

**A. SUBDIVIDER | PROJECT TEAM**

**OWNER**  
Brent Houser Enterprises, LLC  
attn: Esteban Rodriguez  
11890 Garrett Road  
Peyton, CO 80831-7685  
TSN 430000534, 430000537,  
430000538

**PROJECT ENGINEER**  
JR Engineering  
Attn: Bryan T. Law, PE  
5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
blaw@jrengineering.com  
SOLES (GEODESY CONSULTANTS)

**B. APPLICANT**

**ARCHITECT / PLANNER / LANDSCAPE ARCHITECT**  
William Guman & Associates, Ltd.  
Attn: Bill Guman, PLA, ASLA, APA  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
bill@guman.net

**C. LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**D. BASIS OF BEARINGS**

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

THENCE ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2, S00°40'17"E A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE S57°24'59"E A DISTANCE OF 1,845.86 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

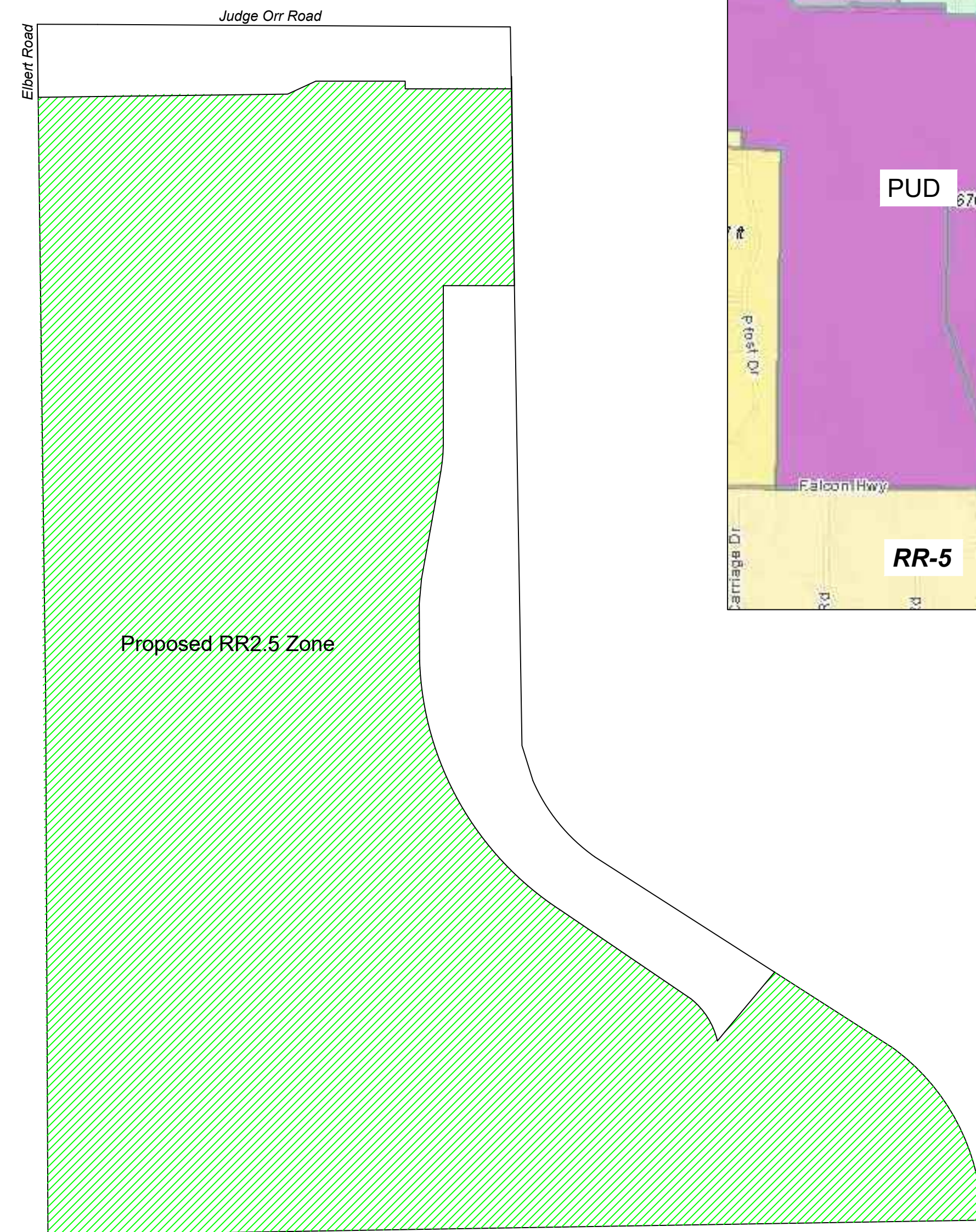
THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OF 493.2194 ACRES.

**E. REZONE MAP KEY**



# ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN RR2.5 - RURAL RESIDENTIAL MIN. 2.5AC LOT SIZE

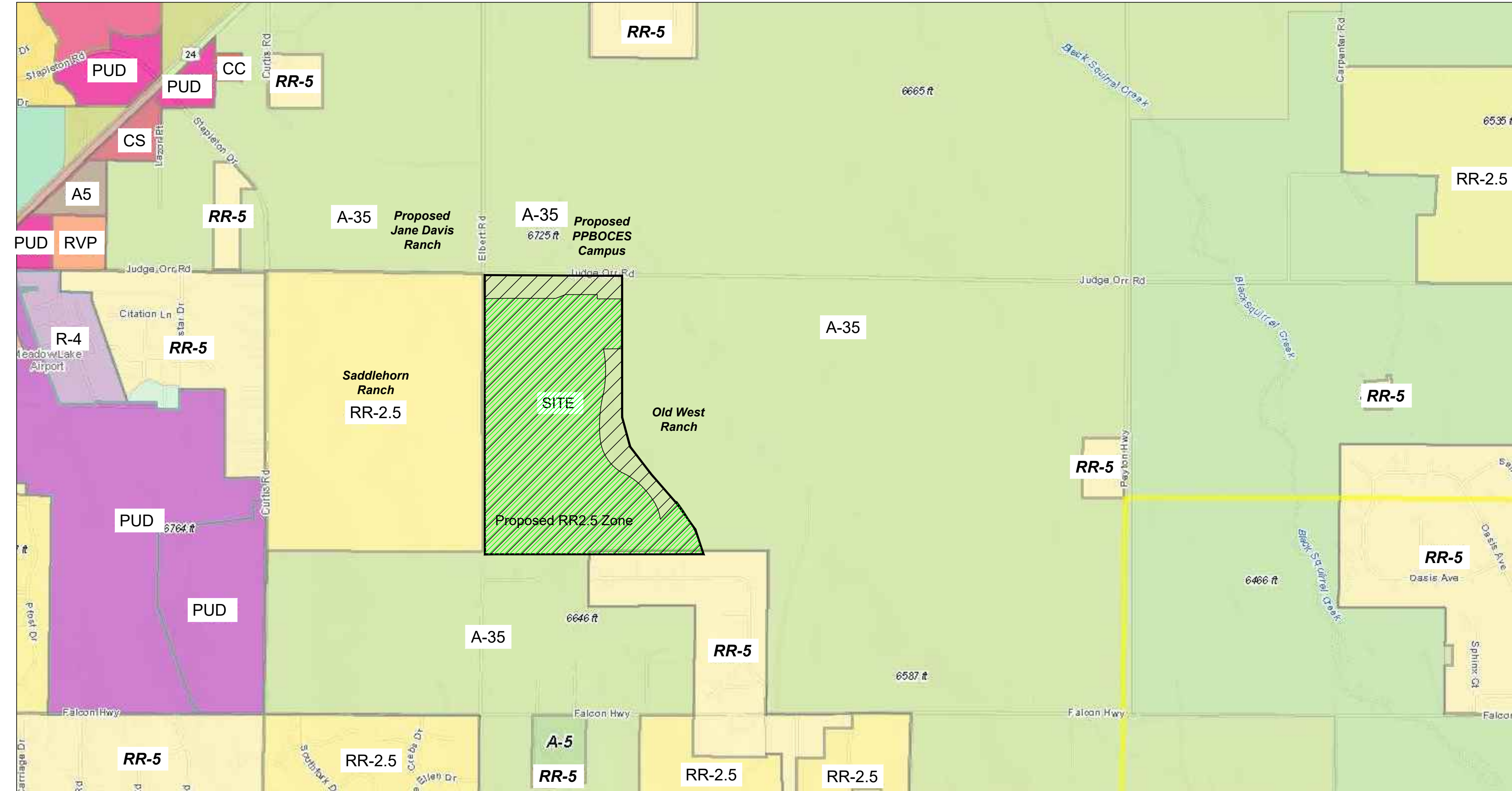
A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

**H. VICINITY MAP**



**F. ADJACENT AND VICINITY ZONING DISTRICT**



**G. MEADOW LAKE AIRPORT AIRSPACE AVIGATION EASEMENT**

A. Brent Houser Enterprises, 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 identified in this Rezone 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 Jane Davis Ranch.

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, dist, 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 Esteban Rodriguez 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 Esteban Rodriguez Subdivision, solely for the above stated purposes.

Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:

- Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Esteban Rodriguez 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

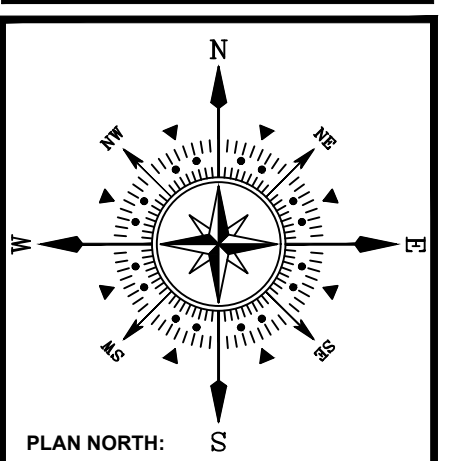
- Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport 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 Brent Houser Enterprises, 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, executives, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez 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 purpose, at which time it shall terminate.
- Brent Houser Enterprises, 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	Subdividers/Applicant   Legal Description   Adjacent and Vicinity Zoning Map
RZP 1.1	RR2.5 Zoning Exhibit   Legal Description   Adjacent Property Owners List
RZP 1.2	RR5.0 Zoning Exhibit   Legal Description   Adjacent Property Owners List
RZP 1.3	CC Zoning Exhibit   Legal Description   Adjacent Property Owners List

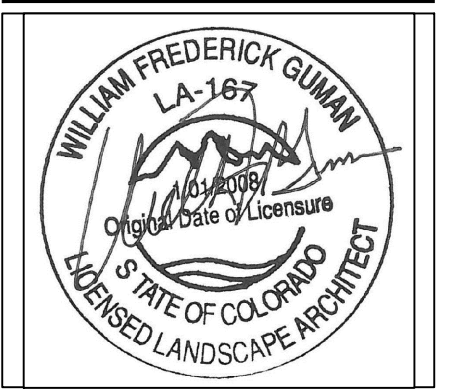
**William Guman & Associates, Ltd.**  
LANDSCAPE ARCHITECTURE  
731 North Weber Street  
Colorado Springs, CO 80903  
(719) 633-9700  
www.gumanLtd.com  
bill@guman.net

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**ESTEBAN RODRIGUEZ SUBDIVISION**  
PROJECT NAME:  
**JUDGE ORR ROAD**  
PROJECT ADDRESS:  
**PEYTON, CO 80831**  
PROJECT DESCRIPTION:  
**RR2.5 RURAL RESIDENTIAL REZONE PLAN**

DATE:	07/19/2024
DESIGNED:	WFG
CHECKED:	GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: AS NOTED ON PLAN

SHEET TITLE:  
**REZONE PLAN**

SHEET NO.  
**RZP\_RR2.5\_1.0**

1 OF 2 SHEETS

FILE NO.  
**P2411**



# ESTEBAN RODRIGUEZ SUBDIVISION REZONE MAP

RR 2.5

REZONE AREA KEY  
424.2973 ac

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 2 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 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 NORTH LINE THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17485" AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "LS 11624", ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 421.12 FEET;

THENCE DEPARTING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

1. S00°28'37"E A DISTANCE OF 376.92 FEET;
2. S16°13'07"E A DISTANCE OF 30.00 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°13'07"E, HAVING A RADIUS OF 1154.50 FEET, A CENTRAL ANGLE OF 15°44'29" AND AN ARC LENGTH OF 317.19 FEET, TO A POINT OF TANGENT;
4. N89°31'23"E A DISTANCE OF 824.31 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 18°02'05" AND AN ARC LENGTH OF 95.90 FEET, TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 18°31'40" AND AN ARC LENGTH OF 51.74 FEET, TO A POINT OF TANGENT;
7. S89°57'52"E A DISTANCE OF 338.31 FEET;
8. S19°38'36"W A DISTANCE OF 167.59 FEET;
9. N00°00'00"E A DISTANCE OF 831.38 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2;

THENCE ON SAID EAST LINE, S00°40'17"E A DISTANCE OF 1035.38 FEET;

THENCE DEPARTING SAID EAST LINE THE FOLLOWING THIRTEEN (13) COURSES:

1. N89°43'59"W A DISTANCE OF 418.30 FEET;
2. S00°00'00"E A DISTANCE OF 864.14 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 10°08'18" AND AN ARC LENGTH OF 176.95 FEET, TO A POINT OF TANGENT;
4. S10°08'18"W A DISTANCE OF 588.38 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 10°42'10" AND AN ARC LENGTH OF 186.80 FEET, TO A POINT OF TANGENT;
6. S00°33'50"E A DISTANCE OF 230.17 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1750.00 FEET, A CENTRAL ANGLE OF 52°06'58" AND AN ARC LENGTH OF 1684.45 FEET, TO A POINT OF TANGENT;
8. S55°42'48"E A DISTANCE OF 886.15 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 43°30'18" AND AN ARC LENGTH OF 284.74 FEET, TO A POINT OF NON-TANGENT;
10. N77°47'27"E A DISTANCE OF 30.00 FEET;
11. N38°49'34"E A DISTANCE OF 487.70 FEET;
12. S57°24'58"E A DISTANCE OF 706.84 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 56°37'52" AND AN ARC LENGTH OF 1186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2618.87 FEET, TO THE WEST LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 11;

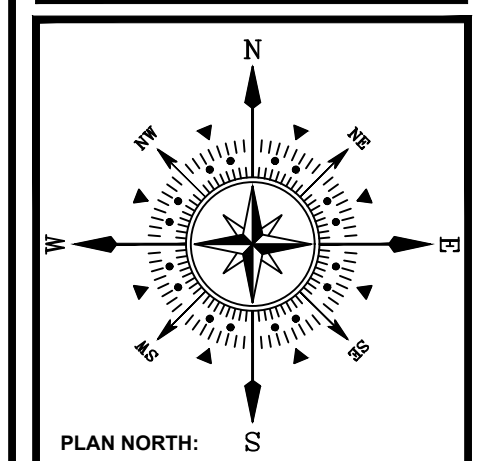
THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1520.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE WEST LINE OF THE SAID SECTION 2, N00°42'27"W A DISTANCE OF 5465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,482,393 SQUARE FEET OR 424.2973 ACRES.

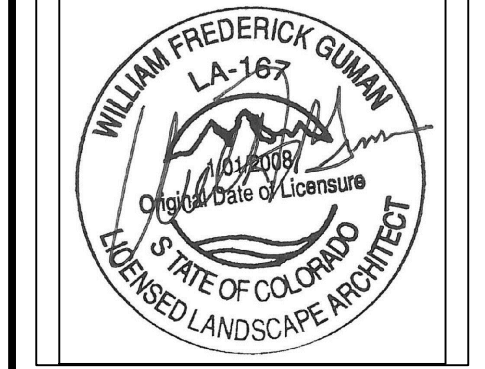
**William Guman & Associates, Ltd.**  
LANDSCAPE ARCHITECTURE  
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**ESTEBAN RODRIGUEZ**  
**JUDGE ORR ROAD**  
**PEYTON, CO 80831**  
REZONE PLAN

DATE: 07/19/2024  
DESIGNED: WFG  
CHECKED: GEM



REVISIONS:	DATE:	BY:	DESCRIPTION:
	10/30/24	WFG	PHASE BOUNDARY MODIFIED (CC, RR-5)

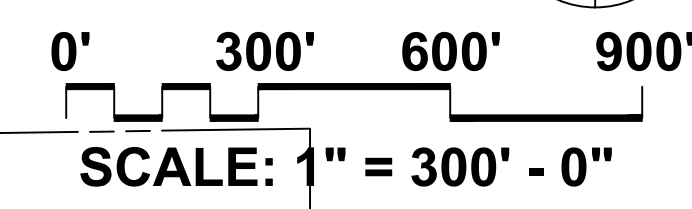
PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**REZONE PLAN**

SHEET NO.  
**RZP\_RR2.5\_1.1**

2 OF 2 SHEETS

FILE NO.  
P2411



Please remove the roadways and ponds depicted on the map as they are not in existence yet

REBAR WITH A 1.5" ORANGE PLASTIC CAP STAMPED: LS 32439

REBAR WITH A 1.5" ORANGE PLASTIC CAP STAMPED: LS 32439

SW CORNER SECTION 2 T13S, R64W, 6TH PM 3.25" ALUMINUM CAP STAMPED: LS 9853 1994

**RR 2.5 (Rural Residential 2.5 ac Min.)**  
424.2973 ac

REBAR WITH A 3/4" YELLOW PLASTIC CAP STAMPED: LS 11624

REBAR WITH A 3/4" YELLOW PLASTIC CAP STAMPED: LS 11624

REBAR WITH A 1.5" ORANGE PLASTIC CAP ILLEGIBLE

Jane Davis Living Trust  
9060 Elbert Road  
Peyton, CO 80831-8319  
TSN 420000470  
ZONE: A35  
Pikes Peak BOCES  
2883 S Circle Drive  
Colorado Springs, CO 80906  
TSN 420000362  
ZONE: A35

Gorilla Capital Co.  
1342 High Street  
Eugene, OR 97041  
TSN 430000635  
ZONE: RR-2.5

Brent Houser Enterprises, LLC  
11890 Garrett Road  
Peyton, CO 80831-7685  
TSN 430000534  
ZONE: A35

Brent Houser Enterprises, LLC  
11890 Garrett Road  
Peyton, CO 80831-7685  
TSN 430000537  
ZONE: A35

Adam C. Moody  
15365 Judge Orr Road  
Peyton, CO 80831  
TSN 430000528  
Zone: A35

Dwayne Lee Simmons  
2039 N. Academy Blvd.  
Colorado Springs, CO 80909  
TSN 430000534  
ZONE: A35

Walker Blount  
605 Ocean Club Court  
Fernandina Beach, FL 32034  
TSN 430000619  
ZONE: A35

Timothy Bennett  
7990 Cowboy Ranch VW  
Peyton, CO 80831  
TSN 430000618  
ZONE: A35

Jonathan David Oldja  
12444 Pine Valley Circle  
Peyton, CO 80831-4101  
TSN 430000617  
ZONE: A35

Daryl Driscoll  
7870 Cowboy Ranch VW  
Peyton, CO 80831  
TSN 430000615  
ZONE: A35

JKW Trust  
16850 Sagecreek Road  
Peyton, CO 80831-7910  
TSN 4312001009  
ZONE: RR-5

James R. Dagan  
16480 Sagecreek Road  
Peyton, CO 80831-7923  
TSN 4311001003  
ZONE: RR-5

Jacob Schiferl  
16580 Sagecreek Road  
Peyton, CO 80831-7919  
TSN 4411001005  
ZONE: RR-5

Daniel McCray  
16640 Sagecreek Road  
Peyton, CO 80831-7910  
TSN 4311001006  
ZONE: RR-5

7120 SUDIEV, LLC  
7120 Falcon Grassy Heights  
Peyton, CO 80831-7995  
TSN 430000496  
ZONE: A35

Jenny A Olson Trust  
7360 Falcon Grassy Heights  
Peyton, CO 80831-7996  
TSN 430000502  
ZONE: A35

Edgar E. Hall  
16380 Sagecreek Road  
Peyton, CO 80831-7926  
TSN 4311001001  
ZONE: RR-5

James C. Costa  
16440 Sagecreek Road  
Peyton, CO 80831-7923  
TSN 4311001002  
ZONE: RR-5

Lance Erickson  
16520 Sagecreek Road  
Peyton, CO 80831-7919  
TSN 4311001004  
ZONE: RR-5

Laurel M. Vickers  
16760 Sagecreek Road  
Peyton, CO 80831-7910  
TSN 4311001007  
ZONE: RR-5

(A-35)

(RR 5.0)

(RR 5.0)