

**A. PROJECT TEAM:**

**OWNER/ADDRESS:**  
PHIL'S BOYS FALCON, LLC  
C/O TEDDY MCDONALD  
3901 N. EL PASO STREET  
COLORADO SPRINGS, CO 80907  
(719) 210-9460

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

**PROJECT ENGINEER:**  
JR ENGINEERING, LLC  
C/O BRYAN LAW, P.E.  
5478 TECH CENTER DRIVE, SUITE 235  
COLORADO SPRINGS, CO 80919  
(303) 745-9933

**B. PROJECT ADDRESS:**  
13630 JUDGE ORR ROAD  
PEYTON, CO 80851

**C. ACREAGE OF PARCEL:**  
42.7566 ACRES

**D. TSN:**  
420000249

**E. ZONING:**  
CURRENT ZONE: PUD - PLANNED UNIT DEVELOPMENT  
PROPOSED ZONE: CS - COMMERCIAL SERVICE

**F. LEGAL DESCRIPTION:**  
TOWNSHIP: 12 SW4 SW4 SEC 33-12-64 TOG WITH THE ELV 20.0 FT OF THE SE4E4 SEC 32-12-64: EL PASO COUNTY, CO

**G. BASIS OF BEARINGS:**  
PROPERTY DESCRIPTION  
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 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:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "PLS 2257" AND AT THE SOUTHWEST CORNER BY A 3.25" ALUMINUM CAP STAMPED "PLS 1748". BEARING N89°59'19"E, DISTANCE 219.41 FEET TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:  
THENCE N03°23'49"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 SOUTHEAST QUARTER OF SAID SECTION 32, S89°56'47"W A DISTANCE OF 1873.17 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 800.00 FEET, A CENTRAL ANGLE OF 0°30'00" AND AN ARC LENGTH OF 151.84 FEET, TO A POINT OF TANGENT;

3. N44°25'22"E A DISTANCE OF 1577.02 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N89°57'42"E A DISTANCE OF 592.85 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE N89°59'19"E A DISTANCE OF 219.41 FEET;

THENCE S00°30'12"E A DISTANCE OF 1286.17 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°56'50"W A DISTANCE OF 218.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,864,177 SQUARE FEET OR 42.7566 ACRES.

**H. VICINITY MAP:**



**SCHEMATIC LAYOUT OF PROPOSED STATE HIGHWAY 24 AND JUDGE ORR ROAD INTERSECTION [AS PROVIDED BY CDOT]. SUBJECT TO CHANGE**

**I. PERMITTED USES IN CS-COMMERCIAL SERVICE ZONE:**

- 01. AMUSEMENT CENTER, INDOOR
- 02. AUTOMOBILE AND BOAT STORAGE YARD
- 03. AUTOMOBILE AND TRAILER SALES
- 04. BAKERY, RETAIL AND WHOLESALE
- 05. BAR
- 06. BEAUTY SHOP
- 07. BUSINESS EVENT CENTER
- 08. CAR WASH
- 09. CARES FACILITY, SMALL SCALE
- 10. CMRS FACILITY, STEALTH
- 11. CONSTRUCTION EQUIPMENT YARD, FIELD OFFICE
- 12. CONVENIENCE STORE
- 13. COPY SHOP
- 14. EDUCATIONAL FACILITY, PUBLIC
- 15. COMMERCIAL OR RETAIL
- 16. COMMUNITY BUILDING
- 17. EMERGENCY FACILITY, PRIVATE AND PUBLIC
- 18. FINANCIAL INSTITUTION
- 19. FIREWOOD SALES
- 20. FOOD PROCESSING
- 21. FUNERAL HOMES
- 22. GARBAGE SERVICE FACILITY
- 23. GAS STATION
- 24. HEALTH CLUB
- 25. HOME IMPROVEMENT CENTER
- 26. HOTEL
- 27. HUMAN SERVICE SHELTER
- 28. KENNEL, MAJOR
- 29. LAUNDRY
- 30. LIBRARY
- 31. LIQUOR STORE
- 32. MARIJUANA LAND USE, MEDICAL
- 33. MEAT PROCESSING
- 34. MEDICAL CLINIC
- 35. OFFICE, GENERAL
- 36. PARKING GARAGE
- 37. PARKING LOT
- 38. PROPRIETARY SCHOOL
- 39. PUBLIC FACILITY
- 40. PUBLIC PARK, OPEN SPACE
- 41. RENTAL SERVICES
- 42. REPAIR SHOP
- 43. RESTAURANT
- 44. RETAIL SALES
- 45. SEXUALLY ORIENTED BUSINESS
- 46. SHOPPING CENTER
- 47. STORE
- 48. THEATER
- 49. TRUCK AND RECREATIONAL VEHICLE
- 50. REPAIR GARAGE
- 51. VEHICLE REPAIR GARAGE
- 52. COMMERCIAL
- 53. WAREHOUSE
- 54. WHOLESALE BUSINESS

**I. 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 shown on the attached plat, and a right-of-way for the free and unrestricted passage and flight of aircraft of the type, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, over, under, across, over, through, across or about any portion of the Airspace hereinabove described; and the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Administration (FAA) Airport Design Criteria (in effect as of the date of the United States Standard for Terminal Instrument Procedures (TERPS) over the Judge Orr Road.

