

# JUDGE ORR ROAD COMMERCIAL CS - COMMERCIAL SERVICE ZONING MAP

TOWNSHIP: 12 SW4 SW4 SEC 33-12-64 TOG WITH THE ELV 20.0 FT OF THE SE4SE4 SEC 32-12-64: EL PASO COUNTY, COLORADO

**A. PROJECT TEAM:**  
**OWNER/ADDRESS:**  
 PHIL'S BOYS FALCON, LLC  
 CO TEDDY McDONALD  
 3507 N. EL PASO STREET  
 COLORADO SPRINGS, CO 80907  
 (719) 510-9469

**PLANNER/APPLICANT:**  
 WILLIAM GUMAN & ASSOCIATES, LTD.  
 CO BILL GUMAN, P.L.A. ASLA  
 731 NORTH WEBER STREET, SUITE 10  
 COLORADO SPRINGS, CO 80903  
 (719) 633-9700

**PROJECT ENGINEER:**  
 JR ENGINEERING, LLC  
 CO BRYAN LAW, P.E.  
 5475 TECH CENTER DRIVE, SUITE 235  
 COLORADO SPRINGS, CO 80919  
 (303) 545-3393

**B. PROJECT ADDRESS:**  
 13630 JUDGE ORR ROAD  
 PEYTON, CO 80831

**C. TSN:**  
 420000249

**D. LEGAL DESCRIPTION:**  
 TOWNSHIP: 12 SW4 SW4 SEC 33-12-64 TOG WITH THE ELV 20.0 FT OF THE SE4SE4 SEC 32-12-64: EL PASO COUNTY, CO

**E. BASIS OF BEARINGS:**  
 A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**F. MEADOW LAKE AIRPORT AVIGATION EASEMENT:**

A. Phil's Boys Falcon, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Rezone Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Criteria (in effect as of the date of Sketch Plan Approval), and United States Standard for Terminal Instrument Procedures (TERPS) over the Judge Orr Road Commercial subdivision.

B. AIRSPACE AVIGATION EASEMENT

The aforementioned easement and right-of-way includes but is not limited to:

1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinafter described; and
2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation or flight in air; and
3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Judge Orr Road Commercial subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulations, rules, or orders; and
5. The right to ingress to, passage within, and egress from the Judge Orr Road Commercial subdivision, solely for the above stated purposes.

C. Phil's Boys Falcon, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:

1. Phil's Boys Falcon, LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Judge Orr Road Commercial subdivision, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
2. Phil's Boys Falcon, LLC, its successors and assigns, will not hereinafter use or permit the use of the Judge Orr Road Commercial subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
3. The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
4. This grant of avigation easement shall not operate to deprive Phil's Boys Falcon, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
5. It is understood and agreed that these covenants and agreements with the land and shall be binding upon the heirs, representatives, administrators, executors, successors, and assigns of Phil's Boys Falcon, LLC, and that for the purpose of this instrument, the Judge Orr Road Commercial subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
6. The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
7. Phil's Boys Falcon, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD, AND THE POINT OF BEGINNING.

**COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN.**

THENCE N00°33'46"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD, AND THE POINT OF BEGINNING.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, S89°56'47"W A DISTANCE OF 1613.17 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 24.

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES:

1. N45°52'29"E A DISTANCE OF 78.10 FEET, TO A POINT OF CURVE.
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF 01°30'03" AND AN ARC LENGTH OF 151.84 FEET, TO A POINT OF TANGENT.
3. N44°25'29"E A DISTANCE OF 725.55 FEET.

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S83°07'54"E A DISTANCE OF 381.43 FEET, TO A POINT OF NON-TANGENT CURVE.

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S82°42'02"E, HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 37°23'37" AND AN ARC LENGTH OF 33.92 FEET, TO A POINT OF TANGENT.

THENCE N41°33'17"E A DISTANCE OF 543.70 FEET, TO A POINT OF CURVE.

