

LORSON RANCH

MINOR SKETCH PLAN AMENDMENT #2

A PORTION OF TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO.

SKETCH PLAN NOTES:

- THE SKETCH PLAN AMENDMENT IS ADOPTING THE GENERAL LAND USE CONCEPT AND OVERALL PUD DEVELOPMENT & PHASING PLAN (RECEPTION NO.: 206035127, MARCH 9, 2006). THE DENSITY RANGES ADOPTED WILL BE USED TO ESTABLISH A MAXIMUM DENSITY WITHIN THAT RANGE FOR INDICATED PORTIONS OF THE SITE, DEPENDING ON THE ULTIMATE PROVISION OF OPEN SPACE AND THE DESIGN OF THE HIGHER DENSITY AREAS.
- THIS SKETCH PLAN AMENDMENT WILL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT FOR LORSON RANCH, AS AMENDED.
- THE APPLICANT SHALL WORK WITH EL PASO COUNTY PARKS DEPARTMENT WITH FUTURE SUBMITTALS TO DETERMINE ACREAGE AND ACCEPTABLE LOCATIONS FOR PARK AREA OR AREAS AS REQUIRED. THE OPEN SPACE AS SHOWN MEETS THE REQUIREMENTS FOR ALL OF LORSON RANCH.
- BUFFERING BETWEEN THE COMMERCIAL AND RESIDENTIAL USES SHALL BE REFLECTED WITH ANY ZONING AND DEVELOPMENT PLAN REQUEST FOR THE COMMERCIAL PROPERTIES. BUFFERING SHALL BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- BUFFERING OF THE HIGHER DENSITY RESIDENTIAL USES FROM INDUSTRIAL, LOWER DENSITY RESIDENTIAL USE, PROPOSED COMMERCIAL USES AND USES ADJACENT TO MARKSHEFFEL ROAD, FONTAINE BLVD. AND MERIDIAN ROAD CAN BE THROUGH THE USE OF SETBACKS, BERMS, LANDSCAPING AND OPAQUE SCREENING. CREATIVE LANDSCAPE DESIGN IS ENCOURAGED BUT IN NO INSTANCE SHALL THE MINIMUM BUFFERING AND LANDSCAPE REQUIREMENT BE LESS THAN THAT REQUIRED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. THE BUFFERING/LANDSCAPING SHALL BE INCLUDED WITH ANY REZONING REQUESTS. SAID BUFFERS SHALL BE EXCLUSIVE OF ANY LOT AREA(S).
- THE MAXIMUM TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED THE 6,500 UNITS AS SHOWN WITHOUT REVIEW AND SUBSEQUENT APPROVAL OF A MAJOR AMENDMENT TO THE SKETCH PLAN.
- CLUSTERING OF UNITS AND DENSITY TRANSFERS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN SOLUTIONS.
- CONSTRUCTION SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET FROM THE BREAK IN SLOPE OF JIMMY CAMP CREEK AND THE EAST TRIBUTARY OF JIMMY CAMP CREEK, BOTH FOR PROTECTION AGAINST EROSION DURING FLOODS, AND TO PREVENT EROSION OF THE BANKS AS A RESULT OF DEVELOPMENT.
- INFORMATION REGARDING WILDLIFE PROTECTION MEASURES SHOULD BE PROVIDED INCLUDING FENCING REQUIREMENTS, GARBAGE CONTAINMENT, PETS, ENHANCEMENT/ MAINTENANCE OF NATURAL VEGETATION, WEED CONTROL, AND RIPARIAN/ WETLAND PROTECTION BUFFER ZONES AS APPROPRIATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COLORADO DIVISION OF WILDLIFE.
- ROAD LOCATIONS AND CLASSIFICATIONS AS DEPICTED ON THE SKETCH PLAN ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THIS AMENDMENT. FINAL DETERMINATIONS OF ALL ROAD CLASSIFICATIONS AND NECESSARY RIGHTS-OF-WAY WILL BE MADE AT THE PRELIMINARY PLAN STAGE WHEN MORE DETAILED LAND USE, TRAFFIC AND ROAD DESIGNS ARE AVAILABLE. CHANGES TO ROAD CLASSIFICATION, NECESSARY RIGHTS-OF-WAY WIDTHS, AND CHANGES IN ALIGNMENT SHALL NOT REQUIRE A NEW SKETCH PLAN AMENDMENT.

