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**Board of County Commissioners**  
 Holly Williams, District 1  
 Carrie Geitner, District 2  
 Stan VanderWerf, District 3  
 Longinos Gonzalez, Jr., District 4  
 Cami Bremer, District 5

**TO: El Paso County Board of County Commissioners**  
**Stan VanderWerf, Chair**

**FROM: Ryan Howser, AICP, Planner III**  
**Charlene Durham, PE, Engineer III**  
**Kevin Mastin, Interim Executive Director**

**RE: Project File #: PUDSP-21-001**  
**Project Name: The Villas at Claremont Ranch PUDSP Amendment**  
**Parcel Nos.: 54043-03-062; 54043-03-066**

OWNER:	REPRESENTATIVE:
Phi Real Estates Services, LLC 200 West City Center Drive, Suite 200 Pueblo, CO, 81003  Cherokee Metropolitan District 9250 Palmer Park Boulevard Colorado Springs, CO, 80915	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO, 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	6/16/2022
Board of County Commissioners Hearing Date	6/21/2022

**EXECUTIVE SUMMARY**

A request by Phi Real Estates Services, LLC and Cherokee Metropolitan District for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 83 single-family attached residential lots and five (5) tracts. The 10.17-acre property is located at the

northeast corner of Meadowbrook Parkway and Marksheffel Road and within Section 4, Township 14 South, Range 65 West of the 6th P.M.

#### **A. REQUEST/MODIFICATIONS/AUTHORIZATION**

**Request:** Approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 83 single-family attached residential lots and five (5) tracts within a 10.17-acre development area. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2021), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s).

#### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification(s) of the Land Development Code:

1. The applicants are requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are proposed to be built to public road standards.
  - Section 8.4.4.C, *Public Roads Required*, of the Code states:  
“Divisions of land, lots and tracts shall be served by public roads.”
  - Section 8.4.4.E.3, *Private Road Allowances*, of the Code states:



“Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:

- Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
- Design speed where it is unlikely the road will be needed for use by the general public;
- Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
- Maximum and minimum block lengths;
- Maximum grade.”

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/preliminary plan, adequate lot accessibility can be provided via the proposed private roadways. The applicants have depicted a sidewalk design and layout that accommodates pedestrians throughout the proposed PUD/preliminary plan and allows for connections to the adjacent existing sidewalks and trail corridor.

According to the applicant’s PUD/preliminary plan, private roads are being proposed to provide more flexibility in the design, provide more open space, and provide better pedestrian connectivity. The private roads are mostly proposed to be built to County standards and are proposed to be maintained and owned by the Homeowner’s Association (HOA).

The applicant requests the following deviations from the Engineering Criteria Manual (ECM):

1. A deviation from ECM Section 2.3.2 Design Standards by Functional Classification, Table 2-7 Roadway Design Standards for Urban Collectors and Locals, was requested for a 20-foot paved road section plus curb and gutter with no on-street parking. The ECM standard is for a 24-foot paved section plus curb and gutter and allows for on-street parking. This deviation is being requested due to the “clustering” of the townhome development. The driveway density for the attached townhome product eliminates the ability to provide on-street parking, which is allowed in the typical urban residential section. To compensate for the lack of on-street parking, garage, driveway and designated (striped)



parking has been provided, which exceeds the development parking requirement.

ECM Administrator Decision:

The ECM Administrator recommends approval of the requested PUD modifications as the proposed roadways will be private and additional garage, driveway and designated (striped) parking has been provided within the development, which exceeds the development parking requirement. The proposed paved width has been verified to meet fire equipment access requirements. Pedestrian access has been enhanced through the development with the use of rear facing units to the common areas, providing access to central walkways and landscape areas.

**Authorization to Sign:** PUD Development Plan and any other documents required to finalize the approval

**B. PLANNING COMMISSION SUMMARY**

**Request Heard:** As a regular item at the June 16, 2022 hearing.

**Recommendation:** Approval based on recommended conditions and notations.

**Waiver Recommendation:** N/A

**Vote:** 8 to 0

**Vote Rationale:** N/A

**Summary of Hearing:** The applicant was represented by at the hearing.

**Legal Notice:** Advertised in Shopper's Press on June 1, 2022.

**C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the





- surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
  - The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
  - Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
  - Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
  - The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
  - The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
  - The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
  - Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
  - The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2021) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;



- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;



- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

**D. LOCATION**

North: PUD (Planned Unit Development)	Single-family detached residential
South: PUD (Planned Unit Development)	Vacant
East: PUD (Planned Unit Development)	Single-family detached residential
West: I-3 (Heavy Industrial)	Industrial
CS (Commercial Service)	Vacant commercial

**E. BACKGROUND**

The property was originally zoned A-4 (Agricultural) on September 20, 1965 (BoCC Resolution No. 434870). Due to changes in the nomenclature of the Code, the A-4 zoning district was renamed as the RR-3 (Rural Residential) in 1991.

The Board of County Commissioners (BoCC) approved the Claremont Ranch Sketch Plan on October 16, 1997 (PCD File No. SKP-97-002), which consisted of approximately 537 single-family residential units, 484 multifamily residential units, 42 acres of commercial land, 102.5 acres of industrial land, and 81 acres of open space within a total development area of 408.6 acres. At this time, the property subject to the current PUD amendment was identified as suitable for industrial uses.

The BoCC approved an amended sketch plan for Claremont Ranch on August 9, 2001 (PCD File No. SKP-00-011). At this time, the property subject to the PUD current amendment was identified as a hotel / commercial site.

The BoCC approved an amended sketch plan for Claremont Ranch and a map amendment (rezoning) from RR-3 to PUD (Planned Unit Development) on November 18, 2004 (PCD File No. PUD-04-009). At this time, the property subject to the PUD current amendment was identified as a hotel / commercial site. The subject property was platted at Tract G and Tract A within the Claremont Ranch Filing No. 7 final plat on February 10, 2005 (PCD File No. SF-04-009).



On November 4, 2021, the Planning and Community Development Director approved a minor amendment to the Claremont Ranch Sketch Plan to change the use classification of the subject property from a hotel / commercial site to a site for single-family attached residential uses (PCD File No. SKP-21-001).

Tract A is identified as a 30-foot buffer and utility easement on the Sketch Plan and is included in the proposed PUD plan as a tract for the same purpose. The applicant intends to replat Tract G as 83 single-family attached residential lots and five (5) tracts for private streets, utility and drainage easements, and open space. If The Villas at Claremont Ranch PUD development plan and preliminary plan and subsequent final plats are approved, the residential component of the Claremont Ranch sketch plan will be completely built-out with a total of 1,497 residential units. The proposed PUD development plan and preliminary plan are consistent with the approved sketch plan for the property.

The permitted uses within the proposed PUD plan include single-family attached residential, single-family detached residential, open space, parks, trails, recreational amenities, and stormwater detention. If The Villas at Claremont Ranch PUD development plan and preliminary plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, then it is anticipated that the applicant will request administrative approval by the Planning and Community Development Department Executive Director for all subsequent final plats.

## **F. ANALYSIS**

### **1. Land Development Code Analysis**

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8, as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the Land Development Code (2021).

Section 4.2.6.F.8 of the Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 10.17 acres in size, which would require a total of 44,294 square feet of open space area (1.01 acres). The applicant is providing 195,538 square feet (4.49 acres, approximately 44 percent) of designated open space tracts.

### **2. Zoning Compliance**

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and



maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

## **G. MASTER PLAN ANALYSIS**

### **1. Your El Paso Master Plan**

#### **a. Placetype: Employment Center**

##### **Placetype Character:**

Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

##### **Recommended Land Uses:**

###### *Primary*

- Light Industrial/Business Park
- Heavy Industrial
- Office

###### *Supporting*

- Commercial Retail
- Commercial Service
- Restaurant

##### **Placetype: Military**

Land use and development near and immediately adjacent to existing military installations, as well as their ancillary facilities, require additional consideration with regard to the compatibility of development and the



potential for impacts or interference with military lands and potential future military base missions. The five military installations in the County, Cheyenne Mountain Air Force Station, Fort Carson, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy (USAFA), each function of their own accord.

Most include a mix of residential and other supporting uses in addition to their core military functions. In total they serve over 151,000 active-duty, National Guard, Reserve, retired military personnel, contractors, and other related tenants throughout Colorado's Front Range. The County continues to partner with all of the installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions. Base Realignment and Closure (BRAC) is a key factor in the Military placetype. This is the only placetype that proposes to describe primary and supporting land uses for areas around and near the placetype, which causes overlap with adjacent placetypes.

### **Recommended Land Uses:**

#### *Primary*

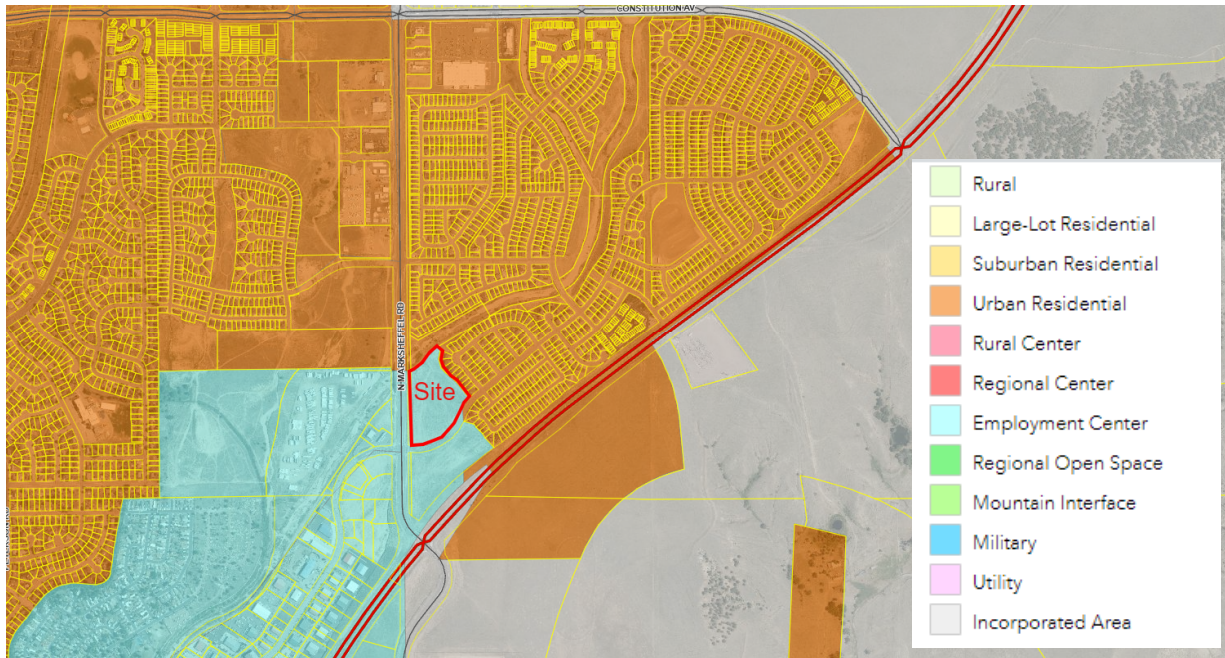
- Military Operation
- Office
- Light Industrial
- Multifamily Residential

#### *Supporting*

- Single-Family Detached Residential
- Single-Family Attached Residential
- Restaurant
- Commercial Retail
- Commercial Service
- Entertainment
- Institutional
- Parks and Open Space







**Figure G.1: Placetype Map**

**Analysis:**

The property is located within the Employment Center placetype. The Employment Center placetype is the County’s primary location for large-scale, nonretail businesses that provide significant employment and economic development opportunities. The property is also located within the two-mile military reservation buffer. The Military placetype consists of the installations and the supporting land uses that surround them. Military installations are major land owners and employers and to help support sustainable growth in the community they must also be adequately supported. The relevant goals and objectives are as follows:

**Goal LU1** – *Ensure compatibility with established character and infrastructure capacity.*

**Goal LU3** – *Encourage a range of development types to support a variety of land uses.*

**Goal HC1** – *Promote development of a mix of housing types in identified areas.*

**Goal HC3** – *Locate attainable housing that provides convenient access to goods, services, and employment.*



**Objective HC1-6** – *Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.*

**Goal M1** – *Support compatible land uses within and in close proximity to bases and associated facilities.*

**Objective M1-1** – *Continue to include military installation representatives in regional planning efforts such as transportation plans, master plans, and facilities planning to ensure compatibility among future desired development and military operations.*

The proposed map amendment may be considered compatible with the development pattern of the surrounding neighborhood and is an continuation of the ongoing Claremont Ranch development. The proposed uses associated with the PUD are not consistent with the uses recommended in the Master Plan for Employment Centers; however, the proposal is consistent with several goals and objectives within Land Use and Housing chapters of the Master Plan. According to the applicant's letter of intent, the applicant identifies the property as not large enough to accommodate the "large-scale employers" or "large swaths of land" identified in the placetype description.

The property is located adjacent to single-family residential uses to the east and commercial and industrial uses to the west of Marksheffel Road. The applicant indicates in their letter of intent that single-family attached residential uses on the subject property may be suitable as a transition between the employment center west of Marksheffel Road and the single-family detached residential uses to the east. The Employment Center placetype identifies transitional uses, buffering, and screening as appropriate to limit the impacts high intensity industrial and commercial uses may have on single-family detached housing.

The property is located within two (2) miles of Peterson Air Force Base. While the property is not located within the Military placetype, it is located within the two-mile reservation buffer for the placetype. The buffer is intended to encourage development near the military institutions that is functionally compatible with military operations. The proposed uses are consistent with the Military placetype and single-family attached residential

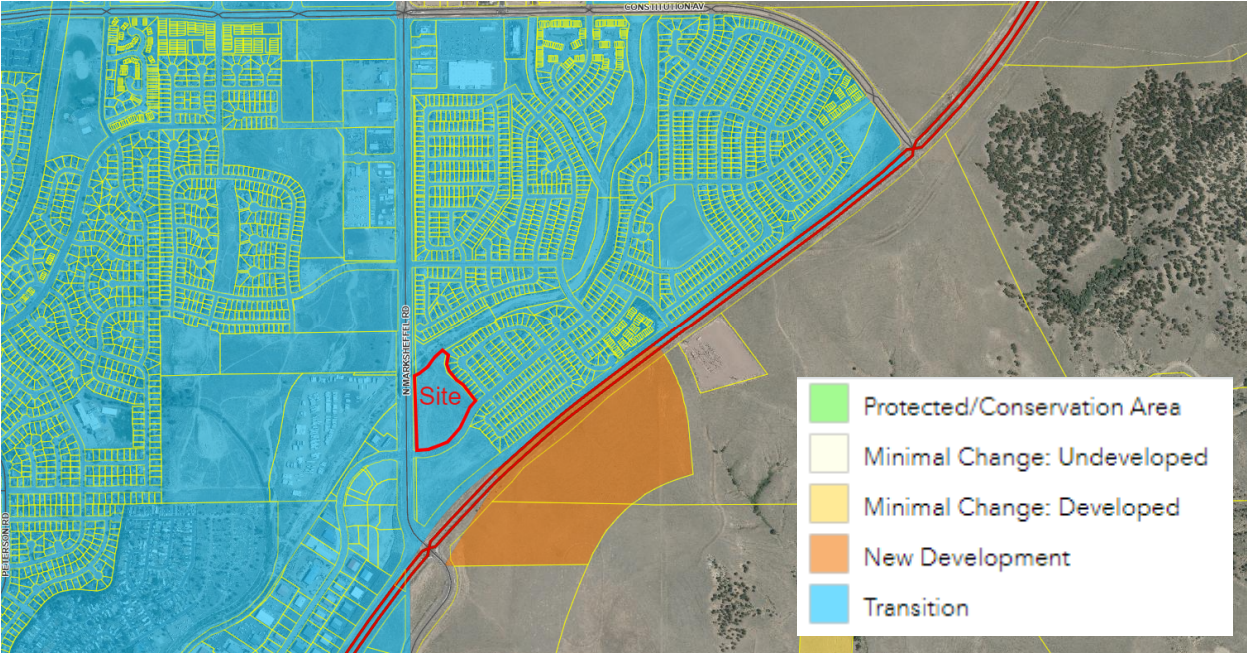


is listed as a supporting use within the placetype. The Military placetype identifies the importance of locating higher-density residential uses near military institutions.

**b. Area of Change Designation: Transition**

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center. A relevant priority is as follows:

**Goal LU3 Priority –** *The Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment will be intense enough to transition the existing development setting to an entirely new type of development.*



**Figure G.2: Area of Change Map**

**Analysis:**

The proposed PUD development plan and preliminary plan will increase the residential density of the subject parcels by providing a gross density on 10.17 acres of 8.13 dwelling units per acre. This may significantly alter the character of the surrounding area by providing high-density attached residential development to an area predominantly consisting of single-family detached residential development. However, the higher density proposed on this property may act as a suitable buffer between the single-family detached residential development to the east and the commercial and industrial uses to the west. The recently approved sketch plan amendment (PCD File No. SKP-21-001) changed the use classification of the subject property from a hotel / commercial site to a site for single-family attached residential uses. The proposed PUD development plan and preliminary plan are consistent with the previously approved sketch plan amendment.

**c. Key Area Influences**

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is potentially influenced by two Key Areas: 1) Colorado Springs Airport/Peterson Air Force Base and 2) Military Installations.

**Colorado Springs Airport/Peterson Air Force Base**

Colorado Springs Airport is the second largest in the State of Colorado with continually rising passenger totals and activity. Currently, large amounts of land adjacent to the airport are primed for commercial and industrial development, in part due to the establishment of a Commercial Aeronautical Zone (CAZ). The Board of County Commissioners approved the CAZ to attract local businesses and spur development on the available land. The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County. Employment Centers not only provide additional job opportunities for County residents but it expands the County’s tax base, providing more opportunities to address other County issues such as upgrades to infrastructure, expansion of services and development of new roadways. Peterson Air Force Base also utilizes the Colorado Springs Airport for military flight operations and hosts various military activities critical to national security. The County should also coordinate future development





adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport. Coordination with Colorado Springs Airport should also be considered, as necessary.

**Military Installations**

Colorado state law requires local governments to notify military installations of development applications taking place nearby, as per Colorado Revised Statute § 29-20-105.6. El Paso County has five military installations: Cheyenne Mountain Air Force Station, Fort Carson Army Base, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy.

Given the central role the military plays in the region, El Paso County has worked to support its military installations through its land use, transportation, and natural resource planning efforts. Areas directly adjacent to the installations are critical to successfully planning for the County’s projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation, as outlined in Chapter 9 Military.

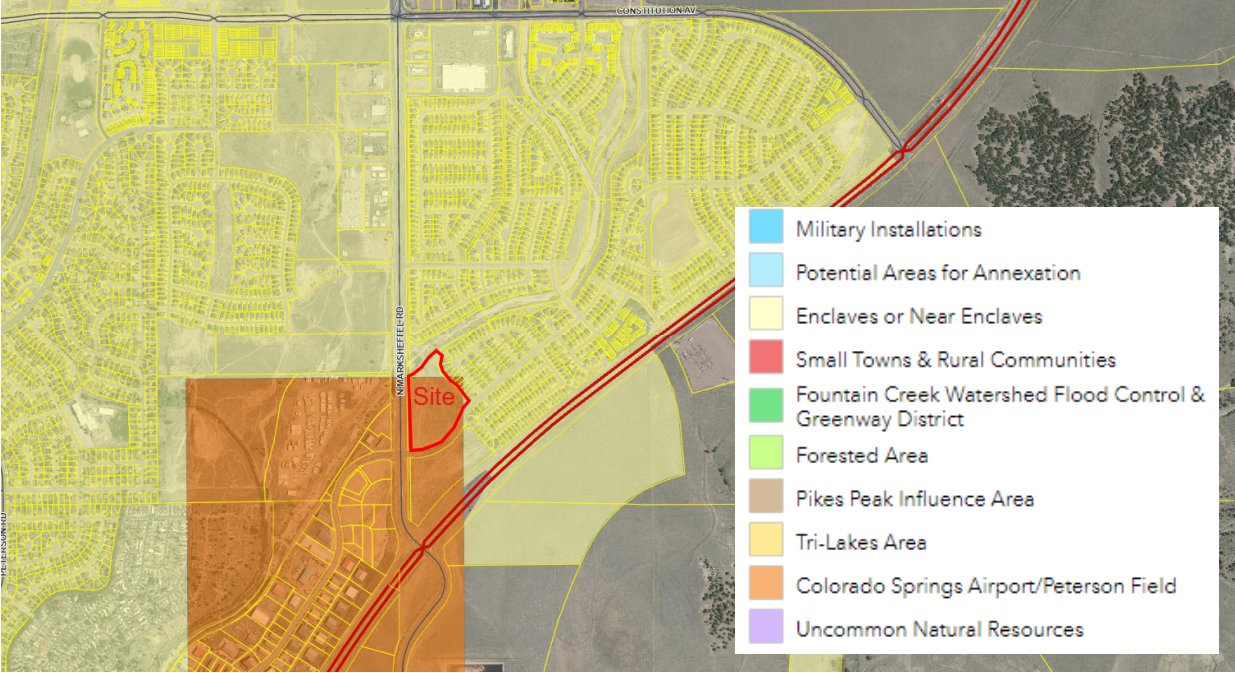


Figure G.3: Key Area



**Analysis:**

The property is located in close proximity to the Colorado Springs Airport (COS) and Peterson Air Force Base (AFB). Both the COS Airport Advisory Commission and the AFB were sent referrals for the proposed PUD development plan and preliminary plan. COA has no outstanding comments and Peterson AFB did not provide a response.

The property is located within the CAD-O (Commercial Airport Overlay) district. The property is also included within the APZ-2 (Accident Potential Zone II) sub-zone. However, single-family residences are identified as an allowed use within the APZ-2 sub-zone and therefore the proposed PUD development plan and preliminary plan are not inconsistent with the CAD-O district.

**2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

***Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.***

***Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.***

***Goal 1.2 – Integrate water and land use planning.***

***Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.***

***Goal 3.4 – Promote cooperation between water providers to achieve increased efficiencies on storage.***

***Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water***



supply emergencies.

**Goal 4.5** – Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.

**Policy 5.2.4** – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

**Policy 5.5.1** – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

**Policy 6.0.1** – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

**Policy 6.0.11** – Continue to limit urban level development to those areas served by centralized utilities.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The subject properties are located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060.

Specifically, the Plan states:

“Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown on other maps.”

The Plan identifies the current demands for Region 5 to be 4,211 acre-feet per year (AFY) (Figure 5.1) with a current supply of 4,443 AFY (Figure 5.2). The projected demand in 2040 is at 6,468 AFY (Figure 5.1) with a projected supply in 2040 of 6,800 AFY (Figure 5.2). The projected demand at build-out in 2060 is at 9,608 AFY (Figure 5.1) with a projected supply in 2060 of 10,131 AFY (Figure 5.2). This means that by 2060 a surplus of 523 AFY is anticipated for Region 5.



Cherokee Metropolitan District participated in the water provider surveys in conjunction with developing the Water Master Plan. The needs analysis in the Plan states that the District will need to obtain additional water supplies required for the 2040 and 2060 horizons compared to the supplies currently available. The District's participation in the planning effort indicates that the District is aware of their future water needs and anticipates adding water supplies incrementally to meet the growing and projected demands.

Cherokee Metropolitan District has provided a commitment to serve the development. Water sufficiency has been analyzed with the review of the proposed PUD combined preliminary plan. The State Engineer's Office has recommended that the proposed preliminary plan has an adequate water supply in terms of water quantity and dependability. The County Attorney's Office has made a recommendation that the proposed preliminary plan has an adequate water supply in terms of water quantity and dependability prior to the Planning Commission hearing. El Paso County Public Health has made a recommendation for water quality sufficiency. Please see the Water section below for a summary of the water findings and recommendations for the proposed preliminary plan.

### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. Colorado Parks and Wildlife and El Paso County Community Services, Environmental Division were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies valley fill in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the attached Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Those recommendations include the following:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop





recreational amenities for use by residents. (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park purposes in the amount of \$24,070.”

## **H. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the PUD development plan and preliminary plan.

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. Colorado Parks and Wildlife and El Paso County Community Services, Environmental Division were each sent a referral and have no outstanding comments.

### **3. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0756G, the property is located entirely outside of the 100-year regulatory floodplain.

### **4. Drainage and Erosion**

The Villas at Claremont Ranch development is located within the studied Sand Creek Drainage Basin. Stormwater runoff from the site generally flows to the west, towards the East Fork of Sand Creek. A full spectrum water quality and detention facility is proposed to intercept and treat developed runoff from the site prior to releasing flows into the East Fork of Sand Creek. Improvements to the existing channel (East Fork of Sand Creek), per the Sand Creek Drainage Basin Planning Study (DBPS), have been constructed with other developments.

Drainage and Bridge fees are required to be paid at the time of the subsequent final plat recordation.



The Preliminary Drainage Report for The Villas at Claremont Ranch concludes that “Development of the parcel is in conformance of current El Paso County criteria and will not adversely affect downstream properties or facilities”.

## **5. Transportation**

The Villas at Claremont Ranch development will be accessed via the County roadway system with two access locations from Meadowbrook Parkway, approximately 595 and 890 feet east of the Marksheffel Road/Meadowbrook Parkway intersection. The proposed internal streets will be private roadways located within a tract.

Traffic generated from this development will be approximately 608 vehicle trips on the average weekday, which is in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) for the existing roads. This project is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended, at the time of final plat recording.

PUD modifications from the LDC and a deviation from the ECM have been requested as described in Section A of this staff report.

## **I. SERVICES**

### **1. Water**

Water supply service will be provided by Cherokee Metropolitan District.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney’s summary: The State Engineer’s Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney’s Office has made a recommendation for a finding of conditional sufficiency with regards to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality sufficiency.

### **2. Sanitation**

Wastewater is provided by the Cherokee Metropolitan District. The District has provided a commitment letter to serve the anticipated development.



### **3. Emergency Services**

The property is within the Falcon Fire Protection District. The District was sent a referral and did not provide a response.

### **4. Utilities**

Electrical service is provided by Mountain View Electric Association, Inc. (MVEA) and natural gas service is provided by Colorado Springs Utilities (CSU). Both utility providers were each sent a referral and have no outstanding comments.

### **5. Metropolitan Districts**

The property is located within the boundaries of the Cherokee Metropolitan District and the Central Marksheffel Metropolitan District. The Cherokee Metropolitan District is a central water and wastewater provider and has committed to providing water and wastewater services to the property. The Central Marksheffel Metropolitan District was organized primarily to finance the design, acquisition, installation, and construction of street, landscaping, traffic and safety control, water, sanitary and storm sewer, and park and recreation improvements.

### **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

### **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a rezone or preliminary plan application. Fees in lieu of school land dedication will be due at the time of recording the final plat.

## **J. APPLICABLE RESOLUTIONS**

See attachment

## **K. STATUS OF MAJOR ISSUES**

There are no major issues.

## **L. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:



## CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

## NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.



3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

#### **M. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified thirty-one (31) adjoining property owners on June 1, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Development Plan / Preliminary Plan  
State Engineers Letter  
County Attorney's Letter  
El Paso County Public Health Letter  
BoCC Resolution



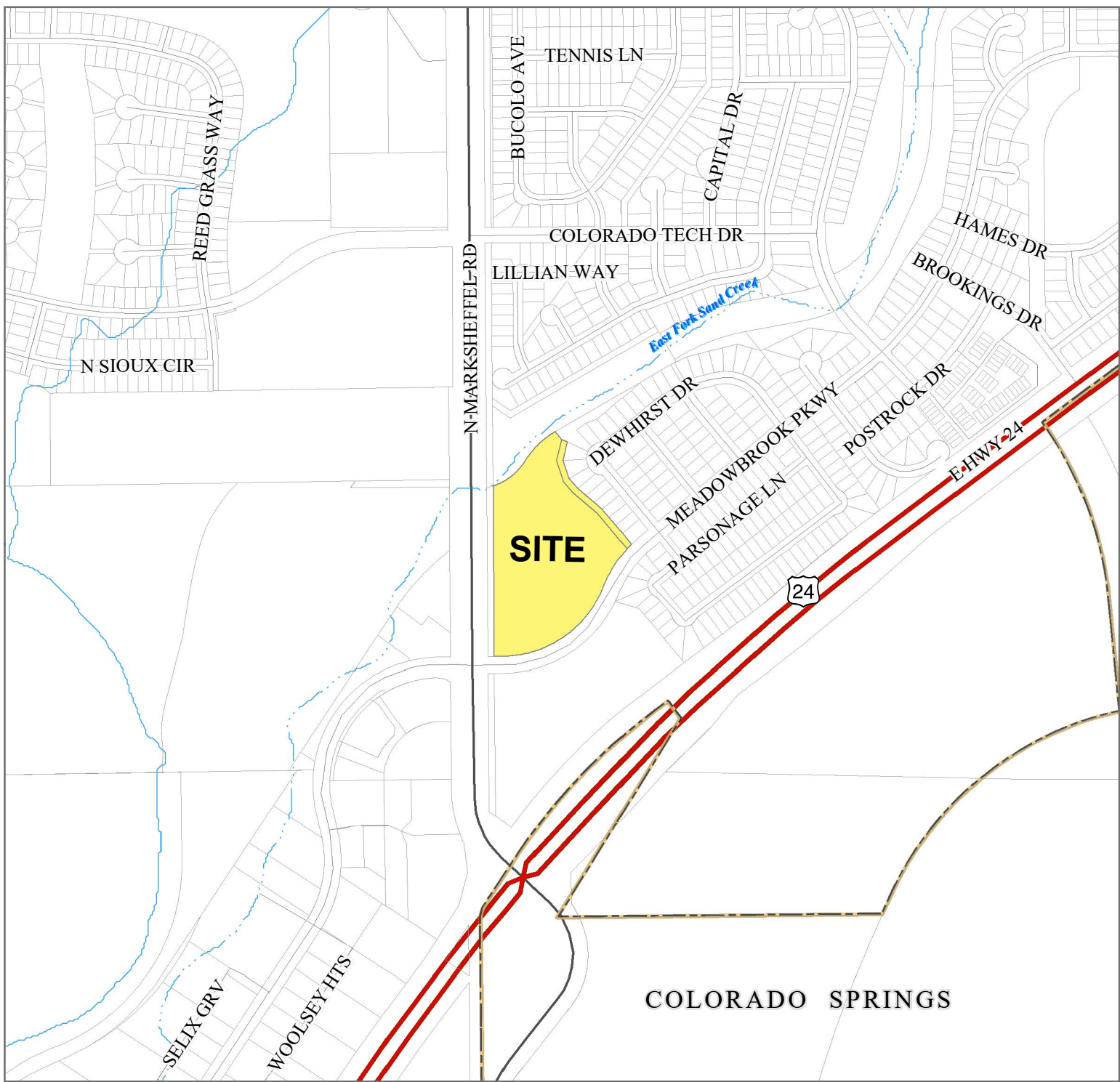
# El Paso County Parcel Information

PARCEL	NAME				
5404303062	CHEROKEE METROPOLITAN DISTRICT				
5404303066	PHI REAL ESTATE SERVICES LLC				
ADDRESS	CITY	STATE	ZIP	ZIP PLUS	
6250 PALMER PARK BLVD	COLORADO SPRINGS	CO	80915	1721	
200 W CITY CENTER DR 200	PUEBLO	CO	81003		

File Name: PUDSP-21-001

Zone Map No.: --

Date: May 25, 2022



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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**VILLAS AT CLAREMONT RANCH PUD PRELIMINARY PLAN**

**LETTER OF INTENT**

**DECEMBER 2020, REVISED MARCH 2022**

**OWNER/APPLICANT:**

Rodo Investments LLC  
20 Boulder Crescent, Ste. 200  
Colorado Springs, CO 80903

**OWNER**

Cherokee Metro District  
6250 Palmer Park Blvd.  
Colorado Springs, CO 80915

**CONSULTANT:**

N.E.S. Inc.  
619 N. Cascade Ave. Suite 200  
Colorado Springs, CO. 80903

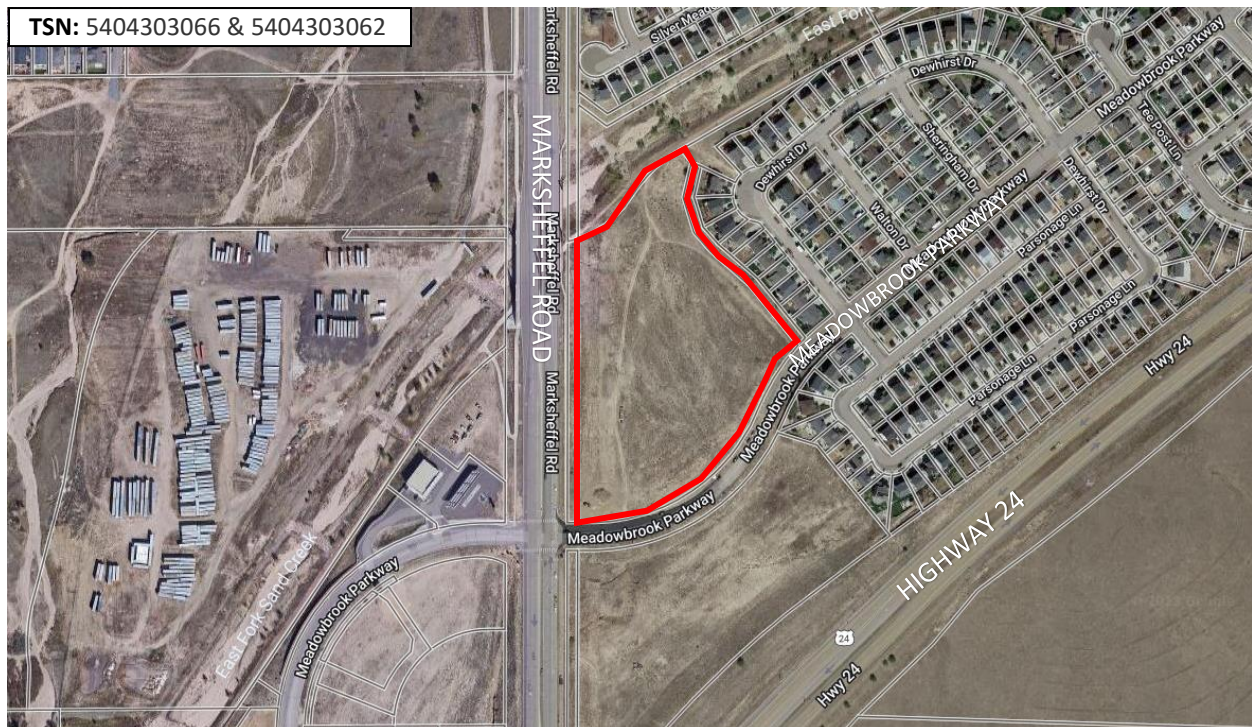
**TSN:** 5404303066 and 5404303062

**REQUEST**

N.E.S. Inc. on behalf of Morley Companies request approval of the following applications:

1. A PUD Development/Preliminary Plan for 83 attached single-family lots, 5 tracts, and public rights-of-way on 10.17 acres, at a gross density of 8.16 dwelling units per acre, with PUD Modifications for private streets and an alternative landscape plan.
2. Subsequent final plats approved administratively.
3. Water sufficiency with the PUD Preliminary Plan.
4. Pre-development site grading.

**LOCATION**





The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres). Existing residential development is located to the east. Sand Creek is situated to the north, with single-family residential beyond. To the south of Meadowbrook Pkwy is future commercial land and to the west of Marksheffel Rd is a gas station/convenience store.

## **PROJECT DESCRIPTION & CONTEXT**

**PROJECT HISTORY:** In 1997, the County approved the Claremont Ranch Sketch Plan to include 8 filings totaling 408.6 AC including ROW, commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space (golf course, buffers, channel).

In 2001, the Board of County Commissioners approved the Claremont Ranch Preliminary Plan for the development of 385 acres. Land uses within Claremont Ranch, included single-family, multifamily, commercial, elementary school, and open space (neighborhood & community park). To accommodate these land uses, Claremont Ranch was rezoned to include: 140 AC from RR-3 (rural residential) to R-2 (residential), 2.9 AC from RR-3 to PBP (Planned Business Park), 5.95 AC from RR-3 to R-3 (multifamily residential), 3.51 AC from RR-3 to R-3 (multifamily residential), and the creation of a subdivision consisting of 649 single family units, 140 multifamily units and 2.97 acres commercial site on 153 acres.

In 2004, a Sketch Plan Amendment was approved to change a 6-acre portion from church to multifamily and relocation of the southern Sand Creek vehicular bridge. At this time, the Board of County Commissioners also approved the reconfiguration of a 124 AC portion adjacent to Marksheffel Road. This request included rezoning from RR3, R-2, PUD to R-2 and PUD, and amendments to include general lot and block layouts.

Since 2004, final plats and development plans have been approved and constructed for several filings of Claremont Ranch. Filing No. 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial, and commercial and hotel use.

The Villas at Claremont Ranch PUD Development/Preliminary Plan includes Tract G, which was identified for future commercial use in the 2004 Sketch Plan amendment. A further Sketch Plan Amendment was approved on November 4, 2021 to allow the change in land use of Tract G from future commercial use to single-family attached residential use. Tract A of Filing No. 7 continues to be identified as a 30-foot buffer and utility easement on the Sketch Plan and is included in the Villas at Claremont Ranch PUD Development/Preliminary Plan as a tract for this purpose.

**PROPOSED PUD ZONING:** The site is currently zoned PUD CAD-O for commercial development. It is proposed to rezone the property to PUD CAD-O for attached single-family lots. The project includes 83 single-family attached lots in a townhome configuration at a density of 8.16 du/ac. The development has two points of access off Meadowbrook Parkway and will be served by internal private streets. Each unit will have a 2-car garage and parking for 2 cars in a 20-foot driveways. Additional guest parking is provided throughout the site. The plan exceeds the PUD open space requirements by the inclusion of common “greenways” between the front of the units and other parcels of open spaces with connecting trails. All common open space areas, private streets and the on-stie detention pond will be owned and maintained by the Villas at Claremont Ranch Homeowners Association.

The site will be developed in two phases; phase 1 will include the 45 lots in the northern portion of the site and the detention pond. Phase 2 will include 38 lots in the remaining south portion of the site.

The project incorporates Tract A of Claremont Ranch Filing No. 7, which was originally intended as a buffer between the single-family residential development to the east and the originally proposed commercial development on Tract G of Claremont Ranch Filing No. 7. This 30-foot tract is to be retained as a buffer between the proposed single-family attached residential and the existing single-family detached residential neighborhood to the east.

Per the accompanying Noise Study, a noise attenuation fence will be located on the easter boundary of the property adjacent to Marksheffel Road. Code requirements for landscape setbacks, buffer and internal plantings are met. A full spectrum detention pond is located in the northern portion of the site.

**PUD MODIFICATIONS:** PUD Modifications are requested for the use of private roads and for the requirement that private roads be constructed and maintained to ECM standards. The private roads will be owned and maintained by the Villas at Claremont Ranch Homeowners Association, and maintenance will be funded by HOA fees. The following PUD Modifications are requested:

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
<b>1</b>	LDC Chapter 8.4.4.C 8.4.4.E.2	<b>Private Roads Require Waiver</b>	Use of private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility in the design of the development in order to provide more open space and better pedestrian connectivity. The private roads will be owned and maintained by the Homeowners Association.
<b>2</b>	LDC Chapter 8.4.4.E.3	<b>Private Roads to meet County standards</b>	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations	
<b>3</b>	ECM Section 2.2.4.B.7. Figure 2-17, and ECM Table 2-7	<b>Typical Urban Local (Low Volume) Cross Section</b>	24' Paved Width, 12' Lane Width	12'-8" Paved Width, 10'-10" Lane Width	A smaller road cross-section and compact road design provide flexibility in the design and provide an opportunity for more open space and better pedestrian connectivity

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in Chapter 4.2.6.F.2.h of providing 44% accessible open space within the development, where 10% is required for PUDs. 83% of the provided open space is contiguous open space, where 25% is required. This open space is served by a continuous and interconnected network of sidewalks and trails.

**ALTERNATIVE LANDSCAPE PLAN REQUEST:** An alternative landscape plan is requested with this application for the setback tree requirement along the western property adjacent to Marksheffel Road. Along this boundary is a 20 foot utility easement (containing a 20" storm pipe) with a 50 foot utility easement (Rec. No. 210123365) immediately adjacent. These easements create a 70 foot wide strip adjacent to Marksheffel Road that prohibits tree plantings, which constrains the applicant's ability to meet the required setback tree requirement along Marksheffel Road.

The applicant is requesting an alternative landscape plan to address this requirement, to provide a total of 25 setback trees with 160 shrubs substitutes (16 trees at 10 shrubs per tree), as an alternative to address the requirement for 41 setback trees. The 25 trees are concentrated in the open space tract in the southwest corner of the site, as this is the only area available for tree planting that is unimpeded by utility easements. The shrubs are located along the entire western edge of the development, between the easement and the sidewalk serving the residential units.

Per the requirements of LCD Chapter 6.2.2.A.4, this alternative landscape plan promotes the concepts contained in the Landscape and Water Conservation Manual, as the substitution of shrubs for trees reduces the irrigation water demands overall and the shrubs include drought tolerant species that are grouped within shrub beds, which will further conserve water and improve irrigation efficiency. This alternative landscape plan also provides an equivalent benefit to the community and environment, as follows:

*(1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment;*

The proposed shrub substitution will create a positive image and visual appeal by providing an attractively landscaped development and the combination of trees and shrubs will soften the appearance of the western edge of the development.

*(2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise;*

The proposed shrubs along the western edge of the residential units will screen the internal streets and parking areas. The 25 trees proposed in the southwest tract will provide a shaded open space area for the benefit of residents within the development

*(3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and*

Internal landscaping requirements are being met which separate internal circulation systems. The proposed shrubs will soften and reduce the mass of buildings. In terms of any screening benefit from the required setback trees, the proposed development will include a 6-foot noise attenuating fence the entire length of the western boundary of the property, which will provide better screening than the required trees.

*(4) to create an overall pleasant and attractive surrounding.*

The combination of trees and shrubs along the western boundary, together with the proposed internal landscaping and buffering to the east, will create an overall pleasant and attractive development. It should be noted that there is no setback landscaping on Marksheffel Road adjacent the existing residential development to the north. This development is, therefore, providing a more attractive landscaped environment than adjacent developments, even with this reduced landscape plan.

**COMPATIBILITY/TRANSITIONS:** The surrounding zoning to the north, east and south is PUD CAD-O. To the north and east is the existing Claremont Ranch single-family residential neighborhood. To the south of Meadowbrook Parkway is an undeveloped parcel that is proposed on the approved Sketch Plan as commercial/hotel but is currently in the process of being rezoned to RM-30 for multifamily residential development. As noted above, the project incorporates Tract A of Claremont Ranch Filing No. 7 as a 30-foot buffer tract between the proposed single-family attached residential and the existing single-family detached residential neighborhood to the east. This was originally intended to buffer the previously proposed commercial use from the single-family to the east. The single-family attached residential now proposed is a less intense land use than commercial and the 30-foot tract will provide more than adequate separation and buffering.

The proposed single-family attached residential use at 8.16 du/ac will also provide a transition between the lower density single-family residential to the east (approx. 4 du/ac) and the busy Marksheffel Road, the proposed multifamily development (max. 30 du/ac) to the south and the existing and proposed commercial and industrial uses to the west.

On the west side of Marksheffel Road are commercial uses zoned CS CAD-O and to the northwest is undeveloped I-3 CAD-O zoning (appears to be used as semi-trailer storage). There are three separate utility easements along the west side of the amendment area, adjacent to Marshfield Road, that create a 100' setback and no build area. This 100' setback on the subject site, together with the ROW of Marksheffel Road, provide an approximately 295' setback between the proposed residential area and the existing industrial zoned property. This significantly exceeds the 175' setback required for I3 zoned property adjacent to residential use and, therefore, the change in land use to residential proposed by this PUD Development/ Preliminary Plan will not place a future increased setback burden on the I3 zoned properties to the west.

**AIR QUALITY:** The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Marksheffel Road and Meadowbrook Pkwy, providing shorter travel time to employment and commercial facilities.

**WATER:** The proposed residential development is not a source of water pollution.

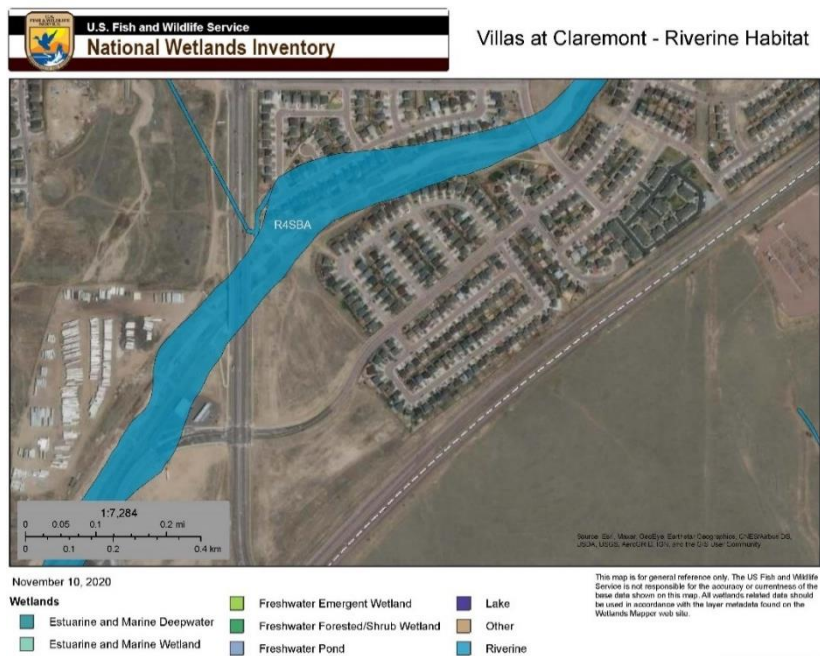
**NOISE:** The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in November of 2020 found that with a five (5) foot high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be either a berm, wall or combination of the two. A six (6) foot noise attenuation fence will be located on the western boundary of the property adjacent to Marksheffel Road, as depicted on the PUD Development/Preliminary Plan. The development will also include sound mitigation construction techniques as requested by the Airport Advisory Commission.

The development is outside the DNL 65 Noise Contour and an allowed use under the APZ-2 subcategory of the CAD-O. Based on available data, a Federal Aviation Administration (FAA) 7460-1 "Notice of Proposed Construction or Alteration" will be filed for any new vertical development at this site (including temporary construction equipment) and provide FAA documentation to the Airport at the time a Site Plan is submitted." The Airport Advisory Commission also recommends the recordation of an Avigation Easement for the property. This will be addressed with the Final Plat. The requested Noise Notice for tenants is not appropriate for this development, which will be fee simple ownership.

**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel is identified as Zone X – Area of Minimal Flood Hazard within the FEMA Firm Panel 08041C00756G.

**USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:**

A small portion of land directly adjacent to the East Fork of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine habitat. There is no proposed development within this immediate area.



**GEOLOGIC & SOIL HAZARDS:** The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

**VEGETATION & WILDLIFE:** The area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife.

#### **DISTRICTS SERVING THE PROPERTY**

The following districts will serve the property:

- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Central Marksheffel Metropolitan District.

#### **RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:**

The Master Plan for the County comprises the recently adopted El Paso County Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

#### **COUNTY MASTER PLAN**

The Villas at Claremont Ranch is partially within an "Enclaves or Near Enclaves" and partially in the "Colorado Springs Airport/Peterson Airport Base" Key Area of the County Master Plan. The site is also in an area defined as an "Employment Center" placetype in the Master Plan.

The site is partially within the Cimarron Hills enclave, which is identified as the largest enclave with a population of 18,000 residents. The Master Plan indicates that the character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. The product is similar in scale and density to the surrounding residential, which is consistent with the enclave designation in the Key Areas Chapter.

The goal of the “Colorado Springs Airport/Peterson Airport Base” Key Area is to prioritize nonresidential growth in this area to help expand the “Employment Center” in unincorporated El Paso County. The characteristics of the Employment Center placetype is described in the Plan as: “Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County... Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas.”

Although residential is not a primary or supporting land use in the Employment Center designation, it is a more logical use for this property, which is comparatively small and self-contained, being surrounded by established single-family residential to the east, Sand Creek to the north, Marksheffel Road to the west and Meadowbrook Parkway to the south. At 10.17 acres it is not of a sufficient size to accommodate “large-scale employers” or “large swaths of land” with “opportunity to expand and grow to meet future needs and demands”. Conversely, developing this property with attached single-family use is consistent with the Employment Center placetype intent of incorporating “transitional uses, buffering, and screening” to mitigate any potential negative impacts from the larger Employment center to the west of Marksheffel Road and the single-family residential to the east.

The site also lies within the 2-mile buffer for military installations. The Military Placetype indicates that “land use and development near and immediately adjacent to existing military installations, as well as their ancillary facilities, require additional consideration with regard to the compatibility of development...This is the only placetype that proposes to describe primary and supporting land uses for areas around and near the placetype, which causes overlap with adjacent placetypes.” The proposed Villas at Claremont Ranch community is consistent with the Military placetype as single-family attached residential is identified as a supporting land use.

In the Areas of Change chapter of the County Master Plan, the Villas at Claremont Ranch is located within a “Transition” Area. Transition Areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. The proposed single-family attached residential use at 8.16 du/ac achieves this objective as it provides a transition in use intensity between the lower density single-family residential to the east (approx. 4 du/ac) and the more intense uses to the south (proposed multifamily) and to the west (Employment Center).

The Villas at Claremont Ranch is also consistent with Core Principle 2 to the Housing & Communities chapter of the Master Plan, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “promote development of a mix of housing types in identified areas” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The proposed medium density single-family attached residential development provides a more attainable housing option in an urbanizing area, which is predominantly single-family detached residential.



## **WATER MASTER PLAN**

The project is located within Region 5, Cherokee Metropolitan District (CMD) service area. This single growth area is not projected to experience significant growth by 2060. Specifically, the Water Master Plan states that Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. CMD has sufficient supply and existing infrastructure in the area to serve this development. Additionally, the District is implementing a water conservation plan to address future development within the District and pursuing conservation measures with current customers. Water quality is good and CMD is in compliance with all regulatory limits. Discussions of water quantity sufficiency and dependability of supply are included in the Water Resources Report. A copy of CMD's current Drinking Water Quality Report is appended to the Water Resources Report.

The proposed development of 83 single-family attached townhome units will have an anticipated residential water demand of 24.75 acre-feet per year (including irrigation of common open areas). The Villas at Claremont Ranch is to be served by the CMD water system and the District has provided a letter of commitment for water and wastewater service. CMD's water supply portfolio is comprised of water rights and contractual interests totaling 5,096 acre-feet per year of water. CMD's peak year total demand, to date, was 3,040 acre-feet per year in 2011. CMD's 2018 Production rate (baseline year provided) was 3,024 acre-feet per year. Total water rights delineated within the December 2020 Cherokee Metropolitan District Water Resources Report Prepared for the Colorado Division of Water Resources is 4,427 acre-feet per year. Accordingly, CMD has an adequate water supply to meet the 24.75 acre-feet per year demand of the Villas at Claremont Ranch Development on a 300-year basis,

The proposed residential subdivision satisfies the following policies of the Water Master Plan.

*Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.*

The development has been incorporated in previous water planning by Cherokee Metropolitan District and service commitment has been provided by the District.

*Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

*Goal 3.4 – Promote cooperation between water providers to achieve increased efficiencies on storage.*

*Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.*

In order to meet the goals of the County Water Master Plan Section 3 to promote cooperation among water providers to achieve increased efficiencies in infrastructure, treatment, reuse, storage, and interconnection, CMD has been included in the Pikes Peak Regional Water Authority to cooperate on future regional water infrastructure development.

*Goal 4.5 – Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

CMD is implementing a water conservation plan to address future development within the District and implement conservation measures with current customers. A copy of the Water Conservation Plan is appended to the Water Resources Report.

*Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*

*Goal 5.2 – Identify regional opportunities and barriers to satisfying water supply needs at full development build-out (2060).*

CMD is currently developing several additional water sources to meet future demand. Six groundwater rights are slated for development or upgrade by the end of 2021. In addition to providing water for new users, these additional wells will provide greater flexibility in meeting peak demands. Full details of these water supply improvements are provided in the Water Resources Report. In addition to these known production improvements CMD also has a pending replacement plan which could enhance the efficiency of CMD's portfolio through recovery and/or reuse of recharge water.

*Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

The proposed single-family attached residential is urban level development and is located in an area that is already served by centralized services provided by CMD.

#### **2040 MAJOR TRANSPORTATION CORRIDOR PLAN**

The MTCP shows Marksheffel Road as a Principal Arterial with no improvements proposed to 2040 in the Section adjacent to the site. The 2060 corridor preservation plan identifies the road being expanded to a 6-lane Expressway, which has a right-of-way of 160 feet. Marksheffel road in this section already has a 180-foot Right-of-way, so no additional preservation is required. There are no planned improvements to Meadowbrook Parkway in the MTCP.

#### **EL PASO COUNTY PARKS MASTER PLAN**

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Trails Master Plan identifies a proposed bicycle route on Marksheffel Road to the east of the site. This medium density residential development will be conveniently located to make use of the proposed bicycle route. The development includes a trail connection to Sand Creek, although this section of Sand Creek is not identified as a proposed County trail on the Trails Master Plan.

### **PUD Zoning District Criteria Chapter 4.2.6.D**

#### **1. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;**

The Villas at Claremont Ranch single-family attached residential community is in general conformity with the following aspects of the Master Plan:

- It is consistent with the Employment Center placetype intent of incorporating “transitional uses, buffering, and screening” to mitigate any potential negative impacts from the larger Employment center to the west of Marksheffel Road and the single-family residential to the east.
- It is consistent with the Military placetype as single-family attached residential is identified as a supporting land use.
- The proposed single-family attached residential use achieves the “Transition” Area objective as it provides a transition in use intensity between the lower density single-family residential to the east and the more intense uses to the south (proposed multifamily) and to the west (Employment Center).
- It is consistent with the goals of the Housing & Communities chapter as it provides a more attainable housing option in an urbanizing area, which is predominantly single-family detached residential.

The proposed subdivision also conforms with the MTCP and Parks Master Plan.

#### **2. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;**

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for medium density residential development.

The County does not have a conventional zone district that allows a higher density/smaller lot fee simple residential product and a PUD zoning is the only option. The Preliminary Plan is consistent with the purposes of the proposed PUD zone as it will foster the ability to provide a more dense development pattern to meet the growing demands of the population by providing a higher density and more attainable housing product in close proximity to employment and activity centers. The PUD zone provides the necessary flexibility in development standards to improve the design, character and quality of this smaller lot development, and allows for the more efficient use of open space by facilitating the incorporation of beneficial and active common use open space and trails. The proposed higher density infill development also supports the PUD purpose of making the most efficient use of existing public infrastructure and services.

The Preliminary Plan is within the CAD-O/APZ-2 overlay zone. The development is outside the DNL 65 Noise Contour and an allowed use under the APZ-2 subcategory of the CAD-O. A noise study conducted by LSC in November of 2020 found that with a five (5) foot high noise barrier all noise levels in the development will be below 67 decibels. A six (6) foot noise attenuation fence is proposed along the western boundary of the property adjacent to Marksheffel Road, as depicted on the PUD Development/Preliminary Plan. The development will also include sound mitigation construction techniques as requested by the Airport Advisory Commission.

Based on available data, a Federal Aviation Administration (FAA) 7460-1 "Notice of Proposed Construction or Alteration" will be filed for any new vertical development at this site (including temporary construction equipment) and provide FAA documentation to the Airport at the time of construction.

- 3. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;**

The project incorporates Tract A of Claremont Ranch Filing No. 7 as a 30-foot buffer tract between the proposed single-family attached residential and the existing single-family detached residential neighborhood to the east. This was originally intended to buffer the previously proposed commercial use from the single-family to the east. The single-family attached residential now proposed is a less intense land use than commercial and the 30-foot tract will provide more than adequate separation and buffering.

The proposed single-family attached residential use at 8.16 du/ac will also provide a transition between the lower density single-family residential to the east (approx. 4 du/ac) and the busy roadway, commercial uses, and the vacant industrial lot to the west.

On the west side of Marksheffel Road are commercial uses zoned CS CAD-O and to the northwest is undeveloped I-3 CAD-O zoning (appears to be used as semi-trailer storage). There are three separate utility easements/tracts along the west side of the amendment area, adjacent to Marshfield Road, that create a 100' setback and no build area. This 100' setback on the subject site, together with the ROW of Marksheffel Road, provide an approximately 295' setback between the proposed residential area and the existing industrial zoned property. This significantly exceeds the 175' setback required for I3 zoned property adjacent to residential use and, therefore, the change in land use to residential proposed by this PUD Development/ Preliminary Plan will not place a future increased setback burden on the I3 zoned properties to the west.

- 4. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;**

See response to #3. The proposed single-family attached residential will provide a transition from the detached single-family residential to east and the commercial and industrial uses (existing and planned) to the west and northwest. A 30-foot landscape buffer is included to the single-family residential to the east.

- 5. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY.**

See response to #3 and #4. An alternative landscape plan is requested for the setback tree requirement on the west boundary. The proposed substitution of shrubs for 25 trees reduces the irrigation water demands overall and the shrubs include drought tolerant species that are grouped within shrub beds, which will further conserve water and improve irrigation efficiency. This alternative landscape plan also provides an equivalent benefit to the community and environment, as it will create a positive image and visual appeal by providing an attractively landscaped development and the combination of trees and shrubs will soften the appearance of the western edge of the development.

- 6. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;**

There are no such features on this property which has already been over-lot graded and utilities installed as part of the adjacent subdivision.

- 7. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;**

44% of the site is common useable open space that is served by a continuous and interconnected network of sidewalks and trails. There is a trail that provides access to the proposed Sand Creek trail to the north.

- 8. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;**

The proposed higher density infill development will make efficient use of existing public infrastructure and services. No public utilities or services will be overburdened.

**9. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;**

44% of the site is common useable open space that is served by a continuous and interconnected network of sidewalks and trails. There is a trail that provides access to the proposed Sand Creek trail to the north.

**10. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;**

Not applicable.

**11. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND**

PUD modifications and deviations from the ECM are requested for the use of private roads and a smaller street section for the development. Private roads, a smaller road cross-section, and compact road design provide more flexibility in the design of the development in order to provide a smaller lot development with more common open space and better pedestrian connectivity. This is consistent with Chapter 4.2.6.F.2.h of the Land Development Code (LDC) which allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM) where a more efficient layout can provide benefits such as additional open space and trails.

**12. THE OWNER HAS AUTHORIZED THE APPLICATION.**

The Owner is the Applicant.

### **Preliminary Plan Review Criteria Chapter 4.2.6.E**

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The proposed residential subdivision is located in an area defined as an Urban Residential placetype in the County Master Plan and single-family attached residential is a primary land use within this placetype. The proposed subdivision also conforms with the MTCP and Parks Master Plan.

**2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for medium density residential development.

The County does not have a conventional zone district that allows a higher density/smaller lot fee simple residential product and a PUD zoning is the only option. The Preliminary Plan is consistent with the purposes of the proposed PUD zone as it will foster the ability to provide a more dense development pattern to meet the growing demands of the population by providing a higher density and more attainable housing product in close proximity to employment and activity centers. The PUD zone provides the necessary flexibility in development standards to improve the design, character and quality of this smaller lot development, and allows for the more efficient use of open space by facilitating the incorporation of beneficial and active common use open space and trails. The proposed higher density infill development also supports the PUD purpose of making the most efficient use of existing public infrastructure and services.

The Preliminary Plan is within the CAD-O/APZ-2 overlay zone. The development is outside the DNL 65 Noise Contour and an allowed use under the APZ-2 subcategory of the CAD-O. A noise study conducted by LSC in November of 2020 found that with a five (5) foot high noise barrier all noise levels in the development will be below 67 decibels. A six (6) foot noise attenuation fence is proposed along the western boundary of the property adjacent to Marksheffel Road, as depicted on the PUD Development/Preliminary Plan. The development will also include sound mitigation construction techniques as requested by the Airport Advisory Commission.

Based on available data, a Federal Aviation Administration (FAA) 7460-1 "Notice of Proposed Construction or Alteration" will be filed for any new vertical development at this site (including temporary construction equipment) and provide FAA documentation to the Airport at the time of construction.

**3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

The Villas at Claremont Ranch PUD Development/Preliminary Plan addresses all subdivision design standards, other than the PUD modifications related to the use of private roads and the alternative

landscape plan for the setback tree requirement along the western property adjacent to Marksheffel Road, both of which are justified above.

An amendment to the Claremont Ranch West Sketch Plan Amendment was approved on November 4, 2021 to allow the change in land use of Tract G of Filing No. 7 (the subject site) from future commercial use to single-family attached residential use. The Villas at Claremont Ranch PUD Development/Preliminary Plan is consistent with this land use designation. Tract A continues to be identified as a 30-foot buffer and utility easement on the Sketch Plan and is included in the Villas at Claremont Ranch PUD Development/Preliminary Plan as a tract for this purpose.

**4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

CMD has sufficient supply and existing infrastructure in the area to serve this development. Water quality is good and CMD is in compliance with all regulatory limits. Discussions of water quantity sufficiency and dependability of supply are included in the Water Resources Report. A copy of CMD's current Drinking Water Quality Report is appended to the Water Resources Report

CMD is implementing a water conservation plan to address future development within the District and implement conservation measures with current customers. A copy of the Water Conservation Plan is appended to the Water Resources Report prepared by Catamount Engineering.

**5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.**

Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Wastewater Disposal Report prepared by Catamount Engineering.

**6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];**

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020). There is no floodplain on this site.



**7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

Drainage improvements are addressed in the Preliminary Drainage Report and the grading and erosion control plans prepared by Catamount Engineering. Detention and water quality are provided on site and meets the DCM criteria.

**8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

The only public improvements associated with this development are the construction of a sidewalk on Meadowbrook Parkway and additional lane striping on Meadowbrook Parkway to accommodate turning movements at the two site access points.

**9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

This site is directly accessed from Meadowbrook Parkway and private roads within the development. There will be no access to Marksheffel Road.

**10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY**

**1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;**

There are no natural physical features on the site. Approximately 5 acres of Open Space is provided throughout the development as amenity space for the future residents.

**2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;**

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. The project proposes two private streets with direct to Meadowbrook Parkway. Pedestrian and bike recreation opportunities are provided by a proposed trail and sidewalk connections to Meadowbrook Parkway.

**3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;**

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single family uses to the east and commercial and industrial (existing and planned) uses to the west.

**4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND**

The East Fork of the Sand Creek Channel is adjacent to the site. The channel is contained in a tract and no lots encroach on the floodplain or tract.

**5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;**

The Traffic Report prepared by LSC Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

**11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

**12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND**

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

**13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

**GENERAL PROVISIONS:**

- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Villas at Claremont Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Villas at Claremont Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for planning or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to the Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

**DEVELOPMENT STANDARDS:**

- A. **Project Description:** The Villas at Claremont Ranch is a planned residential community on 10.17 acres of land located north of Meadowbrook Parkway and east of Marksheffel Road. The project is planned as single-family attached community accessed by alleys and fronting open space greenways.
- B.

Principal Uses	
Attached Single Family	A
Detached Single Family	A
Open Space, Parks, and Trails	A
Recreational Amenities	A
Utilities, Detention Pond	A

Accessory Uses	
Day Care	A*
Group Home	A*
Residential Accessory Structures & uses	A
Legend	
A: Allowed Use	
S: Special Use	
T: Temporary Use	
<i>Uses not listed in this table are prohibited</i>	
<i>*Day Care &amp; Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.17 of the El Paso County Land Development Code OR as otherwise Amended</i>	
<i>**Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended.</i>	
<i>***Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended.</i>	

- C. **Signs.** Signs shall be permitted to identify entryways to The Villas at Claremont Ranch community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- D. **Development Standards.**
  - 1. Maximum building height: thirty-five (35) feet.
  - 2. Setback minimums:
    - a. Front: 5 feet minimum
    - b. Side: 0 feet minimum to outside lot line  
0 feet at shared lot line
    - c. Rear: 0 feet minimum with driveway
  - 3. No building projections into setbacks or tracts, including tracts containing private roadways and open spaces, owned and maintained by The Villas at Claremont Ranch HOA will be permitted.
- E. **Lot Sizes.** No subdivision of any lot will be permitted. Minimum lot sizes are per site data.
- F. **Streets.** Streets within The Villas at Claremont Ranch subdivision provide general vehicular circulation throughout the development. All streets shall be privately owned and maintained by The Villas at Claremont Ranch Home Owner's Association. All Streets shall be paved. Sidewalks and parking spaces will be provided as illustrated on this plan.
- G. **Architectural Control Committee Review/Covenants.** The Villas at Claremont Ranch architecture will be controlled by the covenants of The Villas at Claremont Ranch Association. The open landscape areas and exterior of all residences will be maintained by the Home Owner's Association.

**PUD MODIFICATION TABLE**

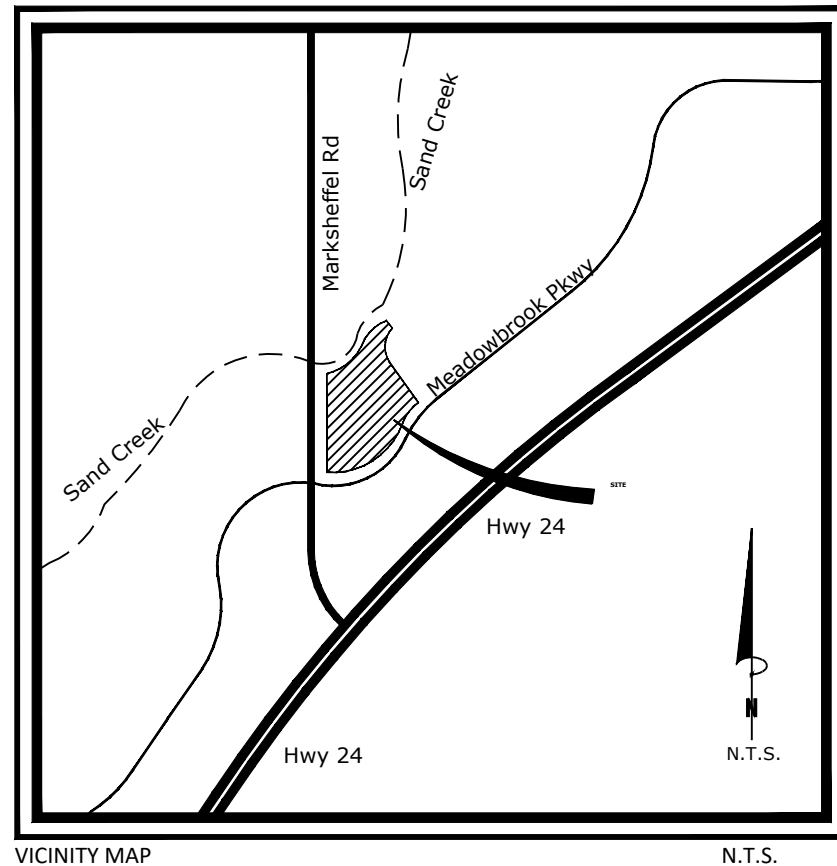
(AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM Section	Category	Standard	Modification	Justification
1 LDC Chapter 8.4.C.1 & 8.4.E.2	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility in the design of the development in order to provide more open space and better pedestrian connectivity. The private roads will be owned and maintained by the Home Owners Association.
2 LDC Chapter 8.4.E.3	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations.	
3 ECM Section 2.2.A.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' Paved Width, 12' Lane Width	12'-8" Paved Width, 10'-10" Lane Width	A smaller road cross-section and compact road design provide flexibility in the design and provide an opportunity for more open space and better pedestrian connectivity

# THE VILLAS AT CLAREMONT RANCH

## A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW ¼) OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



**LEGAL DESCRIPTION**

TRACT A & G CLAREMONT RANCH FL NO 7  
TOTAL ACREAGE: 10.17

**GENERAL NOTES**

- See Final Landscape Plan and alternative landscape request for proposed buffering and screening from surrounding properties. A 6 Foot Noise Barrier wall will be installed along the west boundary of the site as recommended by LSC per their noise study completed on November 18, 2020. Based on the study, the noise barrier may be a berm, wall or combination of the two.
- The full spectrum detention basin, internal roads, sidewalks and common area landscape will be maintained by The Villas at Claremont Ranch Home Owners Association.
- ADA The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- An aviation easement is requested by the CSAAC at the time of final plat.
- Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
- Noise Disclosure: Upon accepting residency with the Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- The following utility providers will serve the Villas at Claremont PUD Plan Area:  
Water: Cherokee Metro District  
Wastewater: Cherokee Metro District  
Gas: CSU  
Electric: Mountain View Electric
- Minimum lot sizes are per site data.
- Private roads as shown on this plan will not be maintained by El Paso County. There shall be no direct lot access to Marksheffel Road or Meadowbrook Park way.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- No objects more than 30 inches above the flowline elevation of the adjacent roadway are allowed within the site distance easements.
- No subdivision of any lot will be permitted.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service Regulations.
- The HOA shall be responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the HOA unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- D103.3.6 Fire Apparatus Access Road Marking. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE markings consisting of signage complying with Section D103.8 and/or striping complying with Section D103.7. Approved markings shall be posted on one or both sides of the fire apparatus road as required by Sections D103.6.1 through D103.6.3
- Figure D103.6. Fire Lane Signs see Figure D 103.8.
- D103.6.1. Roads less than 28 Feet in Width. Fire apparatus access roads less than 28 feet in width shall be posted on both sides as a fire lane.
- D103.6.2. Roads more than 28 feet and less than 34 feet in width. Fire apparatus access roads more than 28 feet and less than 34 feet wide be posted on one side of the road as a fire lane.
- D103.6.3. Roads 34 feet in width or greater. Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study, Drainage Report, Water Resources Report, Wastewater Disposal Report, Geology and Soils Report, Fire Protection Report, Wildfire Hazard report, Natural Features Report, and Noise Report.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse).
- The addresses exhibited on this PUD/Preliminary Plan are for informational purposes only. They are not the legal description and are subject to change.

**SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS**

A "Geology and Soils Study" for Villas at Claremont Ranch, El Paso County, Colorado was completed by Entech Engineering, Inc. on September 22, 2017 (Revised April 16, 2020)

**Geologic Hazard Note:**

The following lots have been found to be impacted by geologic hazards, Lots: 3,4,5,6,19,20,21,42,59,60,61. Mitigation measures and a map of the hazard area can be found in the Soil, Geology, and Geologic Hazard Study by Entech Engineering inc. on September 22, 2017 (Revised April 16, 2020) in file PUDSP211 available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Across the site
- Collapsible Soils: Potentially across the site
- Areas of Erosion: Across the site
- Potentially Seasonally High Groundwater: (Northwestern portion of the site)

The property is located on FIRM panel NO. 08041C0756G. Dated 12.07.2018, said property, as shown heron, is the subject of letter of map revision (LOMR), case No. 08-08-0630P with an effective date of September, 24, 2008. The proposed development will avoid this area.

**Groundwater & Floodplain Areas:**

The northern portion of the site is mapped within floodplain zones according to FEMA Map No. 08041C0756G, Figure 8 (Reference 7). The floodplain is along the East Fork of Sand Creek, and the proposed development will avoid this area.

Entech Engineering inc. concludes in their report that development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

CHEROKEE METRO DISTRICT  
Name of Landowner \_\_\_\_\_

Landowner's Signature, notarized \_\_\_\_\_

**Ownership Certification**  
I/we \_\_\_\_\_ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature \_\_\_\_\_

OR Name of Attorney and registration number \_\_\_\_\_

PHI REAL ESTATE SERVICES, LLC  
Name of Landowner \_\_\_\_\_

Landowner's Signature, notarized \_\_\_\_\_

**Ownership Certification**  
I/we \_\_\_\_\_ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature \_\_\_\_\_

OR Name of Attorney and registration number \_\_\_\_\_

**County Certification**  
This PUD Development Plan & Preliminary Plan for Villas at Claremont Ranch request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ and is hereby approved.

Director, Planning & Community Development \_\_\_\_\_ Date \_\_\_\_\_

**SITE DATA**

Owner/Subdivider:	Phi Real Estate Services, LLC 200 W. City Center Drive, Suite 200 Pueblo, CO 81003
Applicant/Preparer:	Cherokee Metropolitan District 6250 Palmer Park Blvd Colorado Springs, CO 80915
Land Planner:	Phi Real Estate Services, LLC 200 West City Center Drive, Suite 200 Pueblo, CO 81003
Civil Engineer:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Site Address:	Catamount Engineering 321 W. Henrietta Ave Suite 'A' PO Box 221 Woodland Park, CO 80866
Tax ID Number:	1250 Meadowbrook Pkwy Colorado Springs, CO 80951
Area:	5404303066; 5404303062
Current Zoning:	10.17 AC (443,005 SQ. FT.) PUD CAD-O, AP2 2 Subzone
Proposed Zoning:	PUD CAD-O, AP2 2 Subzone
Current Land Use:	Vacant
Proposed Land Use:	Attached Single Family
Number of Units:	83 (89,908 SQ. FT.)
Gross Density:	8.16 DU/AC
Minimum Lot Size:	1,396 SQ. FT.
Open Space Area & Detention:	5.668 AC (Tracts, B,C,D & E)
Total Lot Area	10.17 AC (443,005 SQ. FT.)
Lots:	83 Lots (109,195 SQ. FT.)
Tracts:	A*, B, C, D, E (195,278 SQ. FT.) *Tract A Street & Parking (73,181 SQ. FT.)
Perimeter Setbacks:	
West (Marksheffel Rd):	70'
South (Meadowbrook Pkwy):	20'
East:	30'
North:	20'
Landscape Setbacks & Buffers:	
West (Marksheffel Rd) (Buffer):	15'
South (Meadowbrook Pkwy):	20'
East (Buffer):	15'
North (Buffer):	15'
Open Space Required =	(10% of 442,943 SF) = 44,294 SF
Open Space Provided =	195,538 SF (44%)

25% min. usable open space required (25% of 44,294 SF)= 11,074 SF  
usable open space provided (Tract B, C, D, E (Excluding Detention)) = 195,538 SF (83% of open space provided)

**SITE PARKING CALCULATIONS**

**Required:**

83 Attached Single Family (3-bedroom) - 2 spaces per dwelling unit = 166 spaces  
Plus 1 space per 3 dwelling units for guests (rounded) = 28 spaces  
**Total Required = 194 spaces**

**Provided:**

2 garage parking spaces per unit = 166 spaces  
2 driveway parking spaces on all lots = 166 spaces (20' Driveway Provided)  
on-street parking spaces = 50 surface spaces (incl. 2 ADA)  
**Total Provided = 382 spaces**

Land Planning

Landscape Architecture

Urban Design



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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# THE VILLAS AT CLAREMONT RANCH

## PUD & PRELIMINARY PLAN

DATE:	12.23.2020
PROJECT MGR:	A. Barlow
PREPARED BY:	J. SHAGIN

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
3/7/22	JS	County Comments
4/14/22	JS	County Comments

**Cover Sheet**

1  
OF  
13

PUDSP211

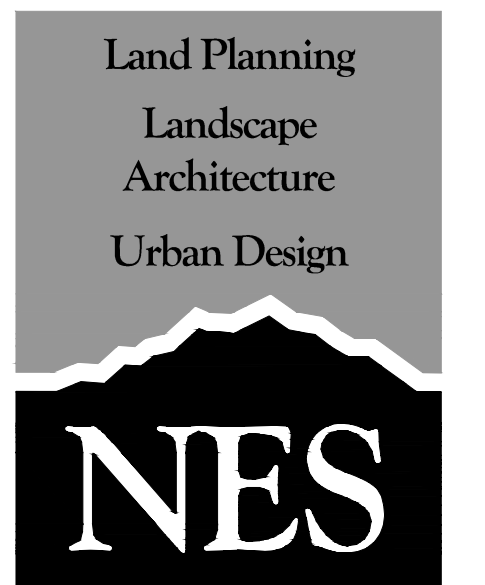


# THE VILLAS AT CLAREMONT RANCH

## TRACT G CLAREMONT RANCH FILING NO. 7 & TRACT A CLAREMONT RANCH FILING NO. 7

### EL PASO COUNTY, COLORADO

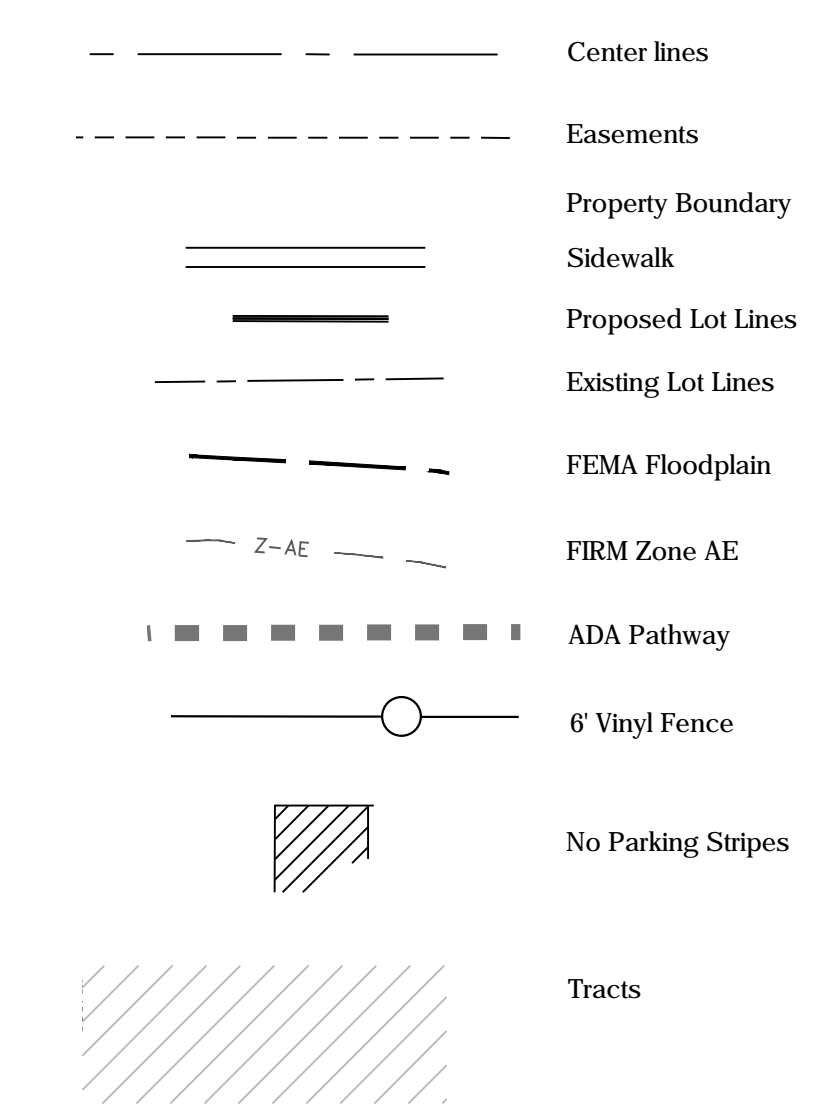
#### PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



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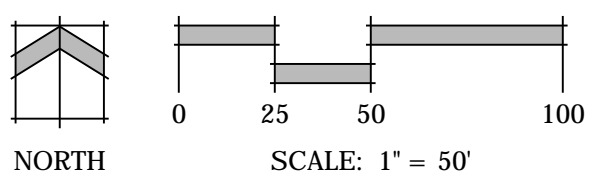
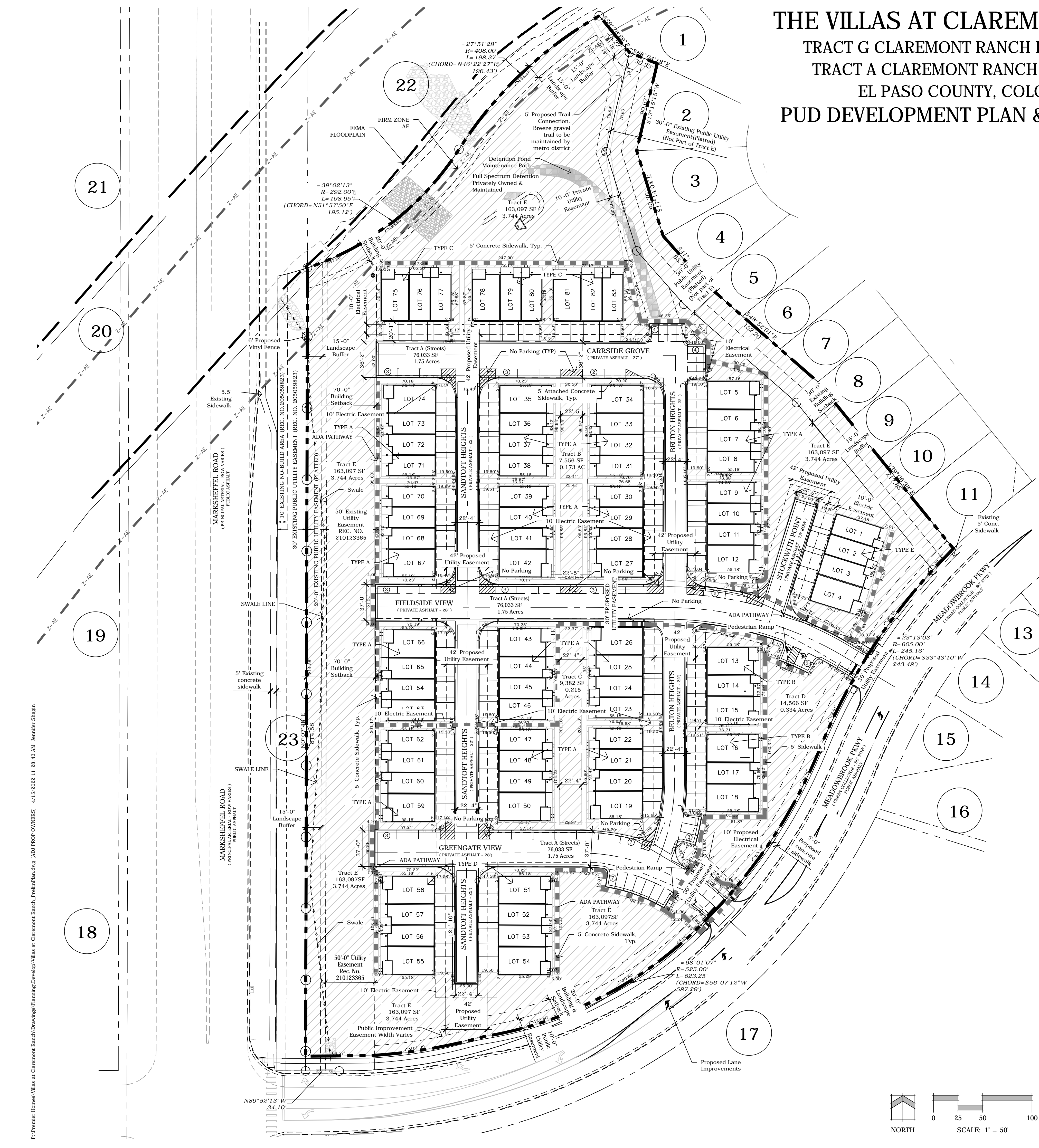
Name	Mailing Address	City, State, Zip
1	CHEROKEE METROPOLITAN DISTRICT	6250 PALMER PARK BLVD COLORADO SPRINGS CO, 80915
2	MARTWICK THOMAS L	1989 DEWHIRST DR COLORADO SPRINGS CO, 80951
3	STEVE & MICHELLE MADRID	1997 DEWHIRST DR COLORADO SPRINGS CO, 80951
4	NGO HUU VAN & HUYNH DUNG PHUONG	8157 MISTY MOON DR COLORADO SPRINGS CO, 80924
5	MICHAEL HOOVER	2013 DEWHIRST DR COLORADO SPRINGS CO, 80951
6	GEORGE B MENDENHALL	348 FOX LN LOUISVILLE CO, 80027
7	DANIEL L & JENNIFER F WILLIAMS	2029 DEWHIRST DR COLORADO SPRINGS CO, 80951
8	STEPHEN B LOWDEN	2037 DEWHIRST DR COLORADO SPRINGS CO, 80951
9	CHAD EVERETT & MELODY SPRING COMPTON	2045 DEWHIRST DR COLORADO SPRINGS CO, 80951
10	CHRISTOPHER E & SHANNON E REICH	2053 DEWHIRST DR COLORADO SPRINGS CO, 80951
11	KEVIN REMSEN	21494 E WANDERLUST PL PARKER CO, 80138
12	JENNIFER LYNN REEF	2109 DEWHIRST DR COLORADO SPRINGS CO, 80951
13	ALEJANDRO G MEDRANO & TREICI E GAYTAN-TISCARENO	7988 PARSONAGE LN COLORADO SPRINGS CO, 80951
14	SCOTT J JR. & LINDSAY HOLLISTER	10669 GLENDOVER LN SAN DIEGO CA, 92126
15	AGUILAR MAYRA ALEJANDRA CASTILLO	7976 PARSONAGE LN COLORADO SPRINGS CO, 80951
16	NGUYEN DEP VAN	7970 PARSONAGE LN COLORADO SPRINGS CO, 80951
17	VENTIMIGLIA DOROTHY B TRUST	PO BOX 618 LARKSPUR CO, 80118
18	MALLERY LLC	7575 PINERY CIR COLORADO SPRINGS CO, 80908
19	LAND FIRST INC, C/O RONALD WALDTHAUSEN	1378 PROMONTORY BLUFF VW COLORADO SPRINGS CO, 80921
20	RK FAMILY INVESTMENTS LLC	4560 W 33RD AVE DENVER CO, 80212
21	RICHFAMFIVE LLP	1825 LAWRENCE ST STE 112 DENVER CO, 80202
22	EL PASO COUNTY	200 S CASCADE AVE STE 150 COLORADO SPRINGS CO, 80903
23	Central Marksheffel Metro District	455 E PIKES PEAK AVE STE 100 COLORADO SPRINGS, CO 80903