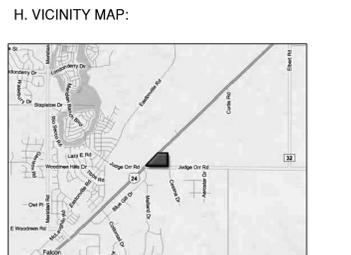
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 44°56'54" AND AN ARC LENGTH OF 156.90 FEET, TO A POINT OF TANGENT.

THENCE N89°32'02"E A DISTANCE OF 551.60 FEET.

THENCE S00°30'12"E A DISTANCE OF 996.19 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD.

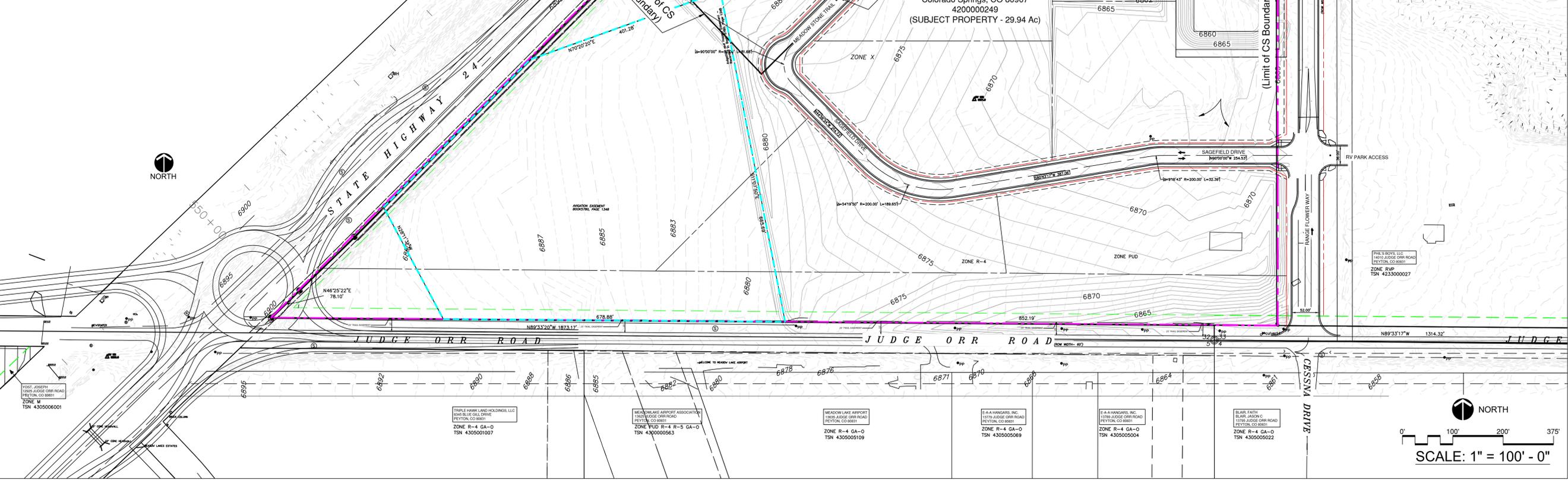
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, S89°56'47"W A DISTANCE OF 218.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,398,179 SQUARE FEET OR 32.0678 ACRES.



**G. SHEET INDEX:**

RZP 1.0 Project Team | Applicant | Legal Description | Adjacent and Vicinity Zoning Map | Adjacent Property Owners Vicinity Map



**William Guman & Associates, Ltd.**  
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**Judge Orr Road Commercial  
Rezone Map - PUD to CS**  
 13630 Judge Orr Road, Peyton, CO 80831

DATE: 12/06/2024  
 DRAWN: WFG, GEM  
 CHECKED: GEM



REVISIONS:		
DATE:	BY:	COMMENTS:
06/11/25	WFG GEM	CDOT HWY 24 & JUDGE ORR INT

**REZONE PLAN**

SHEET NO.  
**RZP1.0**  
 1 OF 1 SHEETS

CPC#