GENERAL NOTES:

- EXISTING ZONING IS PUD- PLANNED UNIT DEVELOPMENT (EL PASO COUNTY).
- SCHOOL DISTRICT: WIDEFIELD SCHOOL DISTRICT NO. 3
- UTILITY PROVIDERS:
 - WATER & SEWER: WIDEFIELD WATER & SANITATION DIST.
 - ELECTRICAL POWER: MOUNTAIN VIEW ELECTRIC ASSOCIATION
 - GAS: BLACK HILLS ENERGY
- FIRE PROTECTION: SECURITY FIRE PROTECTION DISTRICT
- POLICE PROTECTION: EL PASO COUNTY SHERIFF'S DEPT.
- COMMERCIAL SITES TOTALING 25.3 ACRES ARE ALLOWED WITHIN LORSON RANCH BETWEEN MARKSHEFFEL ROAD AND JIMMY CAMP CREEK.
- COMMERCIAL USES SHALL BE PERMITTED TO DEVELOP INDEPENDENT OF THE PHASING PLAN.
- A 25 ACRE SCHOOL SITE HAS BEEN DEDICATED TO WIDEFIELD SCHOOL DISTRICT NO. 3 AT THE NORTHEAST CORNER OF FONTAINE BOULEVARD AND LAMPREY DRIVE AS SHOWN ON THE SKETCH PLAN.
- THE EXISTING LORSON RANCH METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PARKS, OPEN SPACE, COMMON AREAS, COMMON LANDSCAPE PLANTINGS AND OTHER PUBLIC AREAS.
- THIS PROJECT WILL DETAIN STORMWATER RUN-OFF TO HISTORIC FLOWS.
- ROAD RIGHTS-OF-WAY WILL BE DEDICATED AS NECESSARY.
- ALL FUTURE ROAD RIGHTS-OF-WAY ARE CONCEPTUAL ONLY AND ARE PERMITTED TO BE MODIFIED UP UNTIL FINAL PLATTING SO LONG AS THE GENERAL LOCATION, SIZE AND ACCESS INTENT ARE MAINTAINED.
- THE SOUTH WESTERN MOST INTERSECTION OF MARKSHEFFEL ROAD AND LORSON RANCH BOULEVARD WILL BE A FULL MOVEMENT INTERSECTION AS APPROVED WITH CARRIAGE MEADOWS SOUTH (PUDSP 16-002).
- THE NORTH EASTERN MOST INTERSECTION WITH LORSON RANCH AND MERIDIAN ROAD WILL BE A FULL MOVEMENT INTERSECTION.
- THE DEVELOPER AGREES TO ABIDE BY EXTERIOR LIGHTING POLICIES AND REGULATIONS IN EXISTENCE IN THE COUNTY AT THE TIME OF PLATTING.

OPEN SPACE:

- OPEN SPACE REQUIRED, AND TO BE PROVIDED AT FULL BUILD OUT, FOR THE LORSON RANCH PROJECT IS 212 TOTAL ACRES (15%). TOTAL OPEN SPACE REQUIREMENTS WILL RANGE BETWEEN 187-212 TOTAL ACRES. THE DEVELOPER ANTICIPATES MEETING THESE REQUIREMENTS EITHER BY DESIGNATED OPEN SPACE, LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND FEES IN LIEU OF LAND DEDICATION.
- TOTAL OPEN SPACE PROVIDED TO DATE IS 211.93 ACRES OR 15.0%. THE OPEN SPACE CONSISTS OF PARKS, PLAYGROUNDS, NATURAL OPEN SPACE, TRAILS, JIMMY CAMP CREEK MAIN CHANNEL OPEN SPACE, JIMMY CAMP CREEK EAST TRIBUTARY OPEN SPACE, THE POWER LINE EASEMENT OPEN SPACE, SOUTHERN DELIVER SYSTEM EASEMENT OPEN SPACE WITHIN LORSON RANCH; AND THE FOUNTAIN MUTUAL IRRIGATION COMPANY DITCH EASEMENT OPEN SPACE.
- PARKS, PLAYGROUNDS, TRAILS, ETC. MAY BE PLACED WITHIN ANY OPEN SPACE AREAS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- FUTURE OPEN SPACE AND PARK SITE AREAS MAY BE INCLUDED WITH FUTURE DEVELOPMENTS AS DETAILED DESIGN TAKES PLACE, INCREASING THE TOTAL OPEN SPACE ACREAGE PROVIDED.
- PHYSICAL OPEN SPACE OR PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO LAND DEDICATION AND/ OR FEES IN LIEU OF LAND DEDICATION REQUIREMENTS AS APPROVED BY EL PASO COUNTY.

