

REVISED

Correct Name and add RR 0.5, so these 3 Rezoning Maps can be distinguished when in packets

PRAIRIERIDGE FILING NO. 1

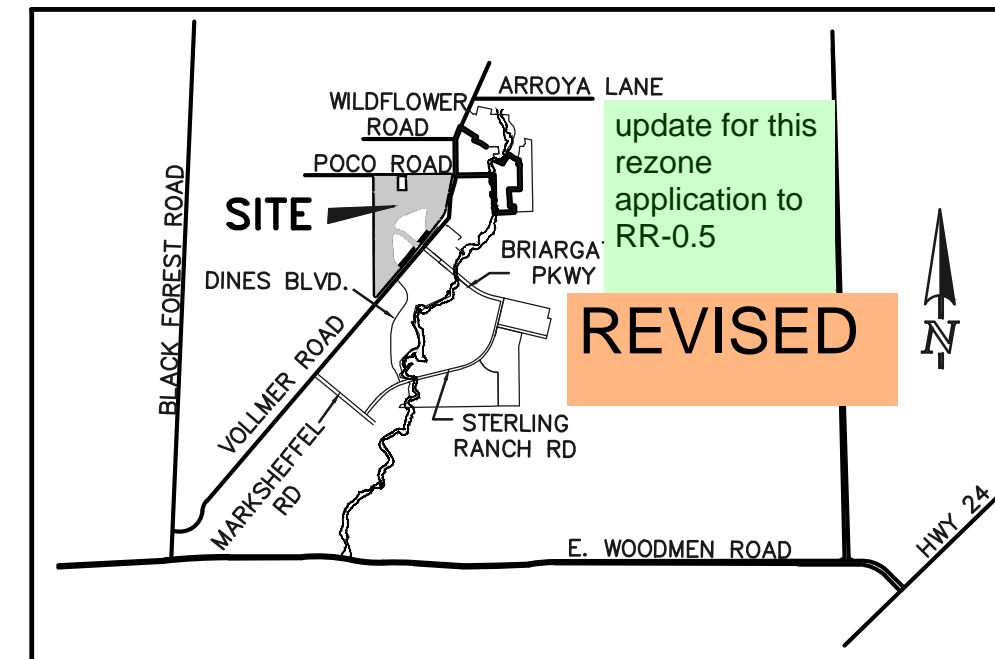
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

Add Missing Checklist Items Please

- Existing land uses and zoning on the property and within five hundred (500) feet of the boundary **ADD**
- Existing private roads **ADDED**
- Existing easements

REZONE EXHIBIT

NOVEMBER 2023



REVISED

CCES RESPONSES

NO PRIVATE ROADS OR ESMTS. WITHIN THESE PARCELS.

SITE DATA

TAX ID NUMBERS: PORTION OF 52280-00-024 & 52280-00-025

SKETCH PLAN: SKP 22-225 **SKP-22-005**

CURRENT ZONING: RR-5 **CORRECTED**

PROPOSED ZONING: RR-0.5

TOTAL AREA: 108.89 ACRES

REZONE AREA (RR-0.5): 13.96 ACRES

THIS IS A ZONING EXHIBIT. RANCH RESTRICTION IS CLEARLY LABELED ON THE PRELIMINARY PLAN PER SKETCH PLAN REQUIREMENT.

please include this in RR0.5 so if road has to be shifted we dont have a sliver that needs to be rezoned to RR 0.5 in lieu if RS6000 as depicted which is not consistent with SKP

Parcel A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 1857.56 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON THE WESTERLY BOUNDARY OF SAID JAYNES SUBDIVISION, A DISTANCE OF 544.44 FEET TO THE POINT OF BEGINNING;

THENCE N89°13'29"E, ON THE SOUTHERLY BOUNDARY OF SAID JAYNES SUBDIVISION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 436.45 FEET;

THENCE S21°04'41"E, A DISTANCE OF 120.00 FEET;

THENCE S68°55'19"W, A DISTANCE OF 505.00 FEET;

THENCE N21°04'41"W, A DISTANCE OF 137.93 FEET;

THENCE N00°16'33"W, A DISTANCE OF 158.78 FEET;

THENCE N89°43'27"E, A DISTANCE OF 42.01 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 103,032 SQUARE FEET, (2.36228 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

Parcel B
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28;

THENCE S00°16'33"E, ON SAID LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING;

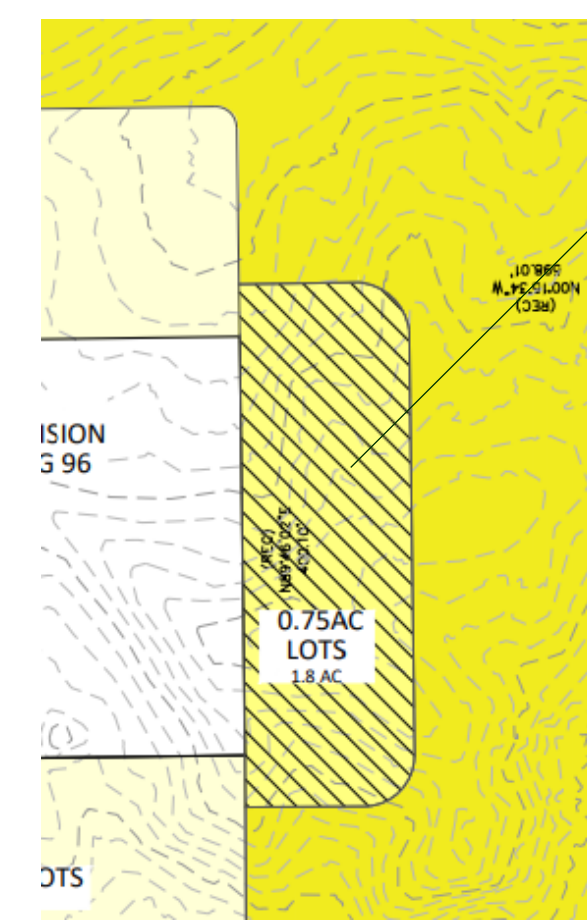
THENCE N88°43'27"E, A DISTANCE OF 210.00 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,210.39 FEET;

THENCE S89°28'40"W, A DISTANCE OF 210.00 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID LINE, A DISTANCE OF 1,211.29 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 254,274 SQUARE FEET, (5.83734 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



Parcel C
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LINE;

THENCE S00°16'33"E, ON SAID LINE, A DISTANCE OF 1,879.55 FEET TO THE POINT OF BEGINNING;

THENCE N89°28'40"E, A DISTANCE OF 185.00 FEET;

THENCE S00°16'33"E, A DISTANCE OF 140.09 FEET;

THENCE S36°29'38"E, A DISTANCE OF 42.31 FEET;

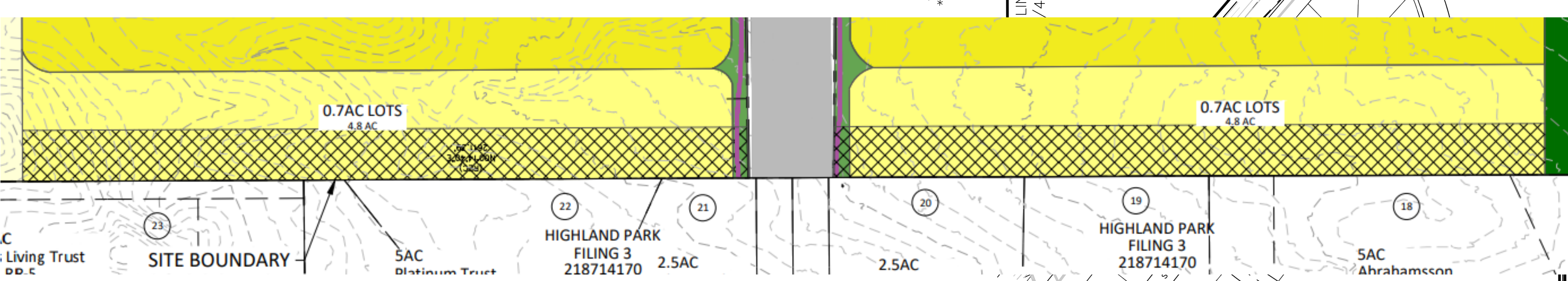
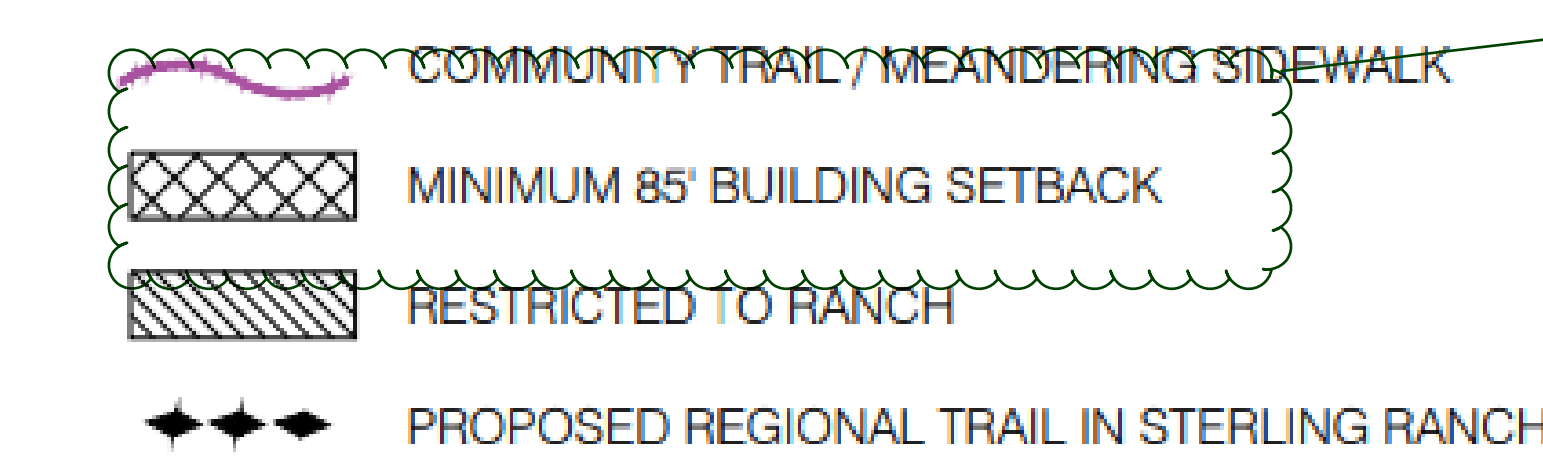
THENCE S00°16'33"E, A DISTANCE OF 1,041.57 FEET;

THENCE S89°43'27"W, A DISTANCE OF 211.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°10'22"R, ON SAID WEST LINE, A DISTANCE OF 483.17 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 731.83 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 251,627 SQUARE FEET, (5.77656 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



THIS IS A ZONING EXHIBIT. REQUESTED INFO. IS ALL SHOWN ON PRELIMINARY PLAN PER SKETCH PLAN REQUIREMENT.

Add conditional setback per SKP

- PROJECT TEAM**
- OWNER: CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921
(719) 592-8333
MR. LOREN MORELAND
- CONSULTANT: CLASSIC CONSULTING
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-2802
MR. MARC A. WHORTON, P.E.
- LANDSCAPE CONSULTANT: NES
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073
MS. JENNIFER SHAGIN, ASLA
- LANDSCAPE CONSULTANT: ALL AMERICAN
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
(719) 637-0313
MR. MIKE BERTA

KEY MAP
SCALE: 1" = 200'

CLASSIC CONSULTING

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
REZONE EXHIBIT
ZONING RR-0.5

DESIGNED BY: MAW
DRAWN BY: ESO
CHECKED BY: (V) 1"= N/A

11/29/2023
1 OF 1
JOB NO. 1305.10

REVISIONS: Name Change name; this is RR 0.5 Rezone Map not Prelim Plan
REVISED

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