

OWNERS: BETINA S.
PARKER & CLEVELAND
TADIARCA
LAND USE:
RESIDENTIAL
ZONING: A-35

N 0°17'23"E 736.50
20' PUBLIC UTILITY & DRAINAGE EASEMENT

20' INGRESS AND EGRESS EASEMENT
(REC. No. 216027142)

OWNER: ANGEL EMILIO CORDERO JR.
LAND USE: RESIDENTIAL
ZONING: A-35

N 82°06'08"W 775.78

10' PUBLIC UTILITY & DRAINAGE EASEMENT

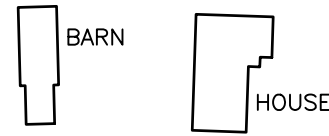
PARCEL DESCRIBED IN BOOK
5404 AT PAGE 1166
OWNER: ROCKY MOUNTAIN
CAVALRY CHAPEL INC.
LAND USE: RELIGIOUS WORSHIP
ZONING: A-5

N 82°06'08"W 565.14

S 1°14'27"W 251.53

S 89°40'25"E 511.99

LOT 2
16.5976 ACRES
OWNER: ANGEL EMILIO CORDERO JR.
LAND USE: VACANT
ZONING: A-35



10' PUBLIC UTILITY & DRAINAGE EASEMENT

25' PUBLIC TRAIL EASEMENT

S 1°02'54"E 387.71

NORTH ELLICOTT HIGHWAY
(RIGHT-OF-WAY WIDTH VARIES)

OWNER: 2335 N
ELLICOTT HWY LLC
LAND USE:
RESIDENTIAL
ZONING: A-35

OWNERS: CHRISTOPHER &
ALLISON CRAWFORD
LAND USE: RESIDENTIAL
ZONING: A-5

OWNERS: CHRISTOPHER & ALLISON
CRAWFORD
LAND USE: VACANT
ZONING: A-5

OWNER: JOSE JUAN RIVERA
LAND USE: RESIDENTIAL
ZONING: A-5

OWNER: ALVARADO ARGUMEDO
LAND USE: RESIDENTIAL
ZONING: A-35

OWNER: DOUBLE RAINBOW LLC
LAND USE: RESIDENTIAL
ZONING: A-35

20' PUBLIC UTILITY & DRAINAGE EASEMENT

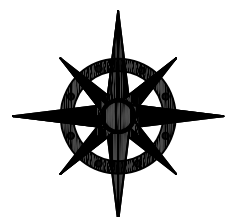
N 89°27'24"W 1271.66
BASIS OF BEARINGS

OWNERS: BETTY SMALL &
PAUL SHAVER
LAND USE: VACANT
ZONING: A-5

OWNERS: REANNA & ELLANA VETRANO
LAND USE: RESIDENTIAL
ZONING: A-5

PETITIONER: ANGEL EMILIO CORDERO JR.
ADDRESS: 2020 N ELLICOTT HIGHWAY, CALHAN CO 80808

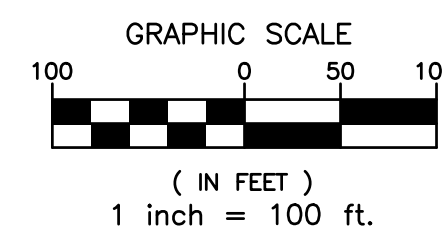
PREPARER: COMPASS SURVEYING AND MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120



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WWW.CSAMLLC.COM

REZONING

LOT 2, CORDERO MINOR SUBDIVISION
FILING NO. 1,
EL PASO COUNTY, COLORADO



PROJECT NO.	22324
DATE:	MARCH 13, 2023
DRAWN BY:	JMJ
CHECKED BY:	MSJ
SHEET:	1 OF 1