GENERAL LAND DESCRIPTION - SKETCH PLAN

A TRACT OF LAND BEING ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, THE NORTH ONE-HALF (N1/2) OF SECTION 24, THE SOUTH ONE-HALF (S1/2) OF SECTION 13, THE SOUTH ONE-HALF (S1/2) OF SECTION 14, THAT PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AS MARKSHEFFEL ROAD AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD, EXCEPT ANY PORTION OF LOT 2 OF BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ALL LYING WITHIN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SAID TRACT OF LAND CONTAINS 1,412 ACRES OF LAND, MORE OR LESS.

SKETCH PLAN SITE DATA

LAND USE	ACRES±	%	TOTAL DUS	GROSS DU/AC
JIMMY CAMP CREEK MAIN CHANNEL (OPEN SPACE)	36.1	2.6		
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	56.5	4.0		
POWER LINE EASEMENT (OPEN SPACE)	50.3	3.6		
COS SOUTHERN DELIVERY SYSTEM (SDS) EASEMENT (OPEN SPACE)	7.4	0.5		
FMIC DITCH EASEMENT (OPEN SPACE)	8.2	0.6		
MVEA ELECTRICAL SUBSTATION	2.0	0.1		
OPEN SPACE (OPEN SPACE/ TRAILS/ PARKS/ DETENTION FACILITIES)	33.9	2.4		
COMMERCIAL	25.2	1.8		
DEDICATED SCHOOL SITE (OPEN SPACE)	25.0	1.8		
RLM - RESIDENTIAL HIGH DENSITY (EXISTING)	5.2	0.4	46	7-10 DU/AC
RMH - RESIDENTIAL MEDIUM HIGH DENSITY (EXISTING)	26.7	1.9	204	7-10 DU/AC
RM - RESIDENTIAL MEDIUM DENSITY (EXISTING)	294.5	20.9	1,330	4-6 DU/AC
RLM - LOW MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	551.9	1.8	3,147	4-6 DU/AC
RM - MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	189.8	1.8	1,590	7-10 DU/AC
RMH - MEDIUM HIGH RESIDENTIAL FOR SF OR MF RES. (PROPOSED)	14.6	0.1	183	10-13 DU/AC
ROADWAY RIGHT-OF-WAY (EXISTING)	30.5	2.2		
ROADWAY RIGHT-OF-WAY (PROPOSED)	58.2	4.1		
TOTALS	1,412	100%	6,500	4-6 DU/AC

There is no calculation for 17-20 units in the actual acreage assignment so that density does not appear to have been approved?

Existing Development includes completed or in-progress developments as follows: Ponderosa Filings 1 & 2, Townhomes at Lorson Ranch, Buffalo Crossing Filings 1 & 2, Pioneer Landing Filings 1 & 2, The Meadows Filings 1-4, and Carriage Meadows Filing 1.

NOTE: PROJECTED GROSS UNIT COUNTS ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL GROSS DENSITY USE BY THE ACREAGE.

DEVELOPMENT STANDARDS AND GUIDELINES

- RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR RURAL-RESIDENTIAL UNITS.
- RLM - LOW/ MEDIUM RESIDENTIAL WITH A GROSS DENSITY (4-6 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RMH - MEDIUM/ HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTI FAMILY RESIDENTIAL LOTS.
- RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
- COMM - COMMERCIAL RELATED USES

SKETCH PLAN SITE DATA

LAND USE	ACRES±	%	TOTAL DUS	GROSS DU/AC
JIMMY CAMP CREEK MAIN CHANNEL (OPEN SPACE)	36.1	2.6		
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	41.5	2.9		
POWER LINE EASEMENT (OPEN SPACE)	50.3	3.6		
COS SOUTHERN DELIVERY SYSTEM (SDS) EASEMENT (OPEN SPACE)	7.5	0.5		
FMIC DITCH EASEMENT (OPEN SPACE)	8.6	0.6		
MVEA ELECTRICAL SUBSTATION (OUT PARCEL)	2.0	0.1		
OPEN SPACE (OPEN SPACE/ TRAILS/ PARKS/ DETENTION FACILITIES)	68.1	4.8		
COMMERCIAL	25.3	1.8		
DEDICATED SCHOOL SITE	25.0	1.8		
RLM - LOW/ MEDIUM RESIDENTIAL FOR SF RES. (EXISTING)	166.1	11.8	1,061	4-6 DU/AC
RM - RESIDENTIAL MEDIUM DENSITY (EXISTING)	382.4	27.1	1,559	4-6 DU/AC
RMH - RESIDENTIAL MEDIUM HIGH DENSITY (EXISTING)	26.7	1.9	204	7-10 DU/AC
RH - RESIDENTIAL HIGH DENSITY (EXISTING)	5.2	0.4	46	7-10 DU/AC
RLM - LOW/ MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	46.6	3.3	187	4-6 DU/AC
RM - MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	362.2	25.7	2,595	7-10 DU/AC
RMH - MEDIUM/ HIGH RESIDENTIAL FOR SF OR MF RES. (PROPOSED)	34.2	2.4	355	10-13 DU/AC
RH - RESIDENTIAL HIGH DENSITY (PROPOSED)	34.4	2.4	493	17-20 DU/AC
ROADWAY RIGHT-OF-WAY (EXISTING)	64.5	4.6		
ROADWAY RIGHT-OF-WAY (PROPOSED)	25.2	1.8		
TOTALS	1,412	100%	6,500	4-6 DU/AC

