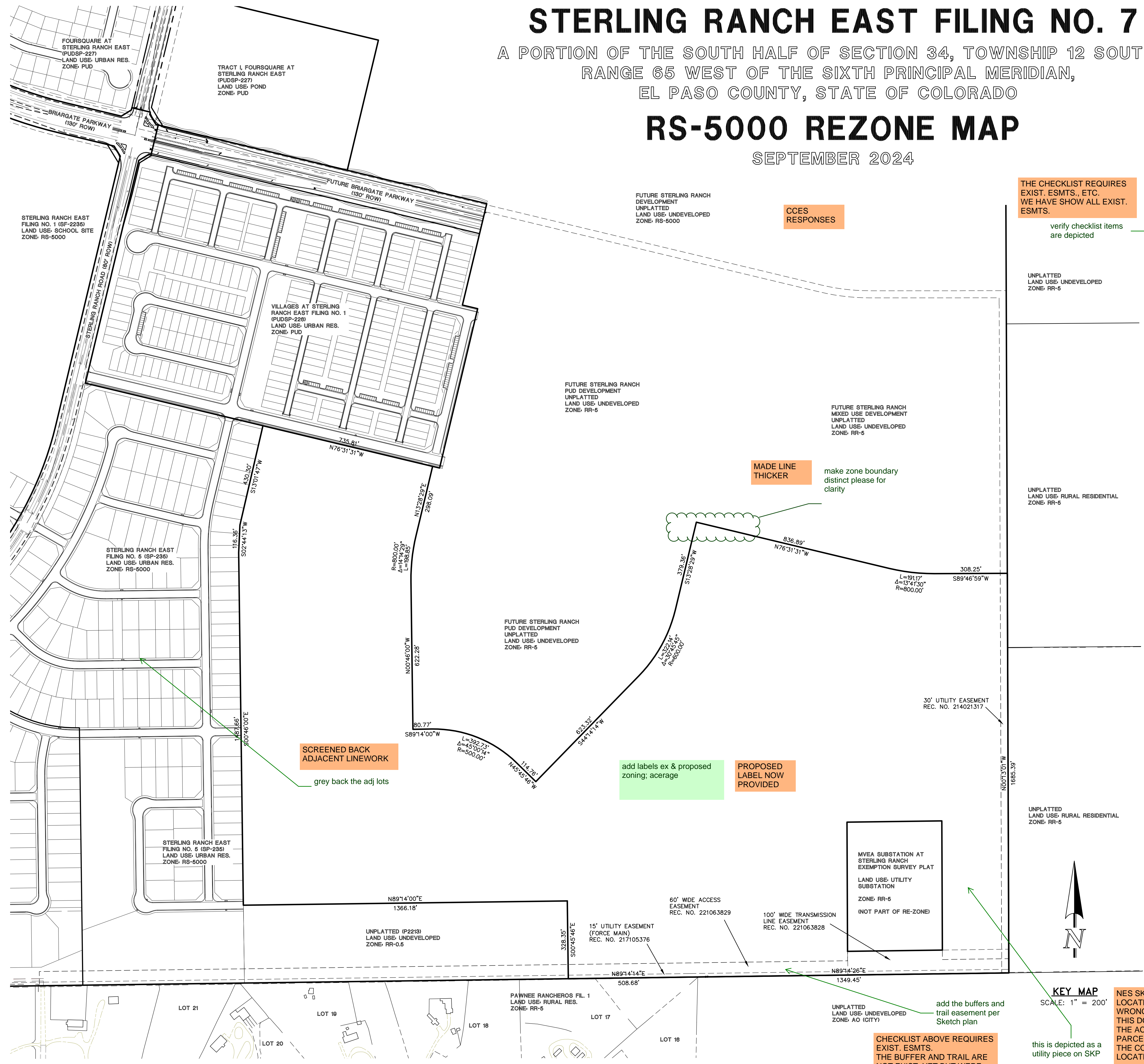


# STERLING RANCH EAST FILING NO. 7

A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## RS-5000 REZONE MAP

SEPTEMBER 2024



Map Amendment (Rezoning) Requirements

The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses. The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.

