

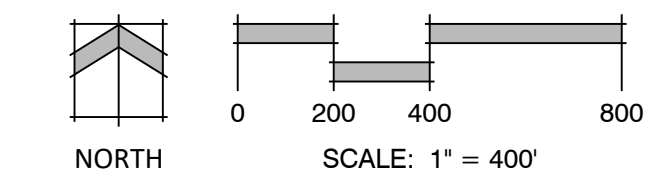
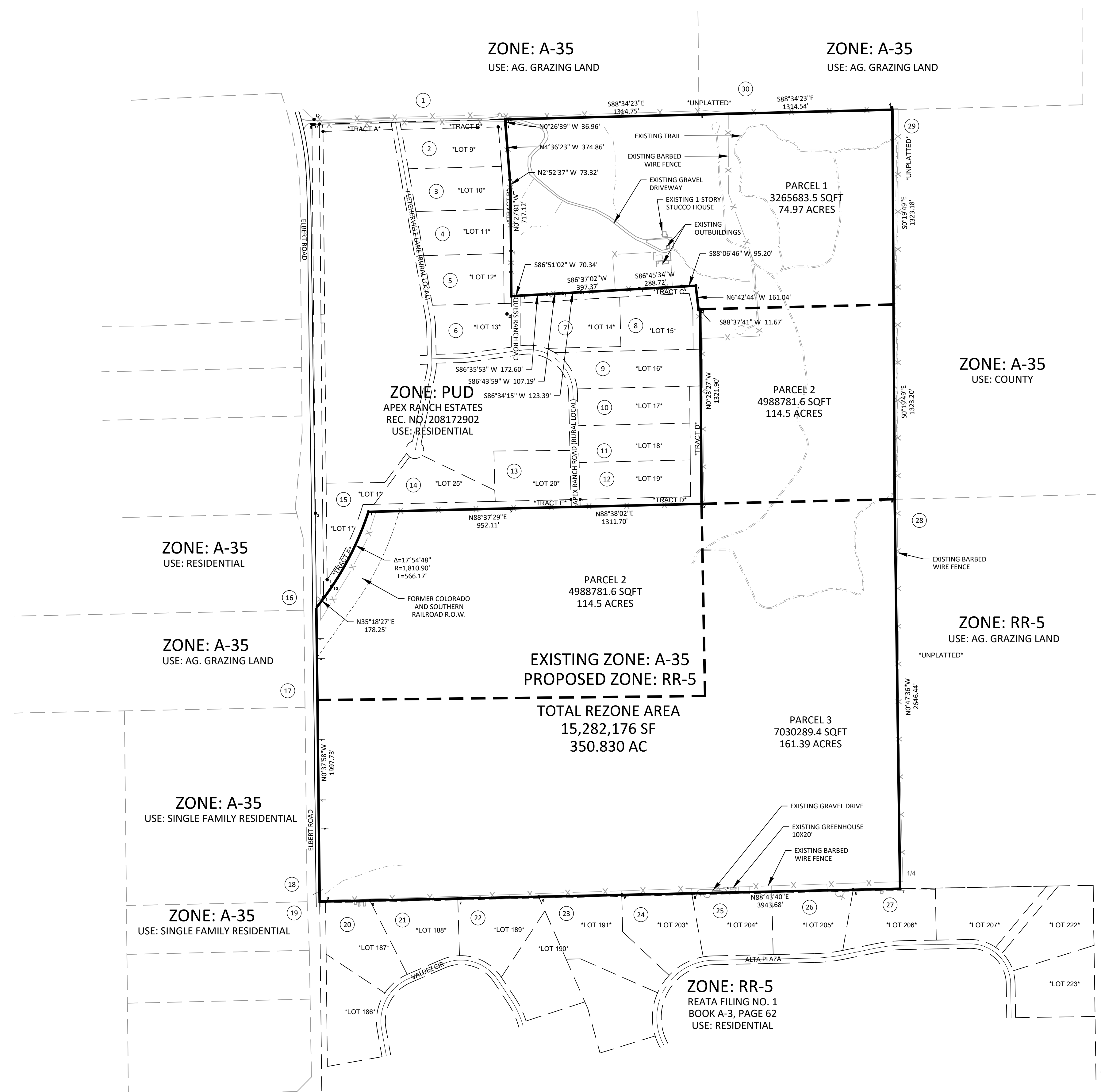


N.E.S. Inc.
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OVERLOOK AT HOMESTEAD

ELBERT ROAD
EL PASO COUNTY,
COLORADO

PROJECT NO: 2012023
DATE: 07/24/2023
PROJECT MGR: A. BARLOW
PREPARED BY: R. ROMAN

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE PORTION OF LAND CONVEYED IN DEED RECORDED OCTOBER 4, 2005 UNDER RECEPTION NO. 205156836, COUNTY OF EL PASO, STATE OF COLORADO.

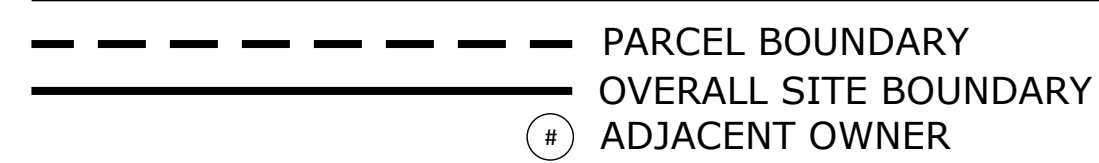
TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID QUARTER SECTION LYING NORTHWEST OF THE FORMER RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY, COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPTING ANY PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS IN DEED RECORDED MARCH 26, 1959 IN BOOK 1734 AT PAGE 504.

SITE DATA

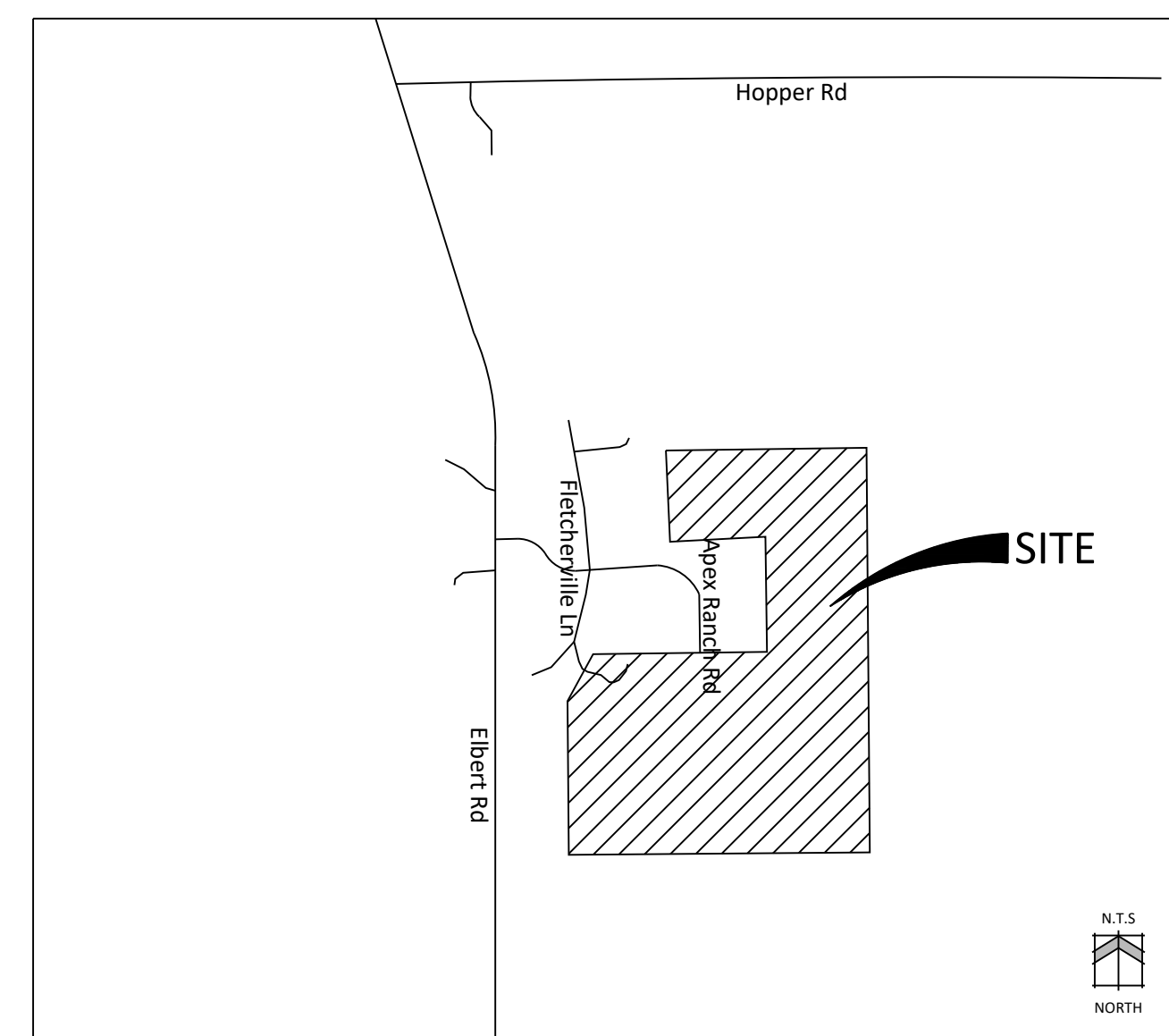
OWNER/APPLICANT:	PT Overlook LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
PROPERTY ADDRESS:	16875 Elbert Road Peyton, CO 80831
TAX ID NUMBERS:	4122000005, 4100000255, 4100000256
SITE ACREAGE:	350.830 AC
EXISTING ZONING:	A-35
PROPOSED ZONING:	RR-5
PROPOSED LAND USE:	Residential Lots: Trail ESMT : ROW:
	331.2329 AC, 62 Lots 0.5851 acres 19.012 acres

ADJACENT PROPERTY OWNER NAME	ADDRESS
1 KEELEY FAMILY SECURITY TRUST (ROBERT & SANDRA KEELEY)	17245 ELBERT RD PEYTON CO, 80831-9566
2 JASON & STEPHEN WOOD	16985 FLETCHERVILLE LN PEYTON CO, 80831-9725
3 MICHAEL & TRACI DUNCANSON	16925 FLETCHERVILLE LN PEYTON CO, 80831-9725
4 TAK & SYLVIA ENG	16865 FLETCHERVILLE LN PEYTON CO, 80831-9724
5 HOLLIS & DENISE HENRY	16805 FLETCHERVILLE LN PEYTON CO, 80831-9724
6 MERSMAN FAMILY REVOC LIVING TRUST (DANIEL, DONALD, & KIM MERSMAN)	15260 APEX RANCH RD PEYTON CO, 80831-9704
7 MERSMAN FAMILY REVOC LIVING TRUST (DONALD & KIM MERSMAN)	15260 APEX RANCH RD PEYTON CO, 80831-9722
8 LUND FAMILY REVOC LIVING TRUST (ROGER & JOANN LUND)	15320 APEX RANCH RD PEYTON CO, 80831-9721
9 LUND FAMILY REVOC LIVING TRUST (ROGER & JOANN LUND)	15320 APEX RANCH RD PEYTON CO, 80831-9721
10 TRES BOYS LLC	680 MISSION ST #38G SAN FRANCISCO CA, 94105-4046
11 BRIAN MORSE	15620 APEX RANCH RD PEYTON CO, 80831-9711
12 BRIAN MORSE	15620 APEX RANCH RD PEYTON CO, 80831-9711
13 AIMEE ZAHN	15621 APEX RANCH RD PEYTON CO, 80831-9711
14 BOHENNA FAMILY TRUST	16505 FLETCHERVILLE LN PEYTON CO, 80831-9712
15 KEVIN & JULIE BRANDON	16504 FLETCHERVILLE LN PEYTON CO, 80831-9712
16 VERNIE & LEAH RENAE MONIEN	16460 ELBERT RD PEYTON CO, 80831-9507
17 PAUL & PATTY MAGGINETTI	16330 ELBERT RD PEYTON CO, 80831
18 KRISTIN STITES	16210 ELBERT RD PEYTON CO, 80831-9507
19 SANDRA WOODS	15950 ELBERT RD PEYTON CO, 80831-9506
20 CARL JR. & CRESTA WELBORN & MARY BARR	15860 VALDEZ CIR PEYTON CO, 80831-9441
21 BRAEDEN ROBERTS	15880 VALDEZ CIR PEYTON CO, 80831-9441
22 CODY & GRACE DAVIS	15885 VALDEZ CIR PEYTON CO, 80831
23 JOHN & JASMIN CASTRO	15740 ALTA PLAZA PEYTON CO, 80831-9471
24 BILLY & JULIE TANNER	PO BOX 492 PEYTON CO, 80831-0492
25 TIMOTHY & TRACY WINFREE	15790 ALTA PLAZA PEYTON CO, 80831-9471
26 ANTHONY & MARY ADAMS	15880 ALTA PLAZA PEYTON CO, 80831-9435
27 ANTHONY & MARY ADAMS	15880 ALTA PLAZA PEYTON CO, 80831-9435
28 WILLIAM & JEAN PICKLE	8018 CISTENA WAY PARKER CO, 80134-2717
29 EL PASO COUNTY	200 S CASCADE AVE STE 150 COLORADO SPRINGS CO, 80903
30 HABAKUK LTD LIABILITY CO	1280 LOST CREEK LN LAFAYETTE CO, 80026-3461

LEGEND



VICINITY MAP



REZONE MAP

DATE: 8/1/2023 BY: AR DESCRIPTION: PER COUNTY COMMENTS

REZONE MAP

1

1 OF 1

PCD FILE # P235