Existing Development includes completed or in-progress developments as follows: Ponderosa Filings 1 & 2, Townhomes at Lorson Ranch, Buffalo Crossing Filings 1 & 2, Pioneer Landing Filings 1, 2 & 3, The Meadows Filings 1-4, Allegiant at Lorson, Carriage Meadows North and South, Lorson Ranch East Filings 1 & 2, --

NOTE: PROJECTED GROSS UNIT COUNTS ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL GROSS DENSITY USE BY THE ACREAGE.

DEVELOPMENT STANDARDS AND GUIDELINES

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- RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RMH - MEDIUM/ HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTI FAMILY RESIDENTIAL LOTS.
- RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
- COMM - COMMERCIAL RELATED USES

RHH 17-20

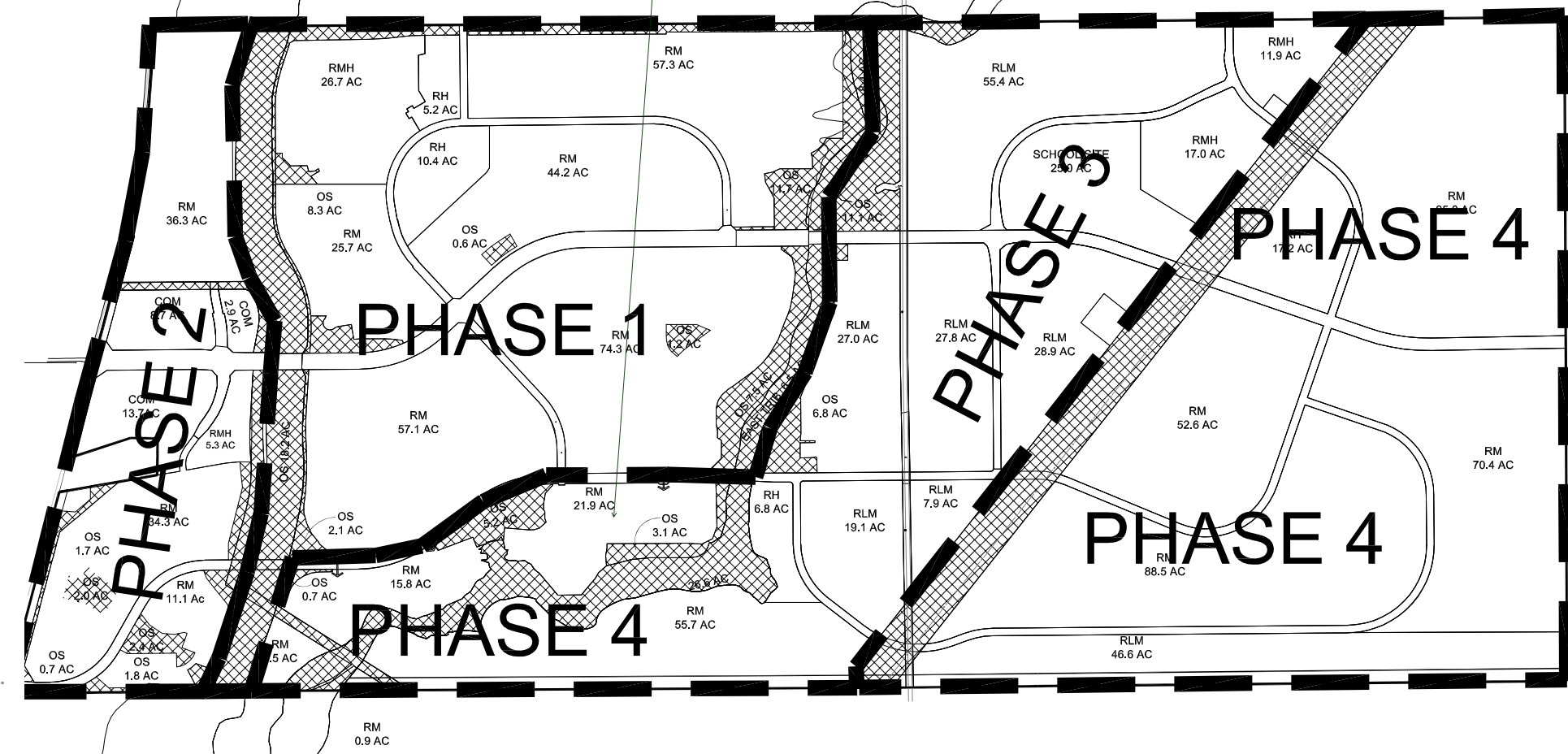
Please do not change how the density range have been previously identified within the sketch plan 2015 SKP inserted above) to much confusion occurred. There should be one land use category with a specific range of density