#### LINE TYPE LEGEND



#### TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	1.75 AC	PRIVATE STREETS, PARKING, PUBLIC UTILITY & DRAINAGE EASEMENTS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
B	0.173 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
C	0.215 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
D	0.334 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association
E	3.744 AC	OPEN SPACE, DETENTION & EASEMENTS AS SHOWN.	The Villas at Claremont Ranch Homeowners Association	The Villas at Claremont Ranch Homeowners Association



## THE VILLAS AT CLAREMONT RANCH

### PUD & PRELIMINARY PLAN

DATE: 12.23.2020  
PROJECT MGR: A. Barlow  
PREPARED BY: J. SHAGIN

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
3/7/22	JS	County Comments
4/14/22	JS	County Comments

Tracts & Adjacent Property Owners Exhibit

# 2

2 OF 13

PUDSP211

P:\Premier Homes\ Villas at Claremont Ranch\Drawings\Planning\Development\ Villas at Claremont Ranch\_PrelimPlan.dwg (ADD PROP OWNERS) 4/15/2022 11:28:43 AM Jennifer Shagin



# THE VILLAS AT CLAREMONT RANCH

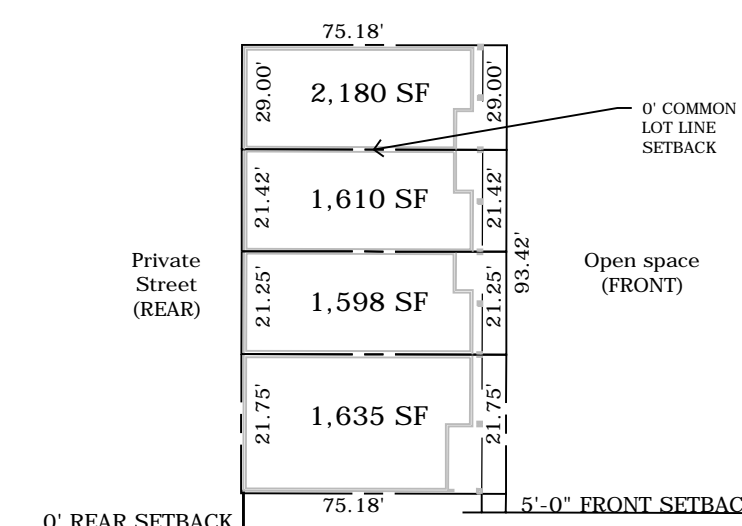
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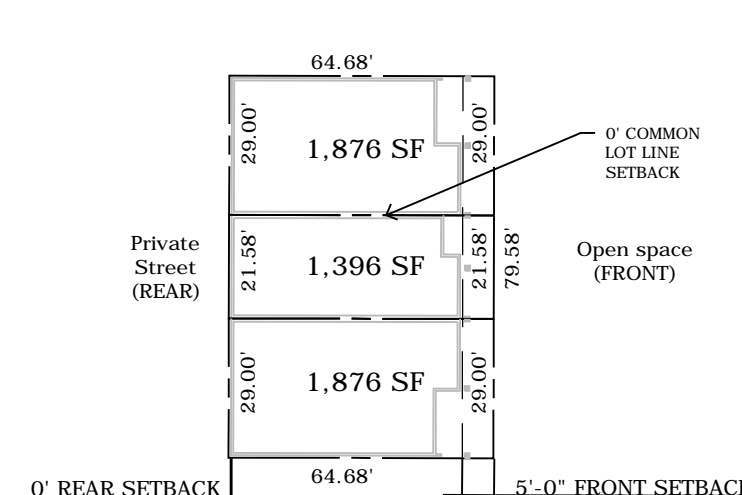
#### PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

### LOT TYPICALS & DIMENSIONS

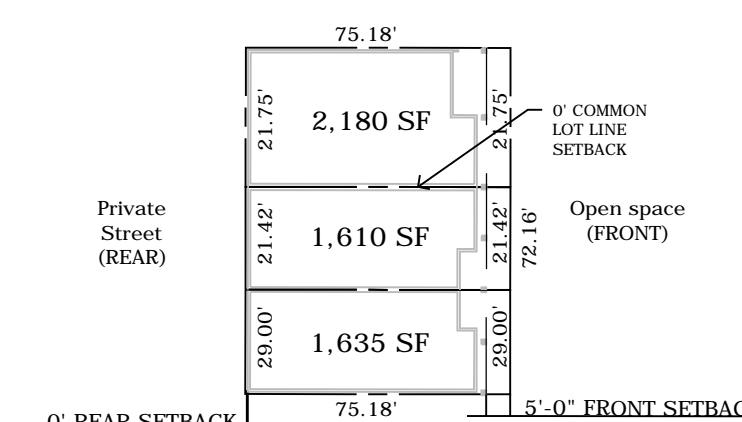
Typical Lot Layout Type A  
4 lots per lot layout, 48 lots total



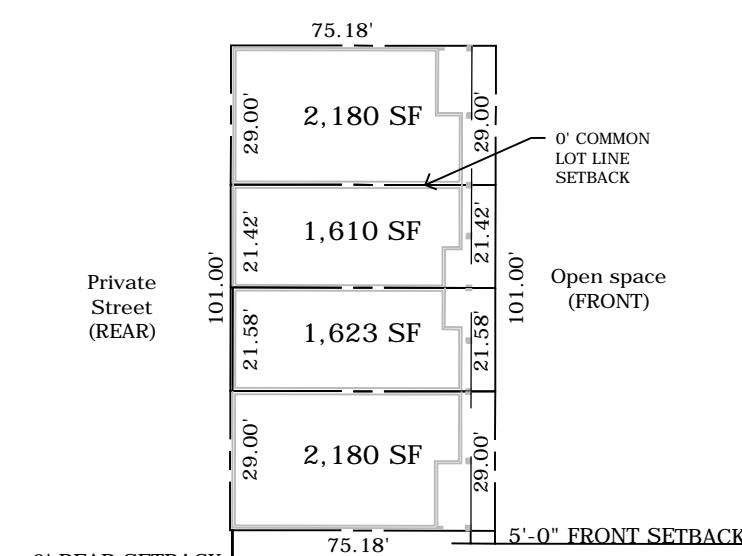
Typical Lot Layout Type B  
3 lots per layout, 6 lots total



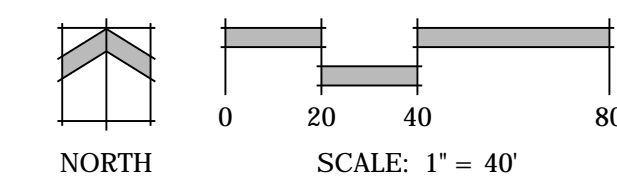
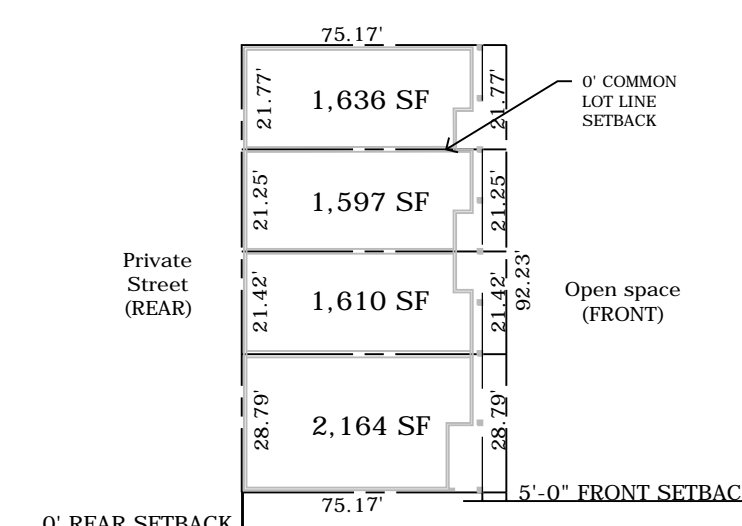
Typical Lot Layout Type C  
3 lots per layout, 9 lots total



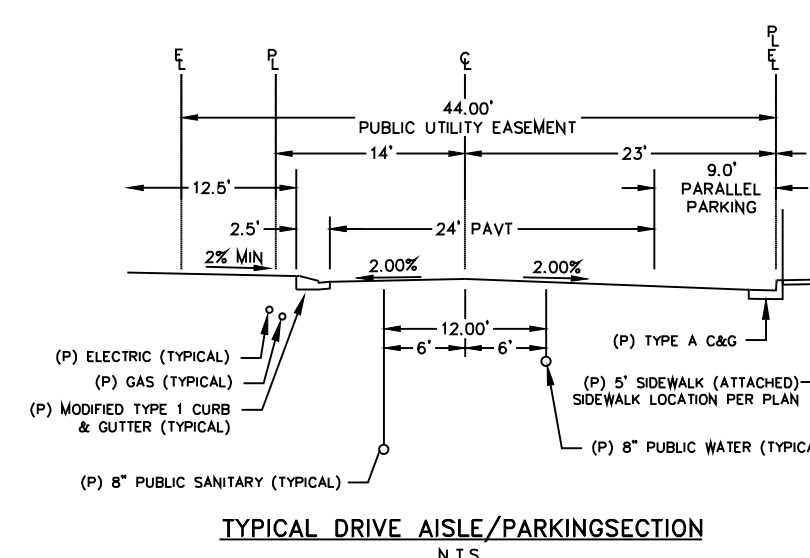
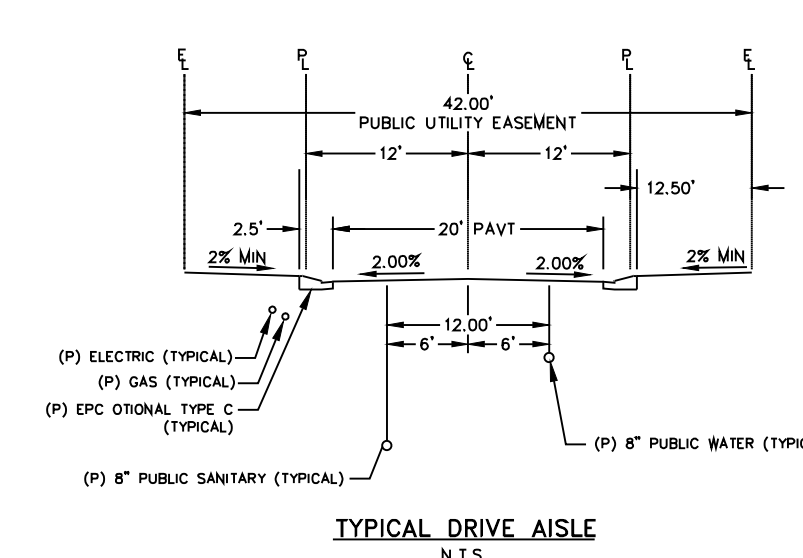
Typical Lot Layout Type D  
4 lots per layout, 8 lots total



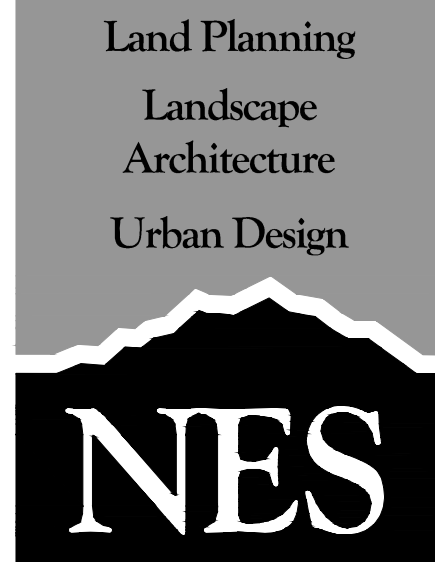
Typical Lot Layout Type E  
4 lots per layout, 4 lots total



### ROAD CROSS SECTIONS - PER DEVIATION REQUEST



N.T.S.