- 1. 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
- 2. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any kind and kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
- 3. 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
- 4. 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 hereafter 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 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 run 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 purposes 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 purposes, 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.

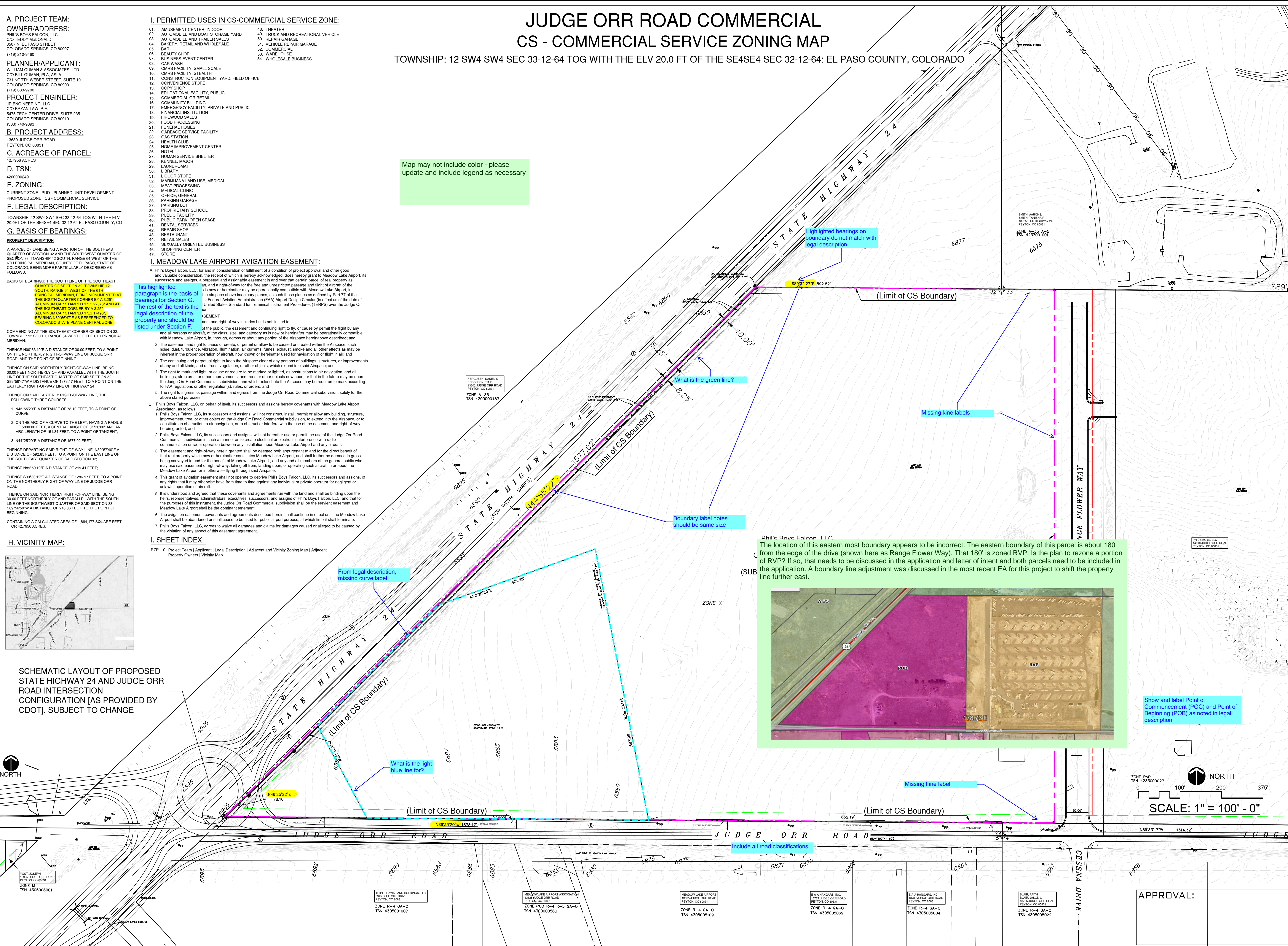
**I. SHEET INDEX:**

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

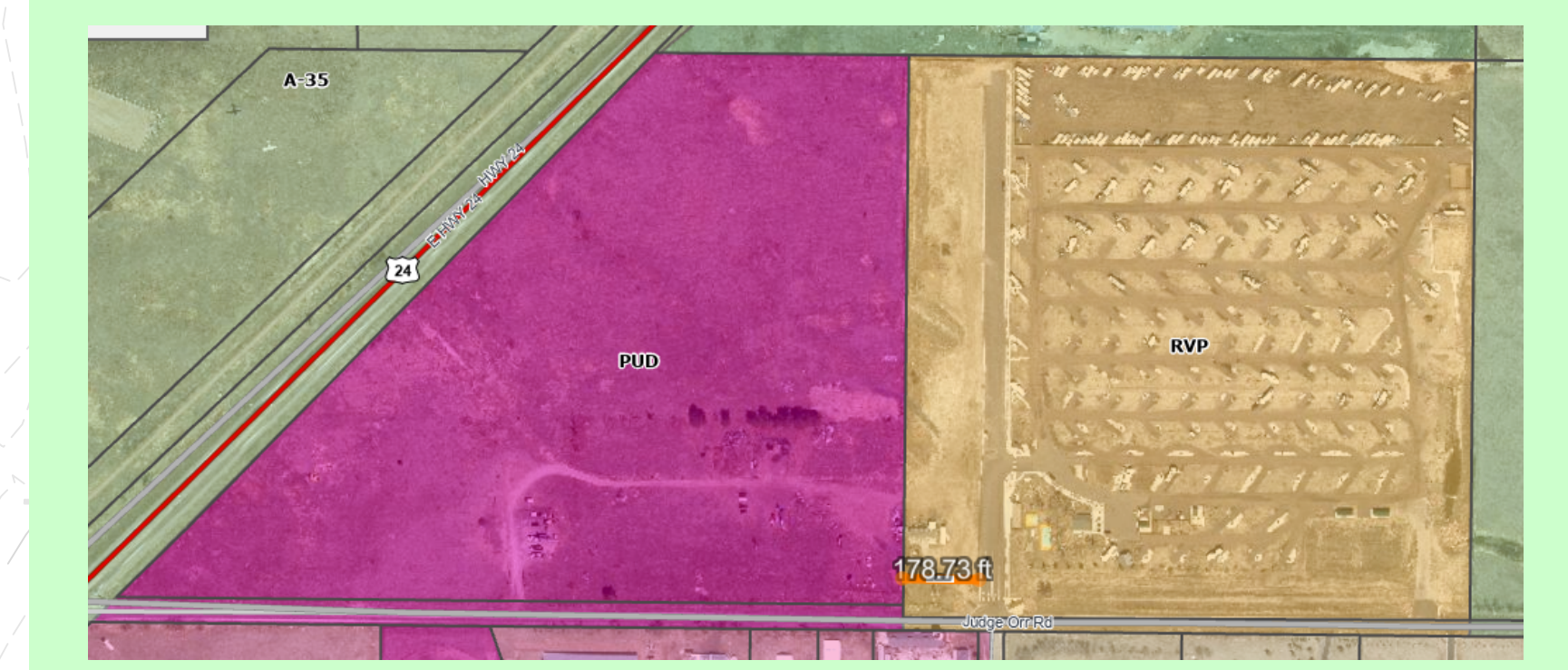
# JUDGE ORR ROAD COMMERCIAL CS - COMMERCIAL SERVICE ZONING MAP

TOWNSHIP: 12 SW4 SW4 SEC 33-12-64 TOG WITH THE ELV 20.0 FT OF THE SE4E4 SEC 32-12-64: EL PASO COUNTY, COLORADO

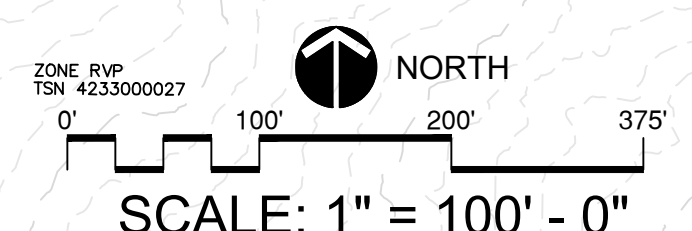
Map may not include color - please update and include legend as necessary



Phil's Boys Falcon, LLC  