existing platted units and planned units not recorded this should help to show the density transfer over an increase....

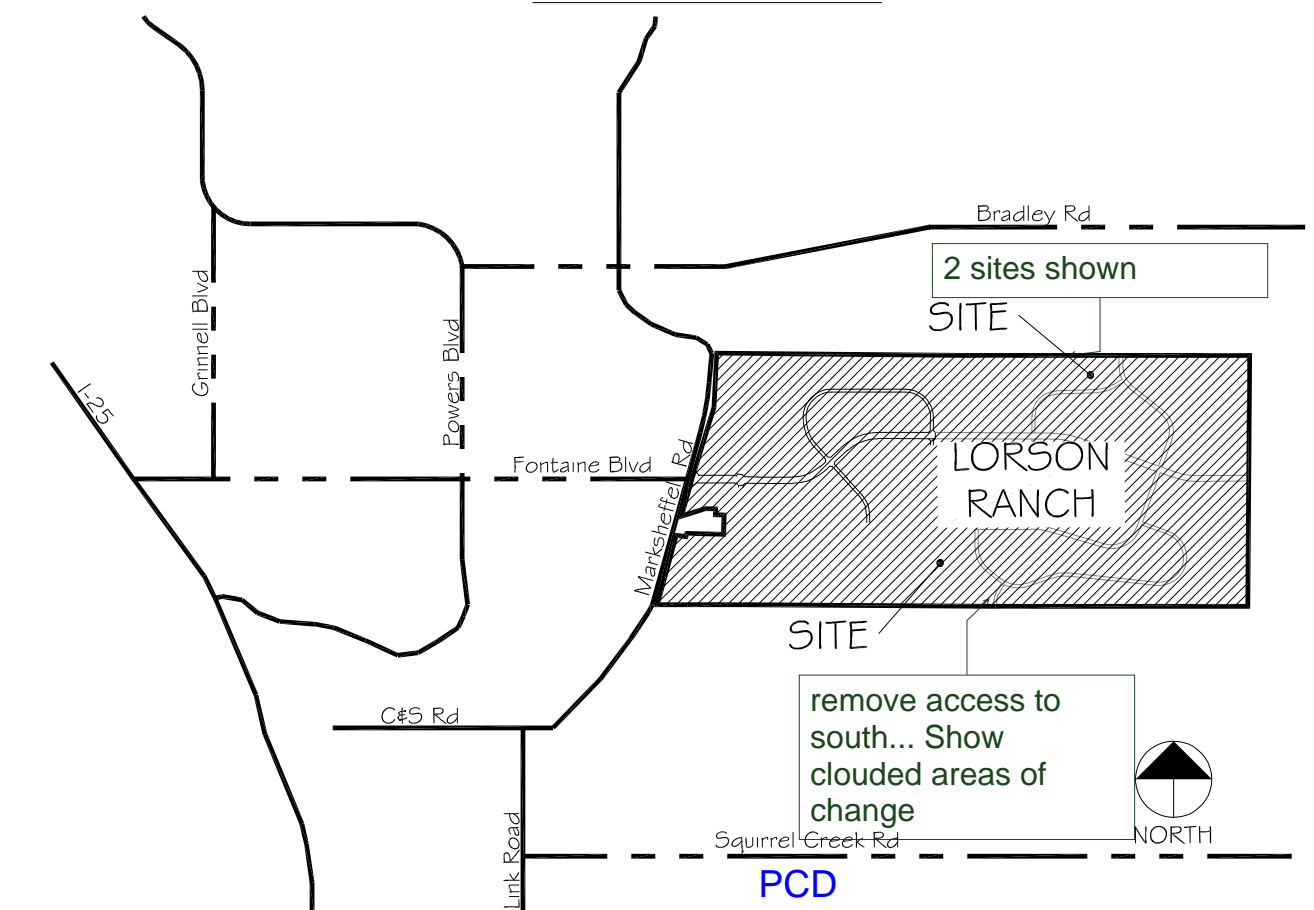
the densities for each LAND USE classification (RLM, RM, RMH, MF, RH) etc must be the same unit range as approved previously (remove proposed and existing) Please do not change the density range with that land use category- this has caused confusion and should not have been done that way in 2015 - I error ed not realizing the confusion it would cause; Please swap the use bubbles out with the appropriate RH or RM etc. If you have a new density that does not fit a current LAND USE category- add a new LAND USE Category for something. n the west developed residential lots may need to be RLM now id the density was not accomplished.

Creekside is in process so should be phase 3

PHASING PLAN



VICINITY MAP



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This Minor Sketch Plan Amendment was approved by the Director of Development Services of El Paso County, Colorado on the _____ day of _____, 20____.

Director, Development Services Department

Date

OWNER/ APPLICANT: LORSON LLC
Attn: Jeff Mark
212 N. Wahsatch Ave., Suite 301
Colorado Springs, Co 80903
(719) 635-3200

PREPARED BY: THOMAS + THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE, INC.
702 N. TEJON STREET
Colorado Springs, Co 80903
(719) 578-8777

PCD

DSD FILE NO.: SKP-19-1

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DESIGNED	JRA	12.03.18	AS NOTED
DRAWN	JRA	12.03.18	
CHECKED	JEH	12.03.18	
PROJECT NUMBER:		2516.19	

This application has received objections; this may require a hearing. The application needs to be detailed to avoid confusion

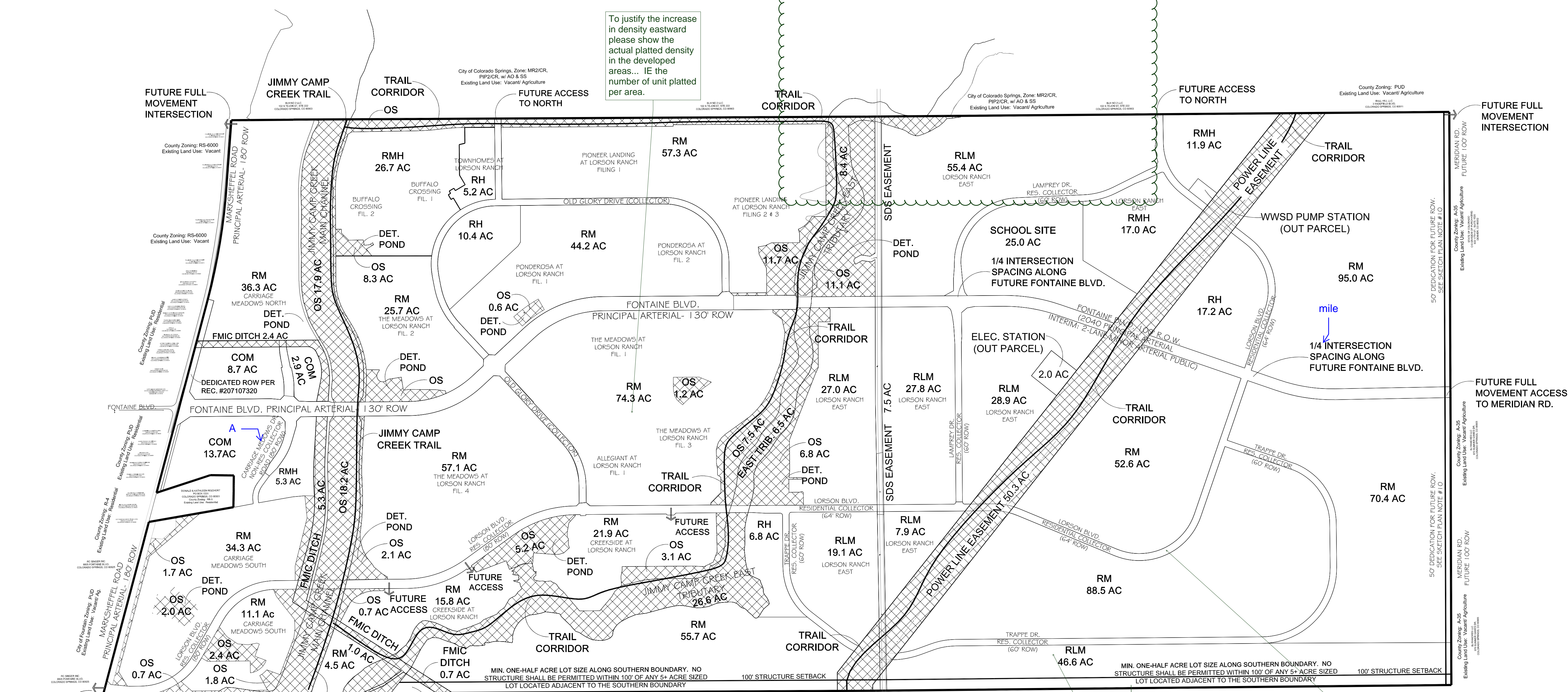
LORSON RANCH

MINOR SKETCH PLAN AMENDMENT #2

(this may be Major depending on the actual density numbers)?

To justify the increase in density eastward please show the actual platted density in the developed areas... IE the number of unit platted per area.

Cloud all areas that are changed

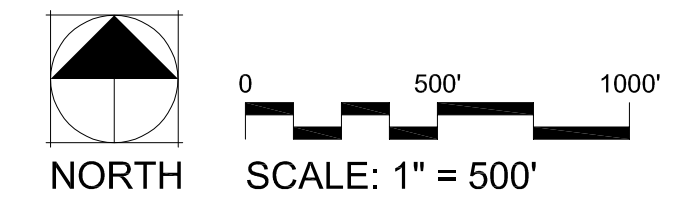


County Zoning: RR-0.5 Existing Land Use: Residential
 City of Fountain Zoning: PUD Existing Land Use: Vacant/ Closed Golf Course
 City of Fountain Zoning: PUD Existing Land Use: Residential
 City of Fountain Zoning: PUD Existing Land Use: Residential
 Peaceful Valley County Zoning: RR-5 Existing Land Use: Residential
 Peaceful Valley County Zoning: RR-5 Existing Land Use: Residential
 Peaceful Valley County Zoning: RR-5 Existing Land Use: Residential
 Peaceful Valley County Zoning: RR-5 Existing Land Use: Residential

