of the Records of El Paso County, Colorado, under Reception No. 884441; and that portion of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  lying South and West of Colorado Highway 105.

I hereby certify the above property description to be correct to the best of my knowledge and belief.

*George L. Williams*  
Reg. Prof. Eng., Colorado 2078

A diagram to scale showing the area with the names of owners and adjoining owners is also attached hereto. A print of GLW Dwg. 1115 is attached.

My reasons for desiring this change are: To permit the the platting and residential development of this area in tracts of about one acre each, in conformity with the surrounding area.

FILE NO. P-59-36 MEETING DATE \_\_\_\_\_ MAP REF. NO. 712.08

1. SUBMITTED BY: Forest View Acres Inc. (Hugh Jean & Mary Louise Nevins)  
ADDRESS: Red Rock Ranch, Monument, Colo.  
PHONE: \_\_\_\_\_ (Office) Granite 5-2504 (Home)
2. PETITION FEE RECEIPT NO. 1263 AMOUNT: \_\_\_\_\_
3. DATE RECEIVED: 9/4/59
4. LEGAL DESCRIPTION: Yes CERTIFIED BY: \_\_\_\_\_
5. DIAGRAM SHOWING ADJOINING OWNERS AND STREETS: Yes
6. OWNER'S SIGNATURE: Yes
7. PETITIONER'S SIGNATURE: Yes
8. ADJACENT OWNER'S SIGNATURE: Yes
9. REQUEST FOR ZONE CHANGE FROM: A-5 TO: A-1
10. SUBDIVISION REQUIREMENTS: (A) REQUIRES PLATTING \_\_\_\_\_  
(B) SUBDIVISION NAME \_\_\_\_\_  
(C) ZONE REQUIREMENTS \_\_\_\_\_
11. UTILITY SYSTEM  
(A) WATER \_\_\_\_\_ BY WHOM \_\_\_\_\_  
(B) SANITATION \_\_\_\_\_ BY WHOM \_\_\_\_\_
12. LOCATION: SECTION 8, TWP 11 S., R 67 W.
13. AREA: \_\_\_\_\_
14. ACTION TAKEN:  
(A) PLANNING COMMISSION Approved 9/9/59  
(B) BOARD OF COUNTY COMMISSIONERS Approved 10/19/59
15. DATE RECORDED 11/2/59 RECEPTION NO. 131839

REMARKS

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