

# 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  
 C/O TEDDY McDONALD  
 3507 N. EL PASO STREET  
 COLORADO SPRINGS, CO 80907  
 (719) 210-9460  
**PLANNER/APPLICANT:**  
 WILLIAM GUNMAN & ASSOCIATES, LTD.  
 C/O BILL GUNMAN, P.L.A. ASLA  
 731 NORTH WEBER STREET, SUITE 10  
 COLORADO SPRINGS, CO 80902  
 (719) 633-9700  
**PROJECT ENGINEER:**  
 JR ENGINEERING, LLC  
 C/O BRYAN LAW, P.E.  
 5475 TECH CENTER DRIVE, SUITE 235  
 COLORADO SPRINGS, CO 80919  
 (303) 740-9093

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

01. AMUSEMENT CENTER, INDOOR	48. THEATER
02. AUTOMOBILE AND BOAT STORAGE YARD	49. TRUCK AND RECREATIONAL VEHICLE REPAIR AND TRAILER SALES
03. AUTOMOBILE AND TRAILER SALES	50. VEHICLE REPAIR GARAGE
04. BAKERY, RETAIL AND WHOLESALE	51. COMMERCIAL
05. BAR	52. WAREHOUSE
06. BARBER/BEAUTY SHOP	53. WHOLESALE BUSINESS
07. BUSINESS EVENT CENTER	54. STUDIO
08. CAR WASH	55. RECREATION INSTITUTE
09. CARES FACILITY, SMALL CELL	56. REHABILITATION FACILITY
10. CMRS FACILITY, STEALTH	57. RECREATIONAL VEHICLE AND BOAT STORAGE
11. CONSTRUCTION EQUIP. YARD, FIELD OFFICE	58. PUBLIC BUILDING, WAY OR SPACE
12. CONVENIENCE STORE	59. MINIMARKET
13. COPY SHOP	60. PHILANTHROPIC INSTITUTION
14. EDUCATIONAL FACILITY, PUBLIC	61. INERT MATERIAL DISPOSAL SITE-MINOR
15. COMMERCIAL OR RETAIL	62. CLUB
16. COMMUNITY BUILDING	63. AUCTION FACILITY
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 AND MINOR	
29. LAUNDROMAT	
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	

**K. LEGEND**

---	CLEAR ZONE AVIGATION EASEMENT
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	PROPERTY LINE
---	R.O.W. LINE
---	LOT LINE

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

**C. ACREAGE OF PARCEL:**  
 42.3328 ACRES

**D. TSN:**  
 420000249

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

**F. LEGAL DESCRIPTION:**

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.

**G. BASIS OF BEARINGS:**

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 MONUMENTED AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE SOUTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED "PLS 17496" BEARING N89°56'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, S89°56'47"W A DISTANCE OF 1904.48 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 (3) COURSES:

- N45°55'29"E A DISTANCE OF 121.27 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF 01°30'00" AND AN ARC LENGTH OF 151.84 FEET, TO A POINT OF TANGENT;
- N44°25'29"E A DISTANCE OF 1577.02 FEET;

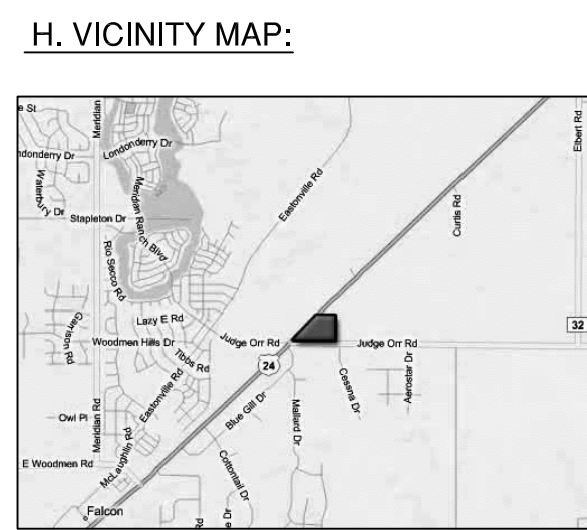
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°56'47"E A DISTANCE OF 592.85 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES:

- N89°59'19"E A DISTANCE OF 159.41 FEET;
- S00°30'12"E A DISTANCE OF 905.50 FEET;
- S07°12'45"W A DISTANCE OF 89.38 FEET;
- S00°30'12"E A DISTANCE OF 322.05 FEET, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ON SAID SOUTH LINE S89°56'50"W A DISTANCE OF 1463.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,844.015 SQUARE FEET OR 42.3328 ACRES.