N.E.S. Inc.  
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Colorado Springs, CO 80903

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Fax 719.471.0267

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## THE VILLAS AT CLAREMONT RANCH

### PUD & PRELIMINARY PLAN

DATE: 12.23.2020  
PROJECT MGR: A. Barlow  
PREPARED BY: J. SHAGIN

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
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Preliminary Plan

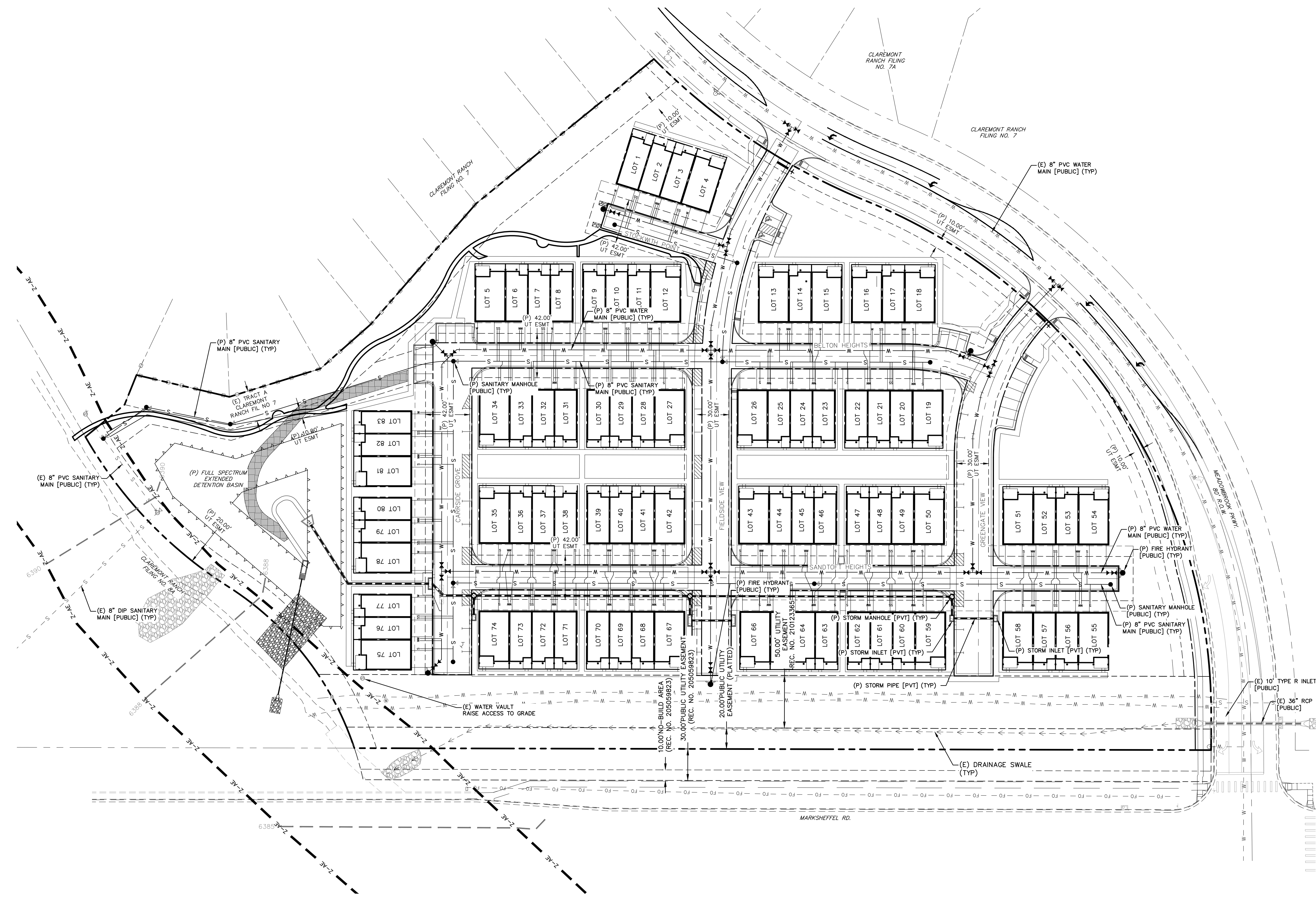
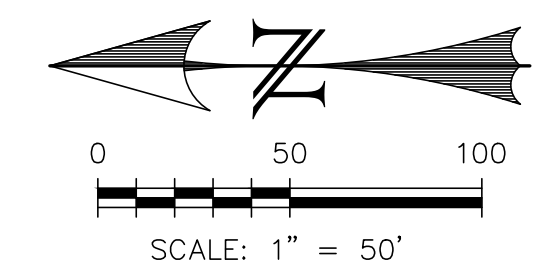
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3 OF 13

PUDSP211







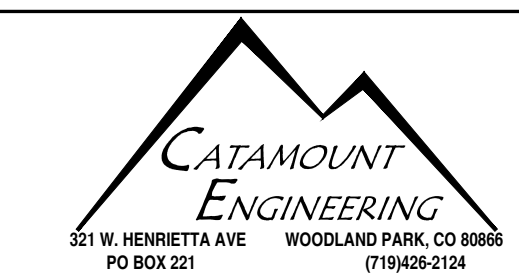
**LEGEND**

EXISTING	(E)
PROPOSED	(P)
PUBLIC	[PUB]
PRIVATE	[PVT]
FUTURE	(F)
EXISTING ASPHALT	~A~
CURB AND GUTTER	C&G
EASEMENT	ESMT
FIRE HYDRANT	FH
MANHOLE	MH
PROTECT-IN-PLACE	[PIP]
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
SETBACK	---
(E) SANITARY MAIN, MH	—S—
(E) WATER MAIN, BOV, VALVE, FH	—W—
(E) UG ELECTRIC	—E—
(E) UG TELEPHONE	—T—
(P) SANITARY MAIN, MH	—S—
(P) SANITARY SEWER SERVICE	—S—
(E) STORM SEWER, INLET, MH	—S—
(P) STORM SEWER, INLET, MH	—S—
(E) WATER MAIN, BOV, VALVE, FH	—W—
(P) WATER SERVICE	—W—
(E) DRAINAGE SWALE	—S—

REV.	DESCRIPTION	DATE

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PREPARED FOR:  
 PHI REAL ESTATE SERVICES, LLC  
 200 W. CITY CENTER DR. STE 200  
 PUEBLO, CO 81003



THE VILLAS AT CLAREMONT RANCH  
 PRELIMINARY UTILITY PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 11/17/20
JOB NUMBER: 16-102	SHEET: 5 OF 13

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SCHEMATIC LANDSCAPE DIAGRAM  
CLAREMONT RANCH

Climate Zone  
(Figure 4 of Landscape Policy Manual)

Foothills (Foothills & Plains)

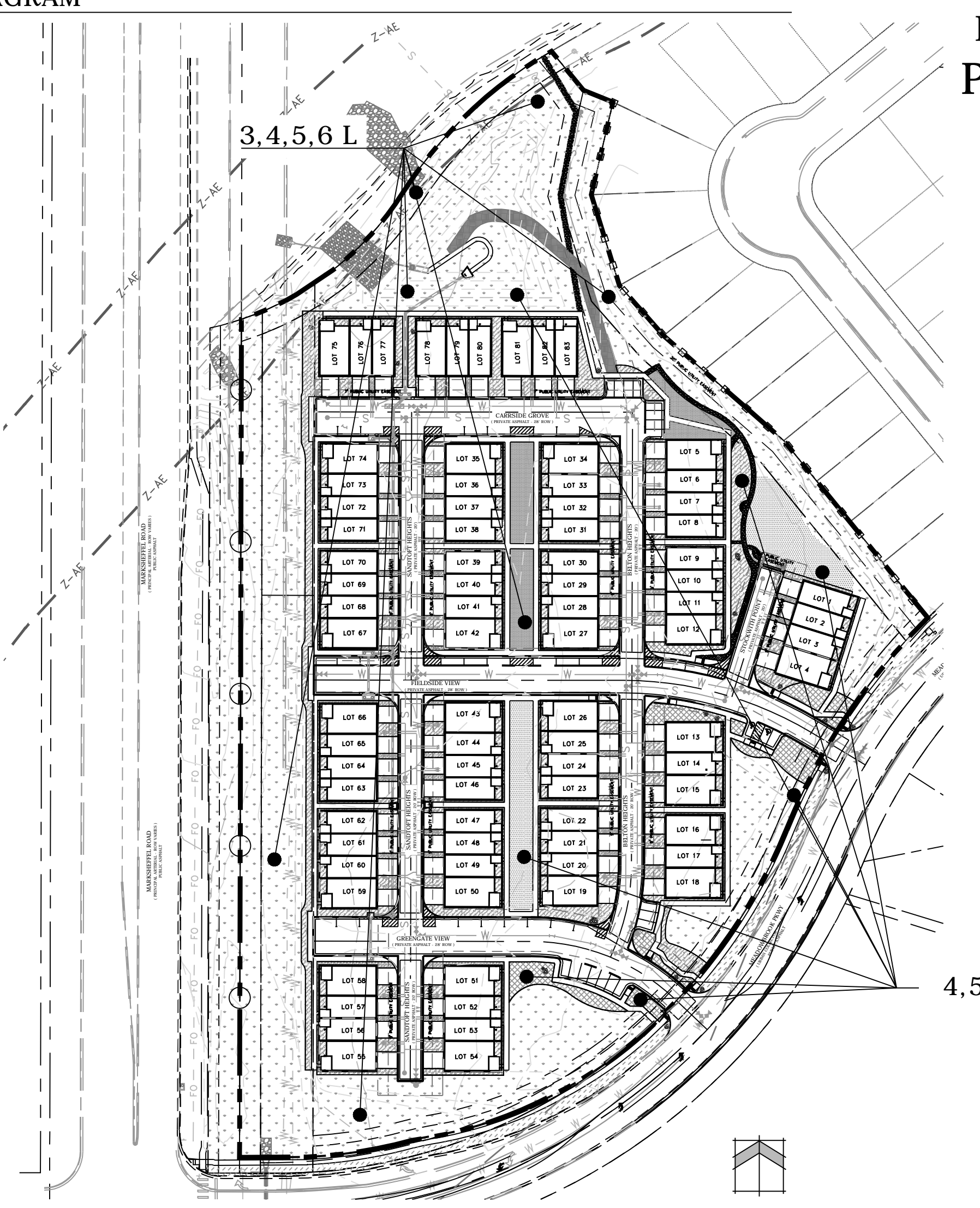
Plant Communities

(Labeled by numbers on diagram)

- Semiarid Shrublands
- Pinon-Juniper Woodlands
- Prairie
- Lower Elevation Riparian
- Foothill Shrublands
- Ponderosa Pine Forest
- Upper Elevation Riparian
- Douglas-Fir Forest

Hydrozones

(Labeled by letters on diagram)  
V = Very Low (0" to 7" / year)  
L = Low (7" to 15" / year)  
M = Moderate (15" to 25" / year)  
H = High (more than 25" / year)



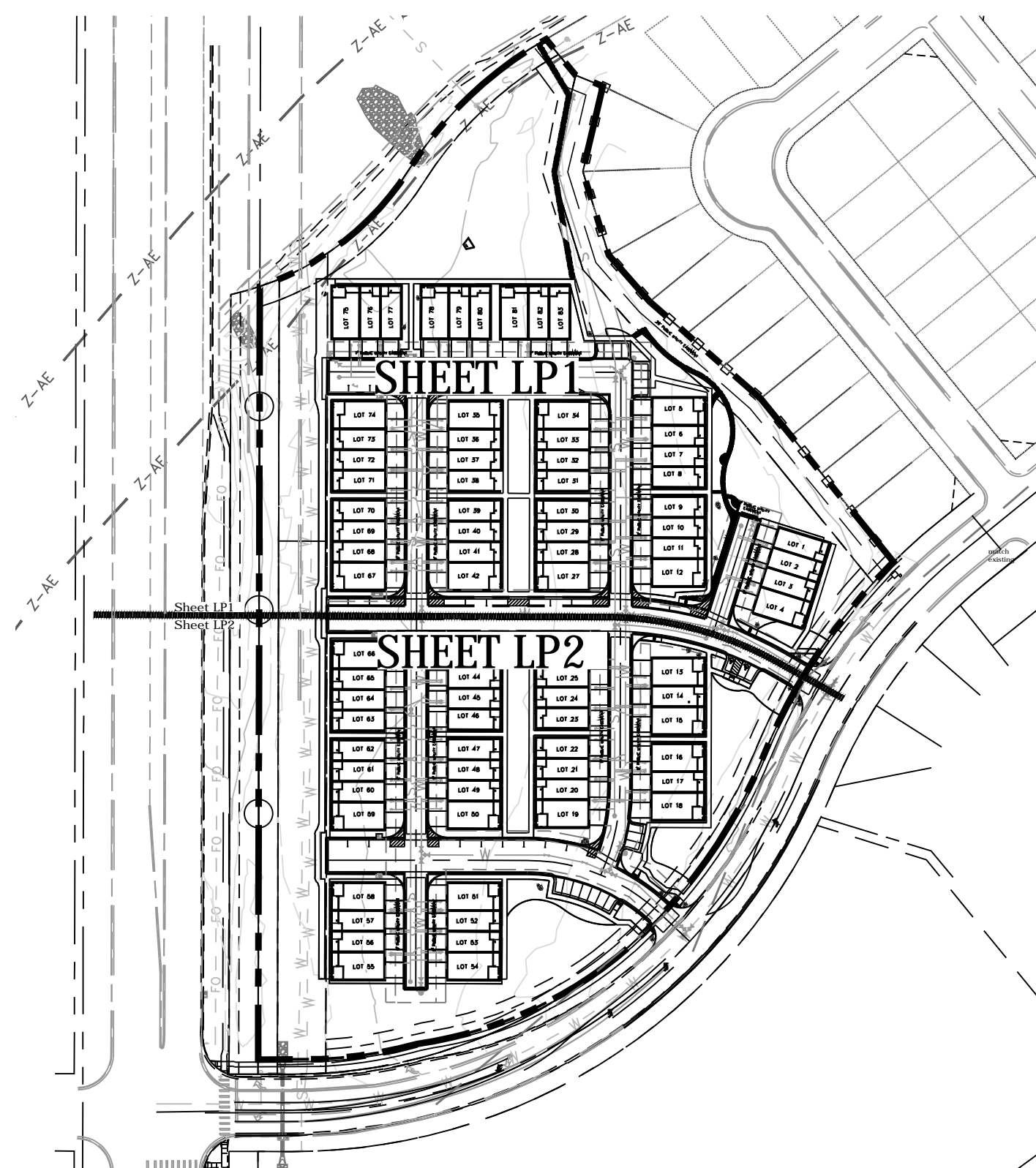
LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
 

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-  
RECOMMENDED SOIL AMENDMENT:  
TRI-MIX III as supplied by C&C Sand  
\*To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE KENTUCKY BLUEGRASS BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3-4" DEPTH
- ROCK: 3/4" CIMARRON GRANITE. AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- BOULDERS: 3" MINIMUM DIAMETER ROYAL GRANITE.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SEE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (1/4 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