Staff does not support increasing the density adjacent to the rural properties. There has been years of understandings that the density will not be increased south of TRAPPE DR.

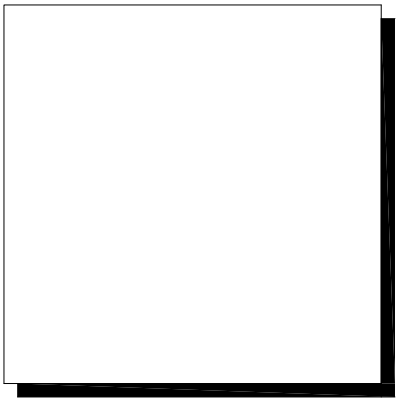
CLOUD All areas proposed to be revised from the 2015 amendment SKP 15 1

DEVELOPMENT STANDARDS AND GUIDELINES
 RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR RURAL-RESIDENTIAL UNITS.
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 RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
 RMH - MEDIUM/ HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTI FAMILY RESIDENTIAL LOTS.
 RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
 COMM - COMMERCIAL RELATED USES

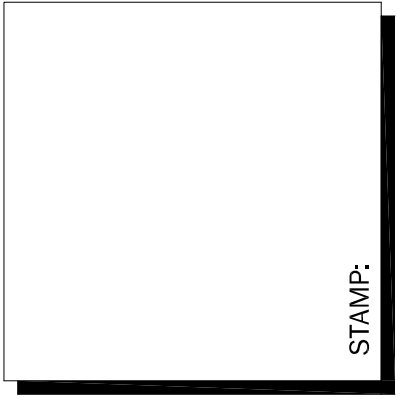


DSD FILE NO.:

Thomas+Thomas
 planning, urban design + landscape architecture, inc.
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 583-8777



Lorson Ranch
 Colorado Springs, CO
 Sketch Plan Amendment #2



REV #	DATE	REVISIONS
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DESIGNED	JRA	DATE
		12.03.18
DRAWN	JRA	DATE
		12.03.18
CHECKED	JEH	DATE
		12.03.18
PROJECT NUMBER:	2816.19	
SCALE:	AS NOTED	

SP2 OF 2

Markup Summary

dsdparsons (36)



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Cloud all areas that are changd



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Please do not change how the density range have been previously identified within the sketch plan 2015 SKP inserted above) to much confusion occurred. There should be one land use category with a specif range of density



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To justify the increase in density eastward please show the actual platted density in the developed areas... IE the number of unit platted per area.



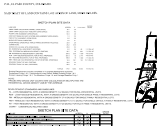
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(this may be Major depending on the actual density numbers)?



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This application has received objections; this may be require a hearing. The application needs to be detailed to avoid confusion



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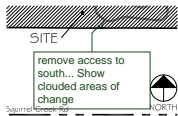
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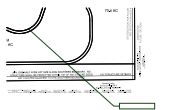
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remove access to south... Show clouded areas of change

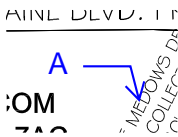


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Staff does not support increasing the density adjacent to the rural properties. There has been years of understandings that the density will not be increased south of TRAPPE DR.



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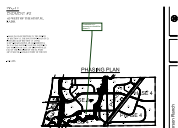
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CLOUD All areas proposed to be revised from the 2015 amendment SKP 15 1



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Creekside is in process so should be phase 3

EXISTING DEVELOPMENT	156.1	11.8
PROPOSED DEVELOPMENT	382.4	27.1
TOTAL	538.5	38.9

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 11:00:18 AM
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East Fil 3 & Creekside

SF (RES. EXISTING)	156.1	11.8
BT (RES. EXISTING)	382.4	27.1
TOTAL (RES. EXISTING)	538.5	38.9
SF (RES. PROPOSED)	46.2	3.3
BT (RES. PROPOSED)	102.2	7.2
TOTAL (RES. PROPOSED)	148.4	10.5
TOTALS	1,412	100%

Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 11:01:50 AM
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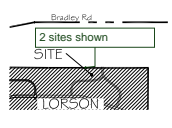
EXISTING DEVELOPMENT	156.1	11.8
PROPOSED DEVELOPMENT	382.4	27.1
TOTAL	538.5	38.9

Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 11:02:00 AM
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EXISTING DEVELOPMENT	156.1	11.8
PROPOSED DEVELOPMENT	382.4	27.1
TOTAL	538.5	38.9

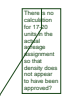
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Page Label: 1
Author: dsdparsons
Date: 2/6/2019 11:02:48 AM
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RHH
RVH



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 11:03:32 AM
Color: ■

2 sites shown



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 2:09:05 PM
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There is no calculation for 17-20 units in the actual acreage assignment so that density does not appear to have been approved?



Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 2:09:31 PM
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EXISTING DEVELOPMENT	156.1	11.8
PROPOSED DEVELOPMENT	382.4	27.1
TOTAL	538.5	38.9

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 2:11:34 PM
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the densities for each LAND USE classification (RLM, RM, RMH, MF,RH) etc must be the same unit range as approved previously (remove proposed and existing) Please do not not changing the density range with that land use category- this has caused confusion and should not have been done that way in 2015 - I error ed not realizing the confusion it would cause); Please swap the use bubbles out with the appropriate RH or RM etc, If you have a new density that does not fit a current LAND USE category- add a new LAND USE Category RHH or something. n the west developed areas that were RMH may need to be RLM now id the density was not accomplished.

REVISIONS TO BE MADE TO THE PLAN SHEETS TO REFLECT THE CHANGES TO THE ROADWAY AND TO THE UTILITIES TO BE INSTALLED IN THE ROADWAY.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 2/6/2019 2:11:40 PM
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existing platted units and planned units not recorded this should help to show the density transfer over an increase....

dsdrice (8)

MINIMUM FENCING REQUIREMENTS FOR RESIDENTIAL LOTS...
7 (EL PASO COUNTY):

Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 2/5/2019 4:29:36 PM
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Parks and

1. THE DEVELOPER SHALL PROVIDE A DRAINAGE PLAN...
1. SEE COMMENTS

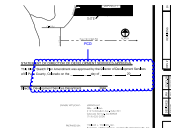
Subject: Callout
Page Label: 1
Author: dsdrice
Date: 2/5/2019 4:53:39 PM
Color: ■

See comment letter.

1. THE DEVELOPER SHALL PROVIDE A DRAINAGE PLAN...
1. SEE COMMENTS

Subject: Callout
Page Label: 1
Author: dsdrice
Date: 2/5/2019 5:11:08 PM
Color: ■

See comment letter.



Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 2/5/2019 6:05:43 PM
Color: ■

PCD



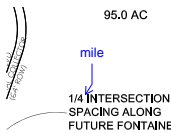
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Date: 2/5/2019 6:18:04 PM
Color: ■

PCD

SKP-19-1

Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 2/5/2019 6:18:27 PM
Color: ■

SKP-19-1



Subject: Callout
Page Label: 2
Author: dsdrice
Date: 2/5/2019 6:21:50 PM
Color: ■

mile



Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 2/6/2019 11:17:30 PM
Color: ■

Preliminary Plan