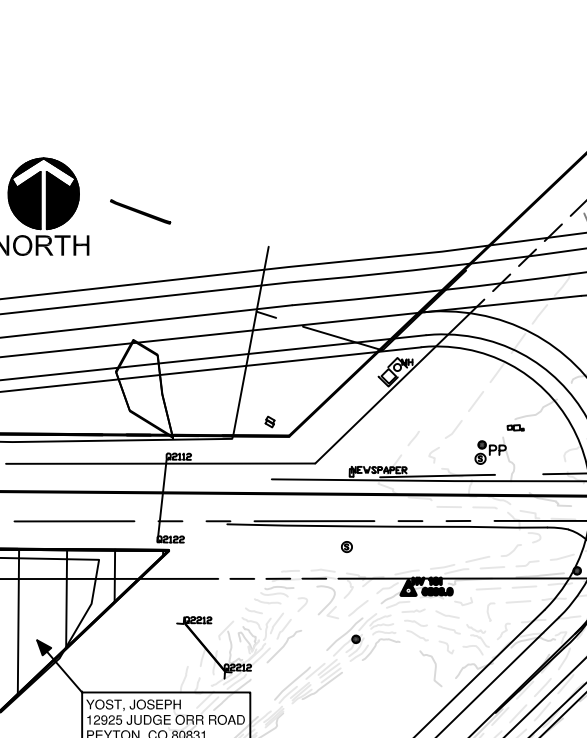


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	1°30'00"	5800.00'	151.84'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N45°55'29"E	121.27'
L2	N89°59'19"E	159.41'
L3	S07°12'45"W	89.38'



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

A. Phil's Boys Falcon, LLC, for and in consideration 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 Rezoning 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 Circular (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:

- 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 hereinabove described; and
- 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
- 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
- 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 regulation(s), rules, or orders; and
- The right to ingress to, passage within, and egress from the Judge Orr Road Commercial subdivision, solely for the above stated purposes.

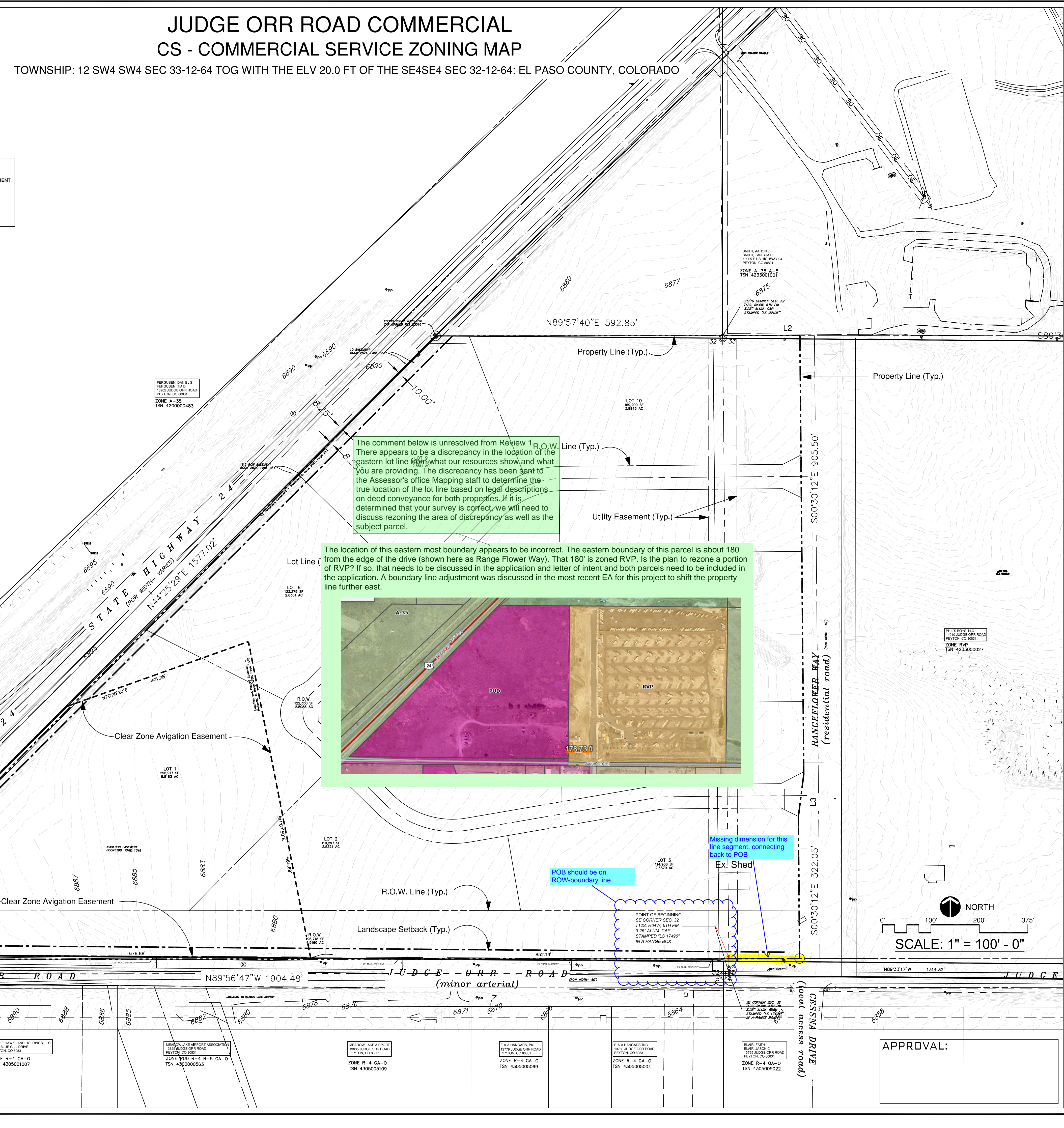
C. Phil's Boys Falcon, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:

- 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
- 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;
- 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.
- 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.
- 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.
- 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.
- 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.

**K. SHEET INDEX:**

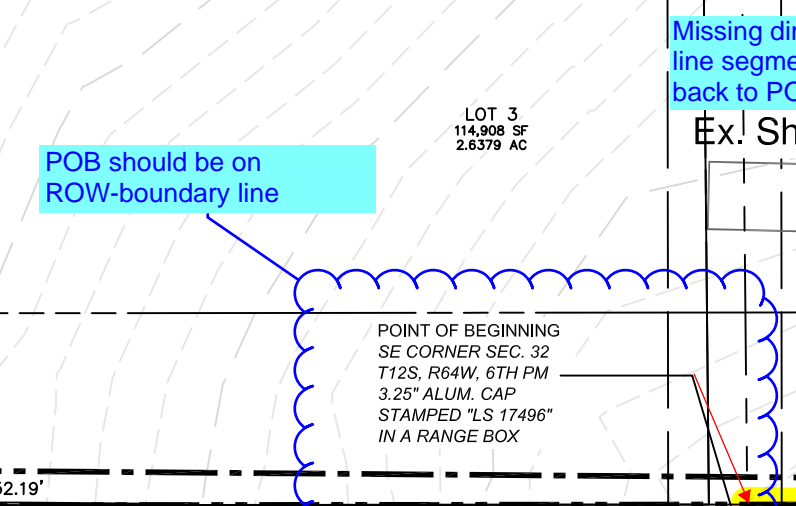
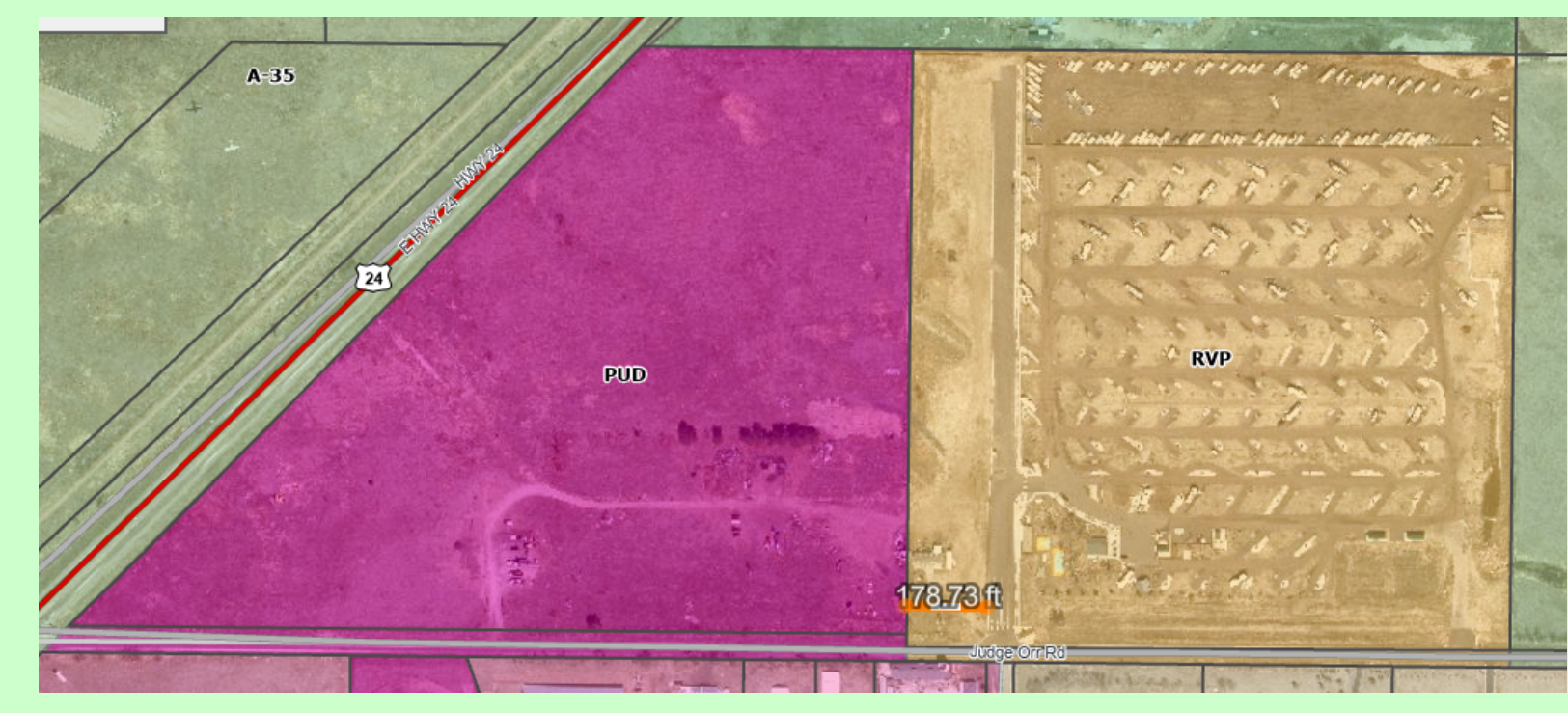
RZP 1.0 Project Team | Applicant | Legal Description | Adjacent and Vicinity Zoning Map | Adjacent Property Owners | Vicinity Map

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



The comment below is unresolved from Review 1. There appears to be a discrepancy in the location of the eastern lot line from what our resources show and what you are providing. The discrepancy has been sent to the Assessor's office Mapping staff to determine the true location of the lot line based on legal descriptions on deed conveyance for both properties. If it is determined that your survey is correct, we will need to discuss rezoning the area of discrepancy as well as the subject parcel.

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). That 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.



Missing dimension for this line segment, connecting back to POB

Ex! Shed

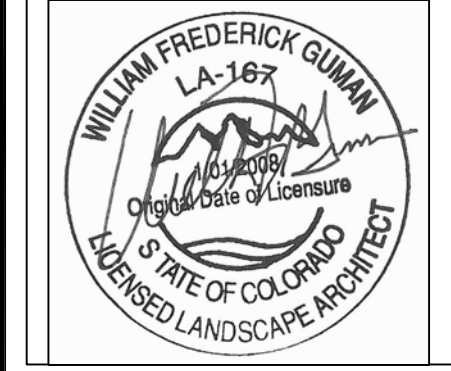
**William Gunman & Associates, L.L.C.**  
 731 North Weber Street, Suite 10  
 Colorado Springs, CO 80903  
 719.633.9700 fax 719.633.4250  
 Email: Wgunman@aol.com

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**Judge Orr Road Commercial Zoning 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
03/02/26	WFG, GEM	CDOT HWY 24 & JUDGE ORR INT
06/04/26	GEM	RESPOND TO COMMENTS

**ZONING MAP**

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

FILE# CS251

APPROVAL: