

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 04/01/22

SUBDIVISION NAME:

COTTAGES AT MESA RIDGE

County EL PASO COUNTY

Type of Submittal:

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

20, 21,  
28, 29

SUBDIVISION LOCATION: Township 15 Range 65 Section 1/4

OWNER(S) NAME

CSJ NO 1 LLC ADDRESS  
111 S TEJON STREET, SUITE 222, COLORADO  
SPRINGS, COLORADO, 80903

SUBDIVIDER(S) NAME

GOODWIN KNIGHT  
 ADDRESS 8605 EXPLORER DRIVE, SUITE 250, COLORADO  
80920

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
<input type="checkbox"/>	Single Family			
<input type="checkbox"/>	Apartments			
<input type="checkbox"/>	Condominiums			
<input type="checkbox"/>	Mobile Homes			
<input type="checkbox"/>	Commercial	N/A		
<input type="checkbox"/>	Industrial	N/A		
<input type="checkbox"/>	Other (specify)	*123		
<input type="checkbox"/>	Street			
<input type="checkbox"/>	Walkways			

\*122 duplex-style buildings that are modular manufactured homes constructed in a factory (plus 1 leasing office which equates to 1 du for water usage)

	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS, AMENITY & GARAGES)	90,428	2.08	20%
2	PAVED SURFACE (SIDEWALKS, PARKING, ROADWAY, TRASH PAD)	118,661	2.72	27%
3	PAVED IRRIGATION DITCH	1,969	0.05	0%
4	WALKING PATH (CRUSHED GRANITE)	2,437	0.06	1%
5	FIRE ACCESS ROAD	10,096	0.23	2%
	<b>OPEN SPACE:</b>			
6	OPEN SPACE OUTSIDE EASEMENTS	134,000	3.08	30%
7	OPEN SPACE WITHIN EASEMENTS	40,056	0.92	9%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	31,151	0.72	7%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	16,196	0.37	4%
	SUBTOTAL ALL OPEN SPACE (6-9)		5.08	50%
	SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.85	47%
	TOTAL SITE AREA	445,104	10.22	

Estimated Water Requirements 41,111 (46.05 ac-ft/year)  
(gallons/day).

Proposed Water Source(s)  
WIDEFIELD WATER & SANITATION DISTRICT

Tract to North-Undeveloped

Estimated Sewage Disposal Requirement 39,460  
(gallons/day).

**RESPONSE:  
UNDEVELOPED TRACT  
NOT PART OF THIS  
DEVELOPMENT**

Proposed Means of Sewage Disposal  
FOUNTAIN SANITATION DISTRICT

**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.