The location of this eastern most boundary appears to be incorrect. The eastern boundary of this parcel is about 180' from the edge of the drive (shown here as Range Flower Way). This 180' is zoned RVP. Is the plan to rezone a portion of RVP? If so, that needs to be discussed in the application and letter of intent and both parcels need to be included in the application. A boundary line adjustment was discussed in the most recent EA for this project to shift the property line further east.



Show and label Point of Commencement (POC) and Point of Beginning (POB) as noted in legal description

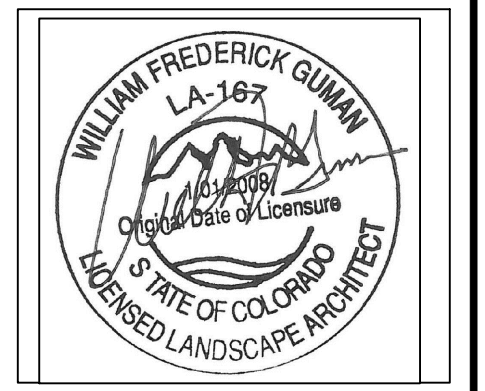


**William Guman & Associates, Ltd.**  
Landscape Architecture  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
719.633.9700 fax 719.633.4250  
Email: WGuman@aol.com

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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



DATE:	BY:	COMMENTS:
06/11/25	WFG, GEM	CDOT HWY 24 & JUDGE ORR INT
03/02/26	WFG, GEM	CDOT HWY 24 & JUDGE ORR INT

**REZONE PLAN**

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

CS251

APPROVAL: