

- EXISTING EASEMENTS (as listed in the title block)**  
**Note:** The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.
- All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 405 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. *Blanket easement*
  - This property subject to right of way easement as granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. *Blanket easement*
  - Subject to aviation easement recorded in book 5789 at page 1288, El Paso County, Colorado. *Blanket easement*
  - Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). *Per Plan*
  - Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). *Per Plan*
  - Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). *Per Plan*
  - Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). *Per Plan*

**Prepared and Submitted by:**  
 William Guman & Associates, LTD.  
 815 N. Weber St.  
 Colorado Springs, CO 80903  
 Attn: Bill Guman/ Jason Alwine

**Submitted on Behalf of:**  
 Realty Development Services  
 25 N. Tejon St., 3rd Floor  
 Colorado Springs, CO 80903  
 Attn: Raymond O'Sullivan

**Mineral Rights Owners of Record:**  
 Singer Brothers  
 P.O. Box 755  
 Tulsa, OK 74101-0755

**U.S. Government**  
 General Services Administration  
 Washington, D.C. 20405

**Sandra Creager et al**  
 3840 Constitution Avenue  
 Colorado Springs, CO 80909

**Georgia Bremnick et al**  
 3840 Constitution Avenue  
 Colorado Springs, CO 80909

**Existing Adjacent Roads and Widths:**

Road Name	Width	Type
Prosper Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Rural Min. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector/ Gravel
Peerless Farms Rd.	25.1'	Collector/ Asphalt
Carpenter Rd.	24.5'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt

**LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 EAST**

A TRACT OF LAND LOCATED IN SECTION 4, 5, 6, 7 AND 8, ALL IN TOWNSHIP 13 SOUTH, RANGE 63 WEST AND IN SECTION 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S 89° 02' 22" E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING S 89° 02' 22" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 3344.75 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE EAST ONE-HALF (E 1/2 1/2) OF SAID SECTION 31; THENCE N 00° 13' 59" E ALONG THE WEST LINE OF SAID E1/2 E1/2, A DISTANCE OF 2635.57 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE 1/4 NE 1/4) OF SAID SECTION 31; THENCE N 00° 02' 14" E ALONG THE WEST LINE OF SAID SE 1/4 NE 1/4, A DISTANCE OF 1317.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 04' 20" E ALONG THE NORTH LINE OF SAID SE 1/4 NE 1/4, A DISTANCE OF 1322.28 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89° 44' 22" E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SAID SECTION 32, A DISTANCE OF 3927.17 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 NE 1/4) OF SAID SECTION 32; THENCE N 00° 03' 34" W ALONG THE WEST LINE OF SAID NE 1/4 NE 1/4, A DISTANCE OF 1316.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 42' 47" E ALONG THE NORTH LINE OF SAID NE 1/4 NE 1/4, A DISTANCE OF 1308.91 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 00° 07' 55" E ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 2651.20 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (E 1/2 SE 1/4) OF SAID SECTION 32; THENCE N 89° 45' 59" W ALONG THE NORTH LINE OF SAID E 1/2 SE 1/4, A DISTANCE OF 1312.23 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 03' 28" E ALONG THE WEST LINE OF SAID E 1/2 SE 1/4, A DISTANCE OF 2632.42 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 49' 08" E ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1315.48 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 43' 05" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2647.37 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 01° 04' 54" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 3946.73 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 4; THENCE N 89° 38' 11" W ALONG THE NORTH LINE OF SAID S 1/2 S 1/2, A DISTANCE OF 5266.63 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 40' 28" W ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1313.65 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 00° 37' 17" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 2638.60 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE N 89° 56' 58" W ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 2617.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 56' 45" W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 8, A DISTANCE OF 2617.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 22' 47" W, A DISTANCE OF 1300.90 FEET; THENCE N 89° 34' 07" W, A DISTANCE OF 884.42 FEET; THENCE N 89° 54' 22" W, A DISTANCE OF 450.66 FEET; THENCE N 00° 00' 00" E, A DISTANCE OF 425.36 FEET; N 00° 13' 19" W, A DISTANCE OF 1290.97 FEET; THENCE N 45° 57' 20" E, A DISTANCE OF 322.29 FEET; THENCE N 44° 27' 00" W, A DISTANCE OF 1688.36 FEET THENCE NORTHWESTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44° 28' 28" (THE LONG CHORD OF WHICH BEARS N 22° 52' 47" W, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE N 00° 00' 34" W, A DISTANCE OF 2376.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2639.73 ACRES, MORE OR LESS.

**EXCEPTING THERE FROM** GOVERNMENT LOT 4 LOCATED IN THE NORTHWEST ONE-QUARTER OF SAID SECTION 5;

**AND EXCEPTING THERE FROM** THE LAZY E SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 10433 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6;

**AND EXCEPTING THERE FROM** THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2315 AT PAGE 945 OF SAID COUNTY RECORDS.

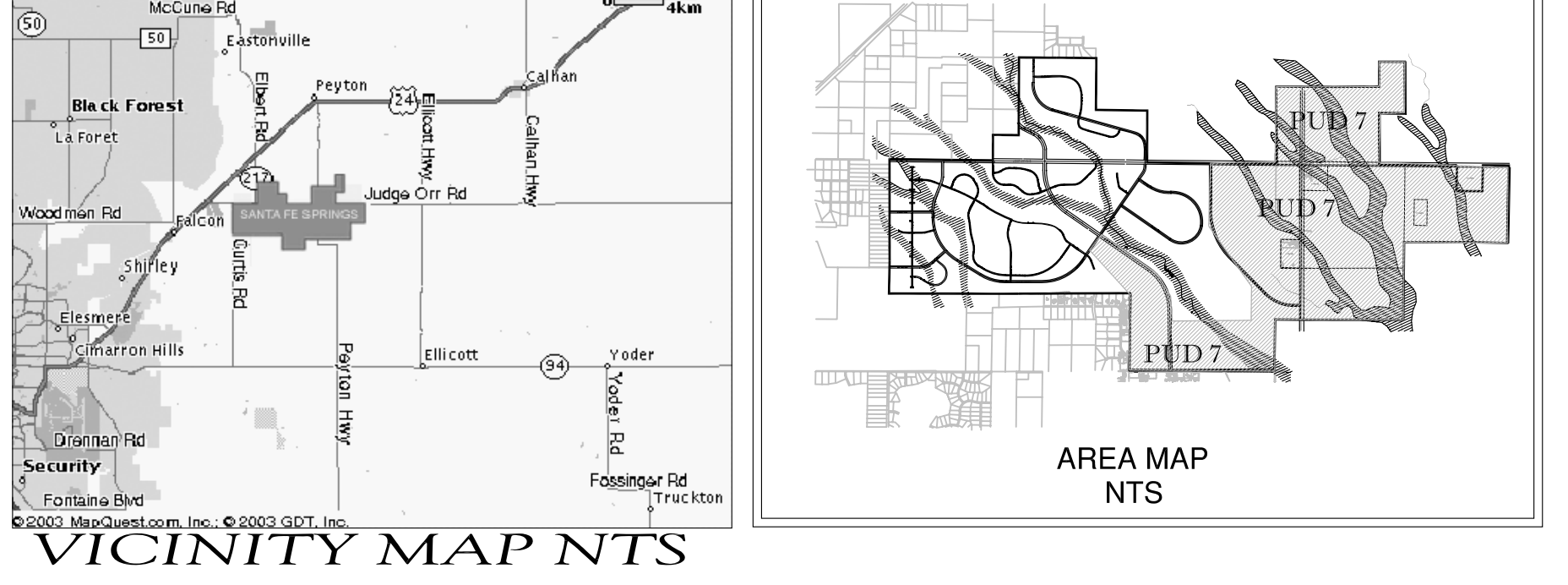
SAID EXCEPTIONS CONTAIN 94.82 ACRES, MORE OR LESS, RESULTING IN A NET AREA OF 2544.9 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 WEST**

A TRACT OF LAND LOCATED IN SECTION 1, 2, 11 AND 12, ALL IN TOWNSHIP 13 SOUTH, RANGE 64 WEST AND IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE S 20° 31' 11" W, A DISTANCE OF 465.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55° 44' 55" (THE LONG CHORD OF WHICH BEARS S 27° 21' 16" E, A LONG CHORD DISTANCE OF 2384.42 FEET), AN ARC LENGTH OF 2491.14 FEET; THENCE S 65° 19' 44" E, A DISTANCE OF 2097.88 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 34° 46' 18" W, A DISTANCE OF 1211.03 FEET; THENCE S 55° 13' 44" E, A DISTANCE OF 47.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35° 46' (THE LONG CHORD OF WHICH BEARS S 37° 20' 38" E, A LONG CHORD DISTANCE OF 355.85 FEET); THENCE S 19° 27' 32" E, A DISTANCE OF 439.74 FEET; THENCE S 24° 16' 01" E, A DISTANCE OF 224.00 FEET; THENCE N 89° 45' 57" E, A DISTANCE OF 593.38 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 666.62 FEET; THENCE S 52° 50' 46" E, A DISTANCE OF 740.84 FEET; THENCE S 52° 40' 04" E, A DISTANCE OF 600.13 FEET; THENCE S 86° 44' 11" W, A DISTANCE OF 563.78 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12; THENCE S 00° 35' 48" W ALONG THE WEST LINE OF SAID SE 1/4 NW 1/4 AND THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 3974.23 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 31' 32" E ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 3558.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S 89° 37' 45" E ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1731.10 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.30 FEET; THENCE N 45° 02' 38" W, A DISTANCE OF 278.00 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 70.42 FEET; THENCE N 70° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 354.44 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 45' 06" (THE LONG CHORD OF WHICH BEARS N 18° 27' 38" W, A LONG CHORD DISTANCE OF 211.70 FEET), AN ARC LENGTH OF 214.98 FEET; THENCE N 52° 37' 54" W, A DISTANCE OF 468.96 FEET; THENCE N 56° 20' 57" W, A DISTANCE OF 452.00 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50° 20' 35" (THE LONG CHORD OF WHICH BEARS N 30° 03' 25" W, A LONG CHORD DISTANCE OF 2169.18 FEET), AN ARC LENGTH OF 2240.56 FEET; THENCE N 55° 13' 44" W, A DISTANCE OF 2015.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 451.9 ACRES, MORE OR LESS.

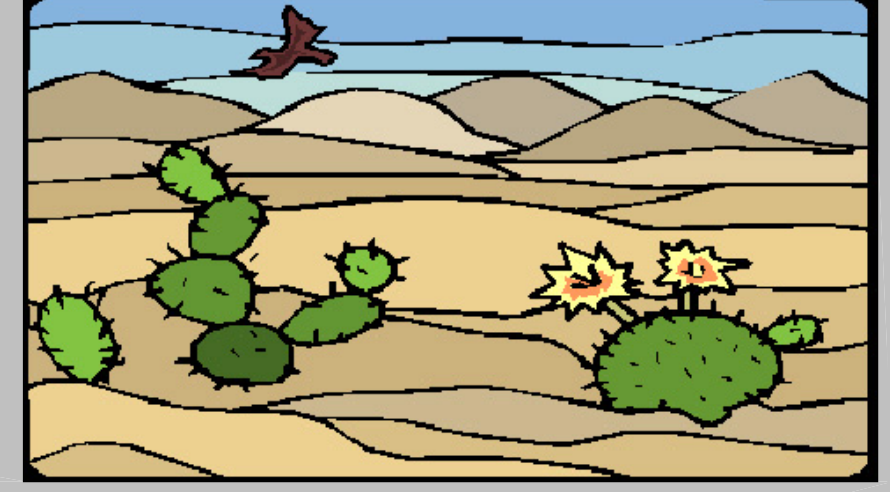


# Rezoning Map-PUD 7

**William Guman & Associates, Ltd.**  
 MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS  
 815 North Weber Street  
 Colorado Springs, CO 80903  
 719.635.7000  
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 g@wga.com  
 www.wga.com

**RDS**  
 Realty Development Services  
 25 North Tejon Street, 3rd Floor  
 Colorado Springs, Colorado 80903  
 719-227-1022

**Santa Fe Springs**  
 El Paso County, Colorado



DATE: September 10, 2004  
 BY: WFG, JRA, LRG  
 FILE NO.: SFS PUD-7 COMMENTS  
 REVISIONS: 10/15/04  
 SFS PUD-7 BOCC APPROVAL  
 11/18/04

SCALE: 1"= 10000"  
 north

0 1000 1500 2000

**SHEET:**  
 1 OF 3

PUD 7 LAND USE KEY. Land Use, Gross AC, %, Total DU, Use. Includes categories like AG-35 (56.7%), PF (2.0%), OS/P (22.5%), and SUBTOTAL (100.00%).

EXISTING EASEMENTS (as listed in the title policy). NOTE: The known location of existing easements is shown per the plan. Includes numbered list of easements with descriptions and references to records.

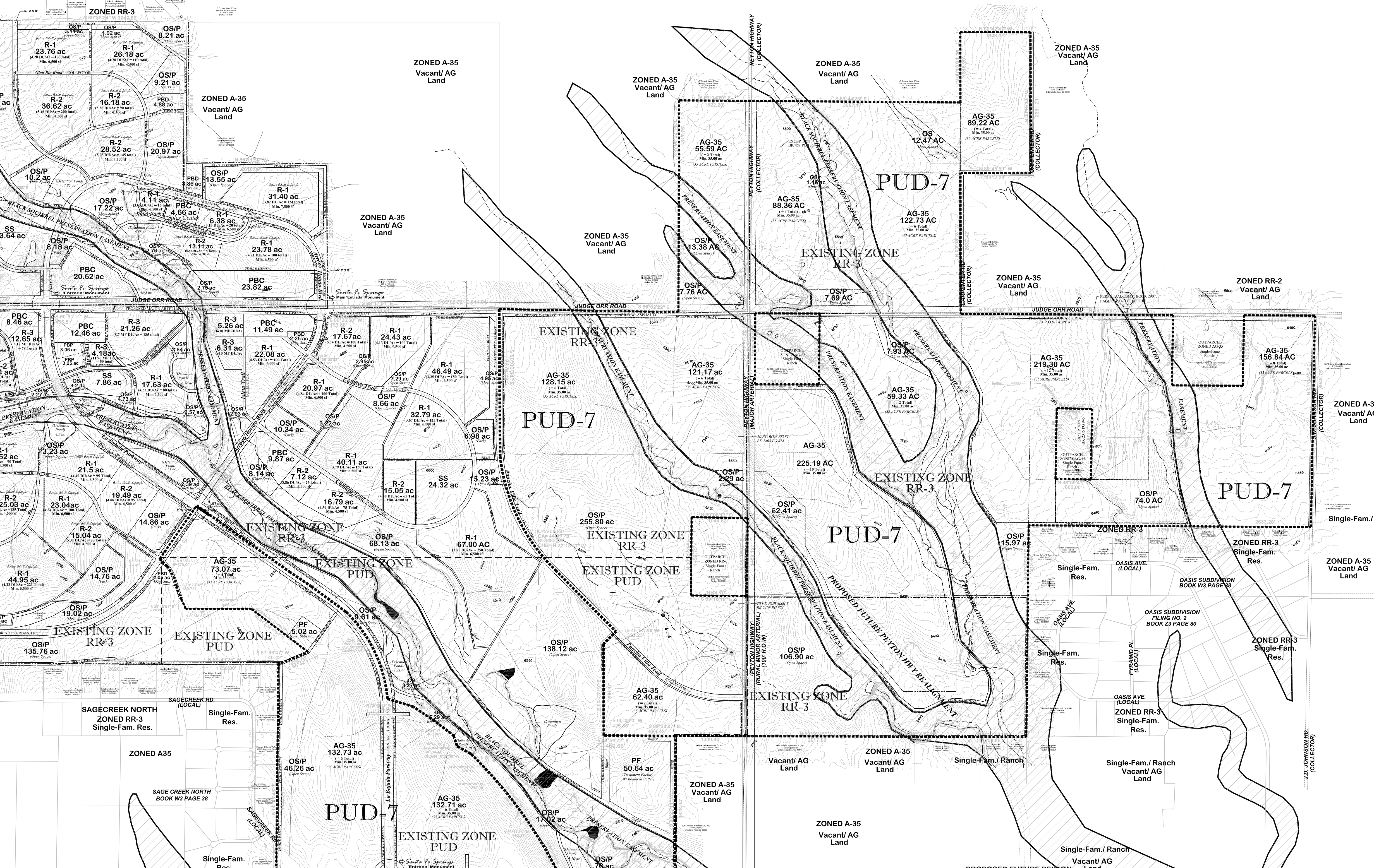
Existing Adjacent Roads and Widths: Table with columns for Road Name, Width, Type. Includes roads like Prospero Rd, Murr Rd, Falcon Hwy, etc.

Proposed Interior Roads and R.O.W.: Pancho Villa Trail, La Bajada Parkway.

LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 EAST

A TRACT OF LAND LOCATED IN SECTION 4, 5, 6, 7 AND 8, ALL IN TOWNSHIP 12 SOUTH, RANGE 63 WEST AND IN SECTION 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6...

LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 WEST. A TRACT OF LAND LOCATED IN SECTION 1, 2, 11 AND 12, ALL IN TOWNSHIP 13 SOUTH, RANGE 64 WEST AND IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2...



PROPOSED PUD ZONING DISTRICTS

Legend for zoning districts: AG-35 Residential (Min. 35 acre lot size), PF Public Facility, OS/P Open Space / Park, 50' Landscape Setback/Easement, Multi-Use Trail (50' Easement).

# Development Plan-PUD 7

Santa Fe Springs El Paso County, Colorado. Logo and address information.

THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF THIS DEVELOPMENT PLAN PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION...

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN...

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

UPON PRESENTATION OF THE DEVELOPMENT PLAN, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, TO THE PLANNING DEPARTMENT, THE SIGNATURES OF THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS AND THE PLANNING DIRECTOR SHALL BE AFFIXED TO THE DOCUMENT.

NO CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS SHALL BE MADE ON THE DEVELOPMENT PLAN UPON THE AFFIXING OF ALL SIGNATURES TO SAID PLAN. THE DEVELOPMENT PLAN SHALL NOT BE RECORDED UNTIL ALL CONDITIONS WHICH REQUIRE SATISFACTION BEFORE RECORDING CAN TAKE PLACE ARE SATISFIED.

THE APPLICANT SHALL PAY RECORDING FEES AS REQUIRED PRIOR TO RECORDING THE DEVELOPMENT PLAN. THE APPOINTMENT OF SANTA FE SPRINGS RANCH HAVE EXECUTED THIS INSTRUMENT THIS DAY OF 20, A.D.

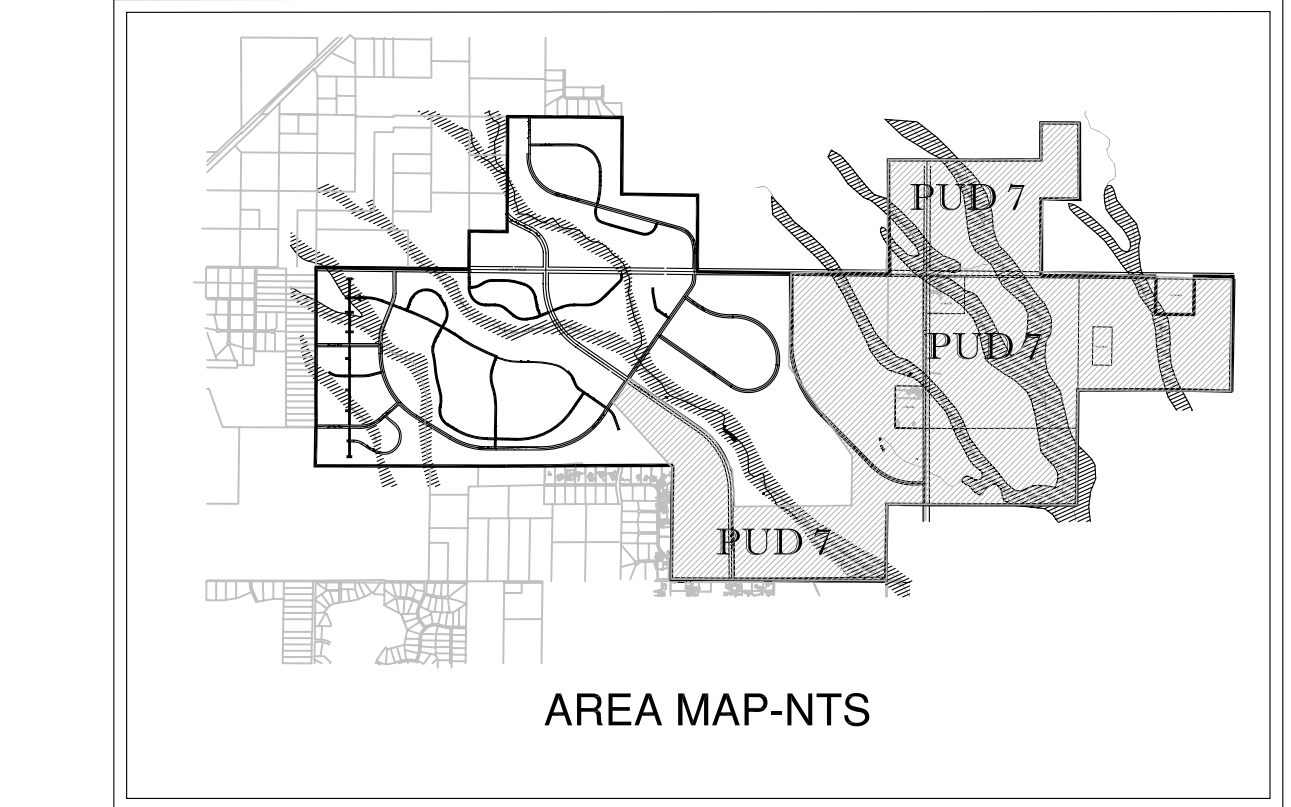
MANAGER STATE OF COLORADO ) SS COUNTY OF EL PASO) THE ABOVE AND AFORESAID INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MANAGER. NOTARY PUBLIC: THERESA A. SUNDHOLT

EL PASO COUNTY PLANNING DIRECTOR COUNTY APPROVAL: APPROVAL IS GRANTED THIS DAY OF 20, A.D.

CERTIFICATE OF OWNERSHIP I, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS...

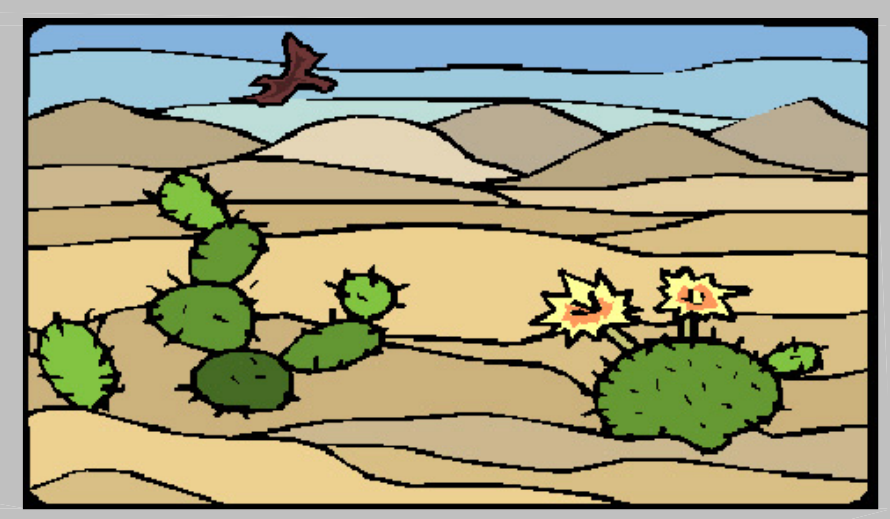
OWNER OF RECORD OF AUTHORIZED AGENT STATE OF COLORADO ) SS COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY (NAME), AS (TITLE), OF AN AUTHORIZED SIGNATORY.

Prepared and Submitted by: William Guman & Associates, LTD. Submitted on Behalf of: Realty Development Services. Mineral Rights Owners of Record: Singer Brothers, U.S. Government.



William Guman & Associates, Ltd. Logo and contact information.

Realty Development Services logo and address: 25 North Tejon Street, 3rd Floor, Colorado Springs, Colorado 80903.



DATE: September 10, 2004, FILE NO: WFG, JRA, LRG, REVISIONS: SFS PUD-7 COMMENTS, SHEET: 2 OF 3.

# PROPOSED PUD 7 ZONING DISTRICTS

**AG-35 Residential (Min. 35 acre lot size)**  
 Permitted Principal Use = Single Family Dwelling  
 Required Setbacks = Front and Rear yard - 40'-0"  
 Side yards - 15'-0"  
 Maximum Structure Height = 30'-0"  
 Maximum Structures Per Parcel = 2 Dwelling Units

**PF Public Facility**  
 Minimum Zone Size = 20,000 Sq. Ft.  
 Permitted Uses = Water treatment facility, fire station, community center, open space/ park  
 Special Uses = Child Care Center  
 Minimum Setbacks = Front yard = 25'-0"  
 Rear and Side yards = 25'-0"  
 Minimum Lot Coverage = none  
 Maximum Structure Height = 40'-0"

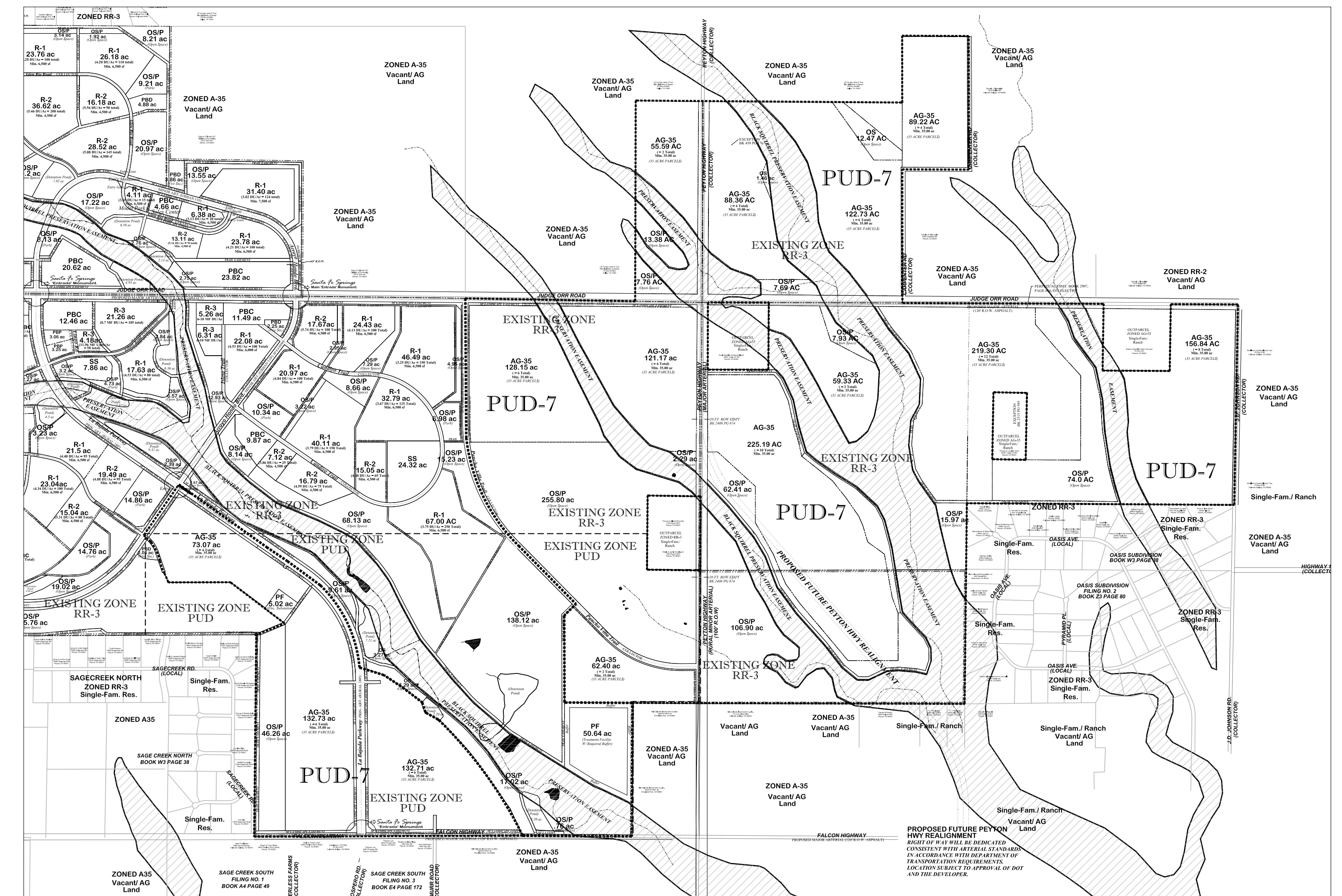
**OS/P Open Space / Park**  
 Permitted Use(s) = Outdoor Recreational Facility, Athletic and Sports Fields, Public Park, Open Space (unimproved, semi-improved, improved) Water storage, Detention pond, Treatment facility  
 Temporary Use(s) = Temporary Sports Events (ballooning events, track & field events, dog shows) for which the user must first obtain permission from the Santa Fe Metro District for special events. Motorized events are prohibited. Temporary Use events must follow the criteria/ process as established in the El Paso County Land Development Code.

**PER PLAN 50' Landscape Setback/Easement**  
 Landscape buffer zone to separate residential lots from adjacent non-residential arterials.

\*Landscape development of these areas shall follow the criteria established in the Santa Fe Springs Development Guidelines, Reception No. \_\_\_\_\_ for streetscape and buffer areas. A Landscape Development Plan that shows all proposed trees and shrub plantings, groundcovers, and other improvements in all setbacks shall be prepared and submitted to the County for approval concurrent with the Final Plat plans for filings adjacent to any landscape setback.

**PER PLAN Multi-Use Trail (50' Easement)**  
 Pedestrian and Equestrian Trail  
 No motorized vehicles permitted.  
 Trail type = 8'-0" width asphalt paved trail (to be built on centerline of easement)

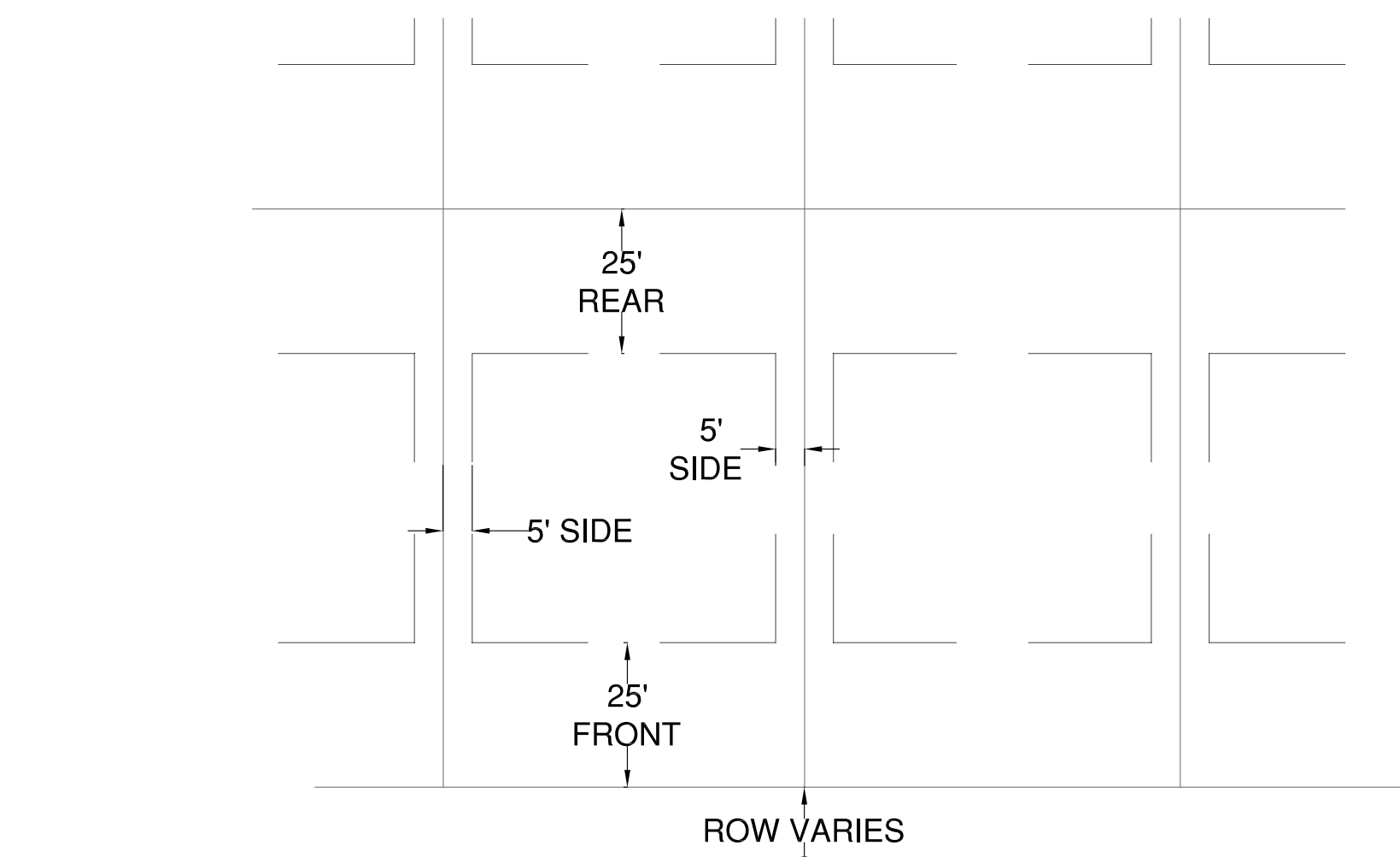
## PHASING PLAN



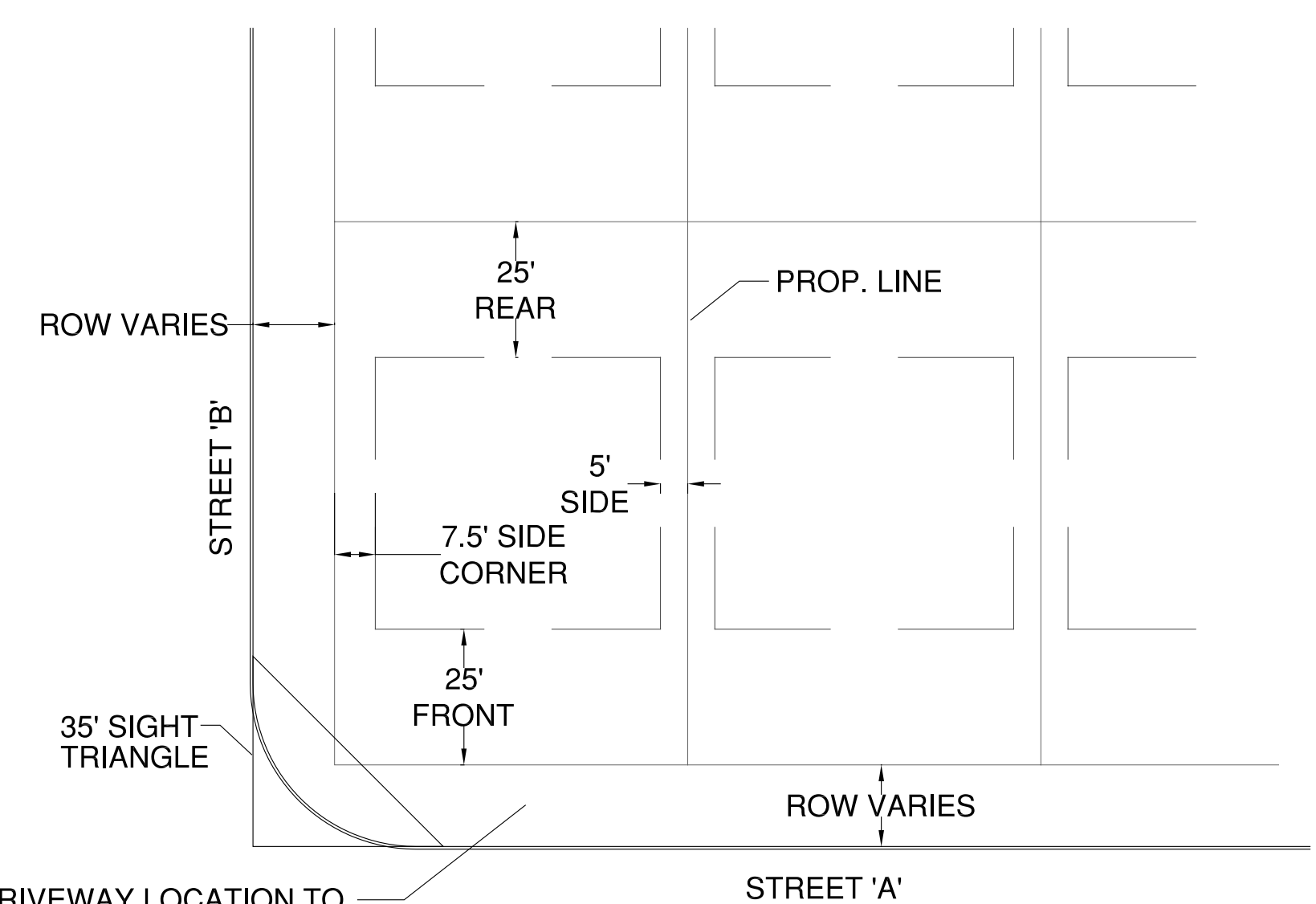
### PUD 7 PHASING PLAN:

\*THE PHASING WITHIN PUD 7 IS SUBJECT TO ADMINISTRATIVE MODIFICATION AS APPROVED BY EL PASO COUNTY PLANNING BASED UPON MARKETING, INFRASTRUCTURE MODIFICATION, AND GROWTH TRENDS WITHIN SANTA FE SPRINGS.

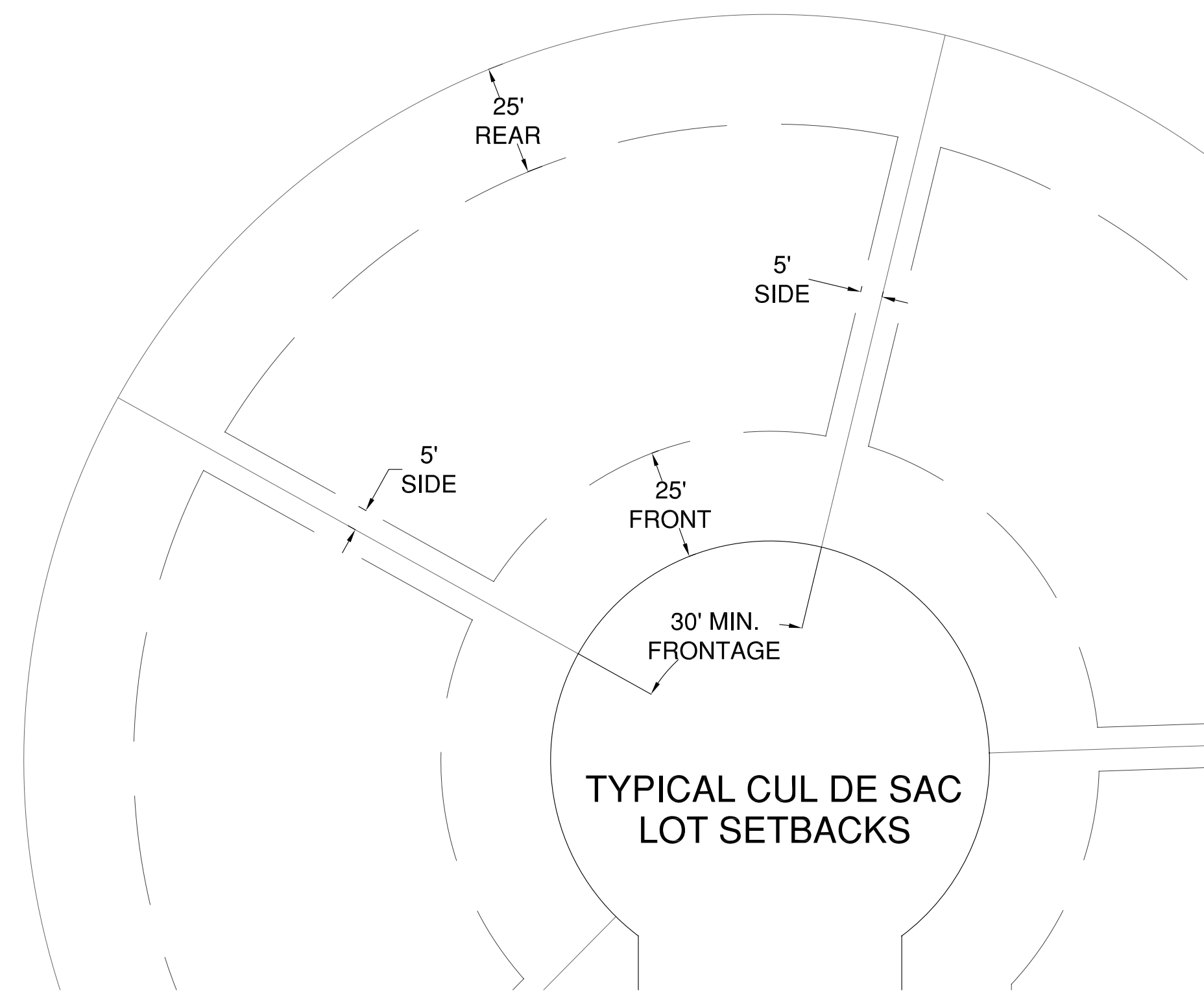
ONE PHASE: THE 78 UNITS ARE TO BE INCORPORATED THROUGH A MINIMUM OF 35-ACRE SINGLE-FAMILY RESIDENTIAL HOUSING UNITS. EACH 35- ACRE PARCEL IS ALLOWED A MAXIMUM OF TWO SEPARATE DWELLING UNITS. THESE PARCELS ARE AVAILABLE FOR DEVELOPMENT AT ANY TIME DURING THE PHASING OF SANTA FE SPRINGS BECAUSE THESE PARCELS ARE NOT CONTINGENT UPON UTILITY AND INFRASTRUCTURE CONSTRUCTION. THE 35-ACRE PARCELS ARE THE ONLY PARCELS IN SANTA FE SPRINGS THAT MAY GET INDIVIDUAL WELLS AND SEPTIC SYSTEMS. ACCESS AND ROAD IMPROVEMENTS WILL BE DETERMINED BY THE GROWTH TRENDS OF THE 35-ACRE PARCELS, INCLUDING PANCHO VILLA TRAIL . EXISTING ROAD IMPROVEMENTS WILL COMPLETED BASED UPON GROWTH AND EXPANSION OF THE PREVIOUS SIX PUD DEVELOPMENTS TO HELP ALLEVIATE TRAFFIC PRESSURE. LA BAJADA PARKWAY THROUGH PUD 7 MAY BE REQUIRED TO BE COMPLETED SOUTH OF ARROYO HONDO BLVD. SOUTH TO FALCON HIGHWAY WITH PREVIOUS PUD DEVELOPMENTS. THIS DEVELOPMENT SCHEDULE WILL BE BASED ON ROOF TOP COMPLETION IN PUD DEVELOPMENTS 1,2,5, AND 6.



TYPICAL INTERNAL LOT SETBACKS



TYPICAL CORNER LOT SETBACKS



TYPICAL CUL DE SAC LOT SETBACKS

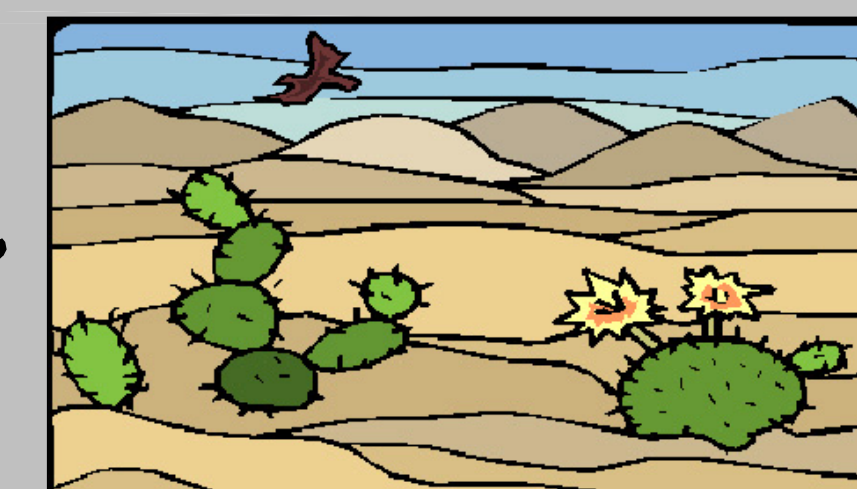
DRIVEWAY LOCATION TO BE DETERMINED BY PRODUCT TYPE CONFORMING TO CODE SECTION 35.7.

## DIMENSIONAL SETBACK STANDARDS

# Development Plan-PUD 7



*Santa Fe Springs*  
 El Paso County, Colorado



DATE:	September 10, 2004	REVISIONS:	
BY:	WFG, JRA, LRG	SFS PUD-7 COMMENTS	
FILE NO.:		10/15/04	
REVISIONS:		SFS PUD-7 BOCC APPROVAL	
		11/18/04	
SCALE:	1"= 10000'		
north			
SCALE: 0 1000 1500 2000			

**SHEET:**  
 3  
 OF  
 3