Graphic Drawing Requirements (the graphic drawing exhibit shall contain no color elements)

- Owner name and contact information for responsible party
- Applicant name (if not owner) and contact information for responsible party
- Report preparer name and contact information for responsible party
- Name of proposed development centered on the top of the plan and at the top of each sheet. On each sheet a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the proposed or development is located
- Lot/parcel size
- Preparation date, north arrow and a graphic scale
- Existing zoning boundary description of the subject property, which shall illustrate the legal description
- Requested zoning boundary description, which shall illustrate the legal description
- Adjacent property - owner's name, land use and zoning
- Existing private and public roads
- Existing structures
- Existing easements

THE CHECKLIST REQUIRES EXIST. ESMTS., ETC. WE HAVE SHOW ALL EXIST. ESMTS.

verify checklist items are depicted

SITE DATA		PROJECT TEAM	
TAX ID NUMBERS:	PORTIONS OF 52000-00-573, 52000-00-553	OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-8333 MR. LOREN MORELAND
SKETCH PLAN:	SKP235	APPLICANT/ CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
CURRENT ZONING:	RR-5	PLANNING/ LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW
PROPOSED ZONING:	RS-5000		
TOTAL REZONE AREA:	106.624 ACRES		

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 - 2006" FOUND 0.1 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'26" WEST A DISTANCE OF 1349.45 FEET.

**BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;**

THENCE SOUTH 89°14'26" WEST, ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 1,349.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 508.68 FEET;

THENCE NORTH 00°45'46" WEST A DISTANCE OF 328.35 FEET;

THENCE SOUTH 89°14'00" WEST A DISTANCE OF 1,366.18 FEET;

THENCE NORTH 00°46'00" WEST A DISTANCE OF 1,487.66 FEET;

THENCE NORTH 02°44'13" EAST A DISTANCE OF 116.36 FEET;

THENCE NORTH 13°01'47" EAST A DISTANCE OF 430.30 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 735.81 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 298.09 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'29", AN ARC DISTANCE OF 198.85 FEET;

THENCE SOUTH 00°46'00" EAST A DISTANCE OF 622.28 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 80.77 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'14", AN ARC DISTANCE OF 392.73 FEET;

THENCE SOUTH 45°45'46" EAST A DISTANCE OF 114.76 FEET;

THENCE NORTH 44°14'14" EAST A DISTANCE OF 623.32 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 600.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°45'45", AN ARC DISTANCE OF 322.14 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 379.36 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 836.89 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'30", AN ARC DISTANCE OF 191.17 FEET;

THENCE NORTH 89°46'59" EAST A DISTANCE OF 308.25 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;

THENCE SOUTH 00°13'01" EAST, ON SAID EAST LINE, A DISTANCE OF 1,685.39 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM**

THAT CERTAIN PARCEL BEING THE MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED FEBRUARY 24, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, UNDER RECEPTION NUMBER 221714681

THE ABOVE DESCRIPTION PRODUCES A CALCULATED NET AREA OF 4,644,526 SQUARE FEET (106.62365 ACRES).

KEY MAP  
SCALE: 1" = 200'

STERLING RANCH EAST FILING NO. 7  
RS-5000 REZONE MAP

DESIGNED BY	MAW	SCALE	DATE	9/5/2024
DRAWN BY	MAW	(H) 1" = 200'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.70	

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

# V1\_Zoning Map comments.pdf Markup Summary

dsdparsons (8)



**Subject:** Image  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 10/31/2024 1:47:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

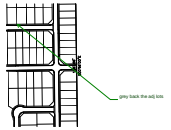


**Subject:** Highlight  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 10/31/2024 1:48:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add labels ex & proposed zoning; acreage

**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 11/4/2024 7:24:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add labels ex & proposed zoning; acreage



**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 11/4/2024 7:24:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

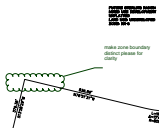
grey back the adj lots

verify checklist items are depicted

LATTED

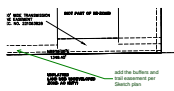
**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 11/4/2024 7:25:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

verify checklist items are depicted



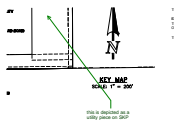
**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 11/4/2024 7:26:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

make zone boundary distinct please for clarity



**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 11/4/2024 7:27:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add the buffers and trail easement per Sketch plan



**Subject:** Callout  
**Page Label:** [1] Layout1  
**Author:** dsdparsons  
**Date:** 11/4/2024 7:27:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is depicted as a utility piece on SKP