THE VILLAS AT CLAREMONT RANCH

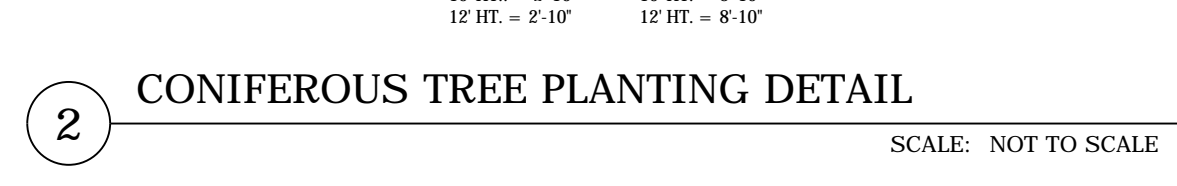
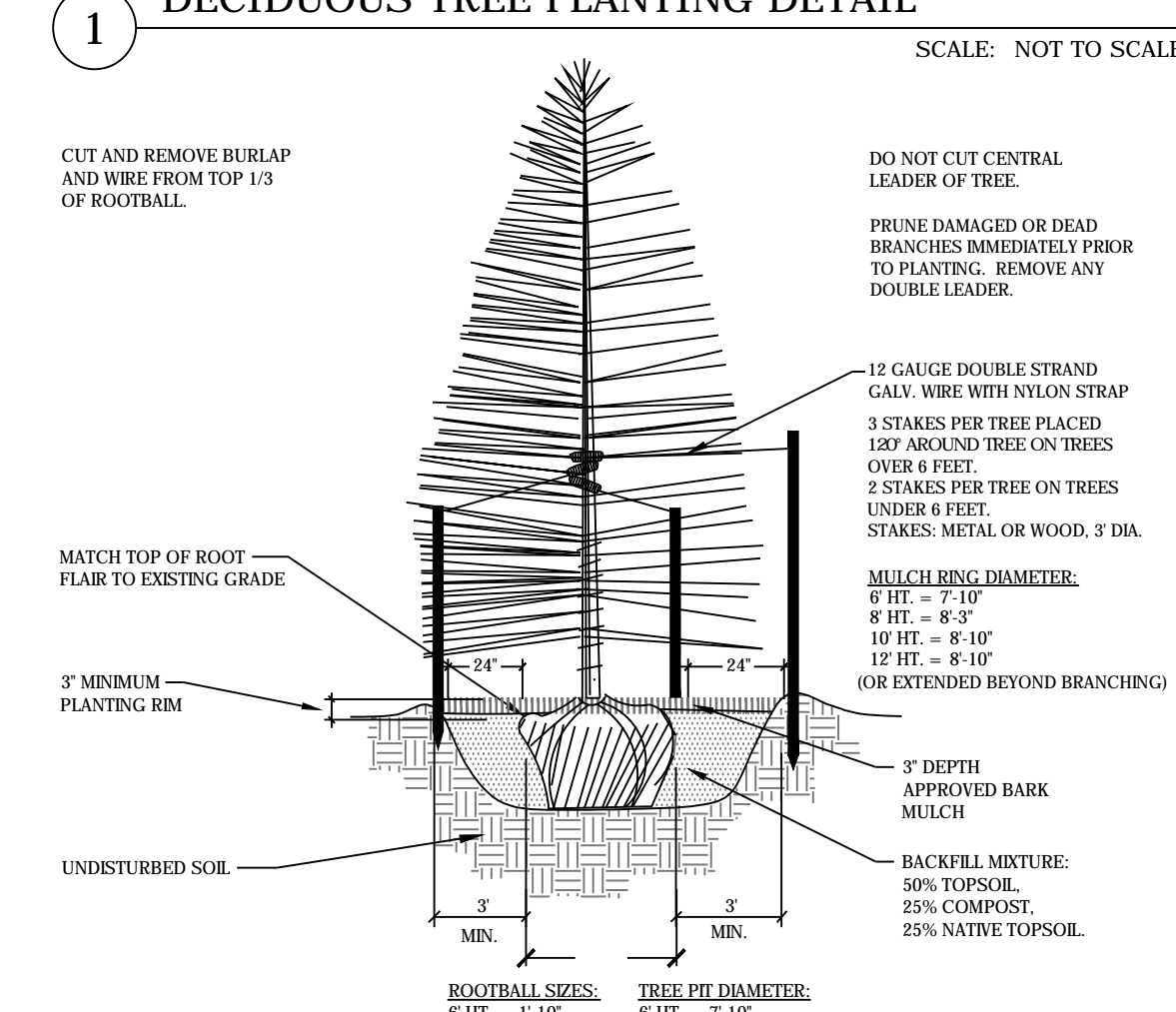
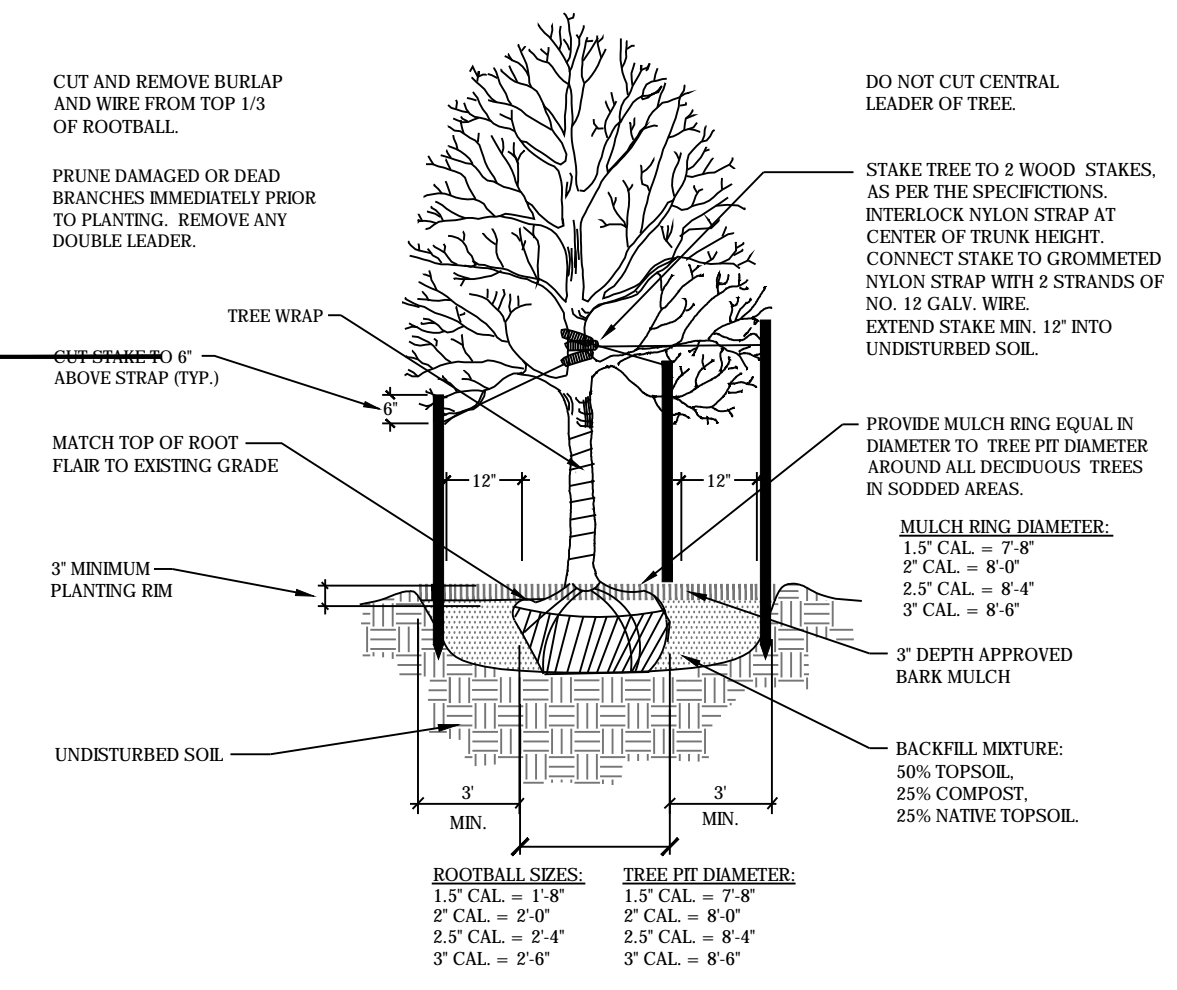
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN

LANDSCAPE CODE REQUIREMENTS

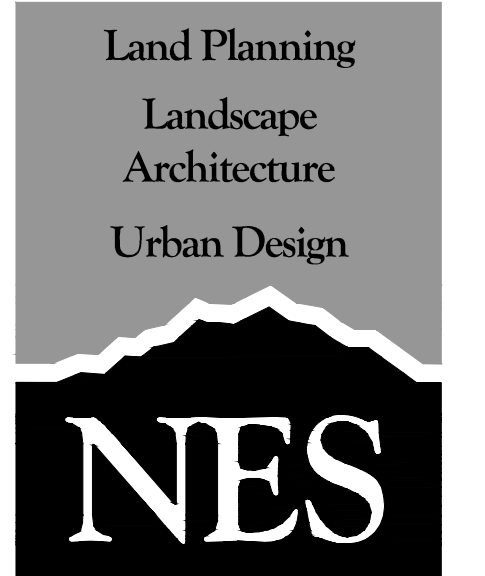
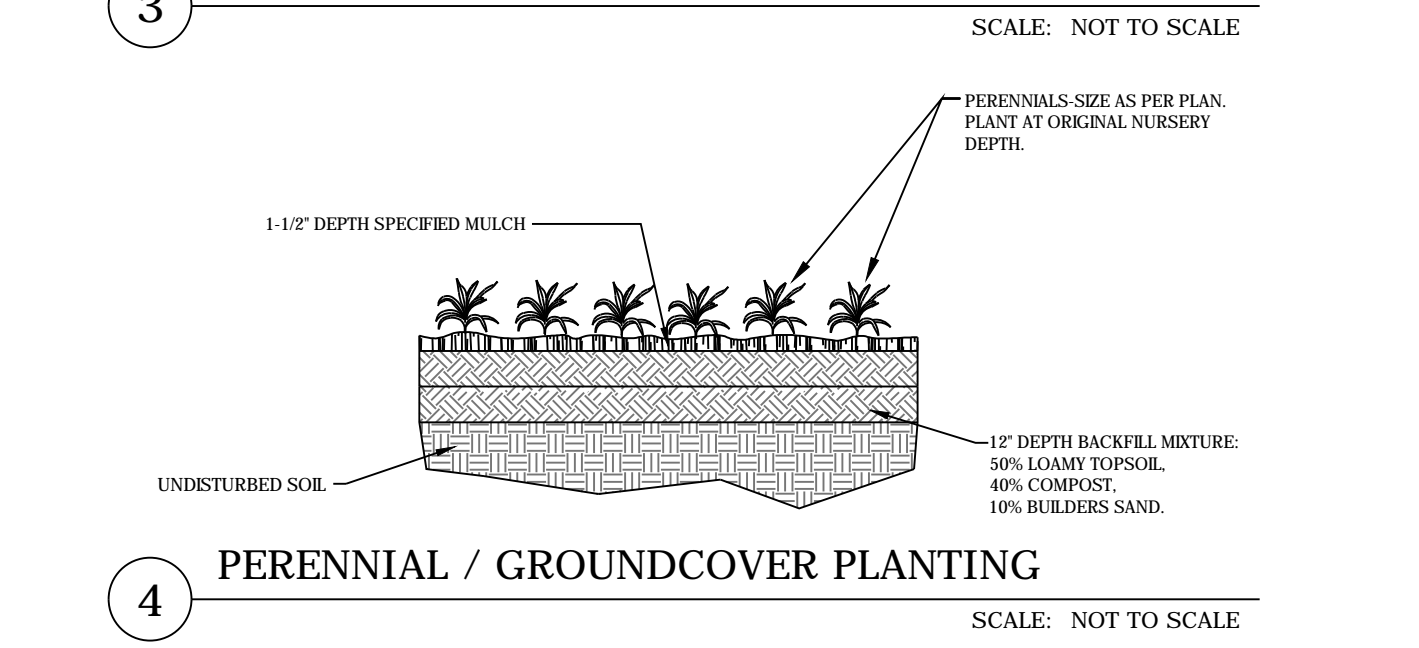
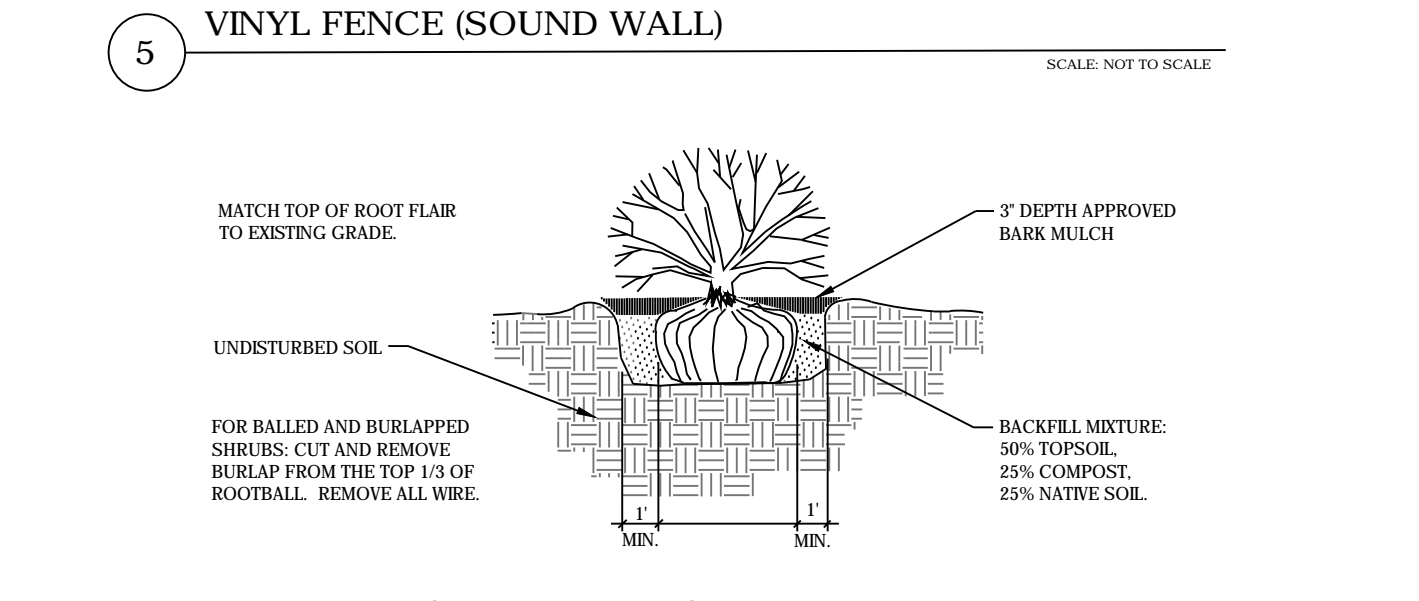
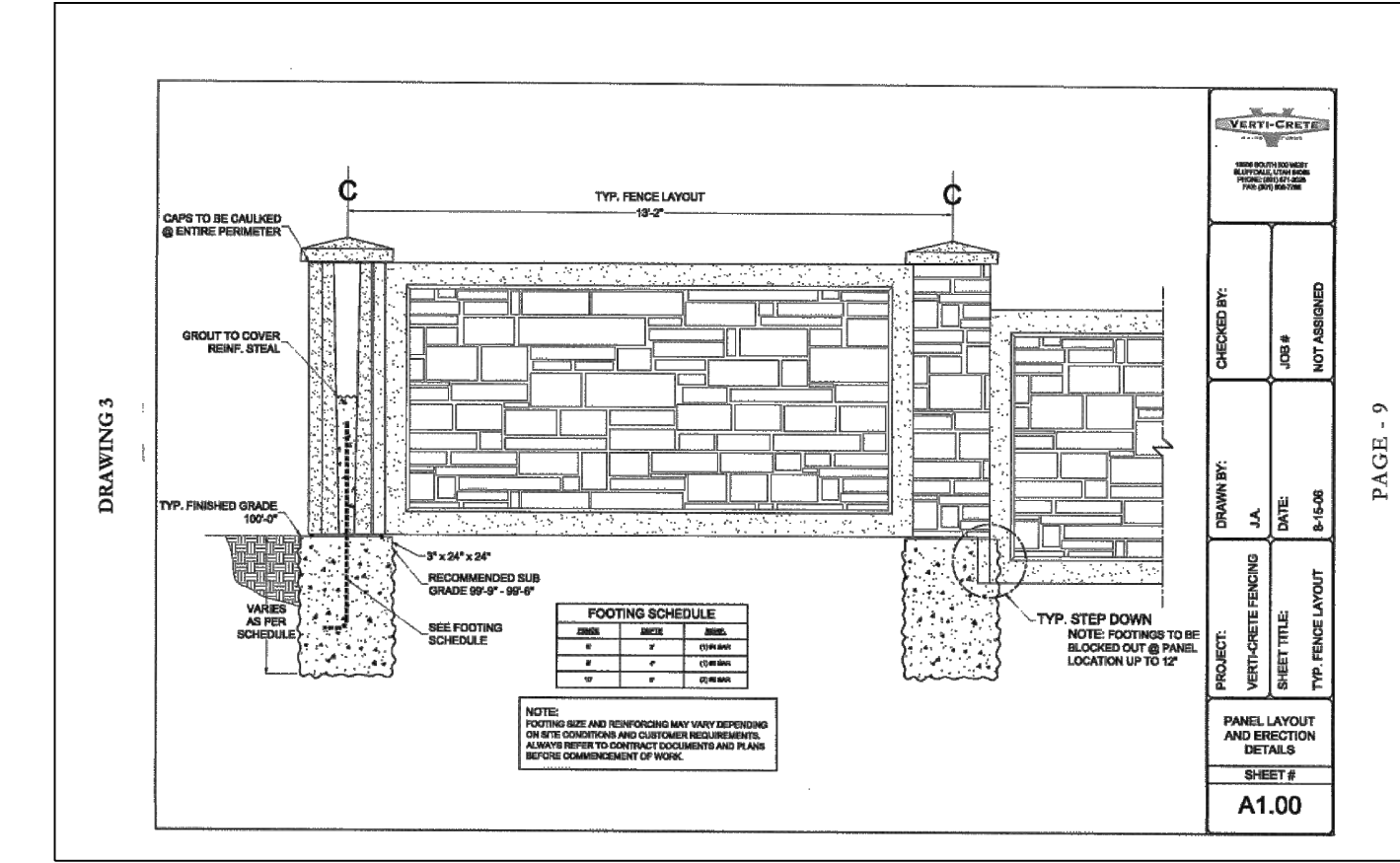
Landscape Setbacks per section 6.2.2 (B)					
Street Name or Zone Boundary	Street Classification	Width (In Ft.)	Linear Footage	Tree/Foot Required	No. of Trees Req. / Provided
Marksheffel Rd	Principal Art.	25'/25'	815'	1 / 20'	41/25 *
Meadowbrook Pkwy	Minor Art.	20'/20'	902'	1 / 25'	36/36
Shrub Substitutes Required/Provided					
160/160	Grass Sub. Required/Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
--/--	--/--	(MK)	75%/100%		
--/--	--/--	(MB)	75%/100%		
Internal Landscaping per section 6.2.2 (E)					
Gross Site Area (SF)					
422,943 S.F.					
Net Site Area (SF) (Excluding Tract A)					
194,016 S.F.					
Shrub Substitutes Required/Provided					
--/--	Grass / Perennial Sub. Required/Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
--/--	--/--	(I)	75%/100%		
Landscape Buffers and Screens per section 6.2.2 (D)					
Street Name or Property Line (Elev.)	Min. Width (In Ft.) Req. / Provided	Linear Footage	Buffer Trees (1/25) Required / Provided	Evergreen Trees Req.(33%) / Provided	2/3 Length of Frontage (ft.)
East Boundary (EB)	15'/30'	693'	28/28	9/18	
Shrub Substitutes Required/Provided					
--/--	Length of 6" Opaque Structure Req./Prov				
--/--	--/--				
Motor Vehicle Lots per section 6.2.2 (B)					
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required/Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)	2/3 Length (Non Contiguous)
15	1 / 1 (MV)	202'	202'	135'	(Non Contiguous)
45 / 53	23 / 30	--	--	75% / 75%	

Alternative Landscape Plan is requested per setback requirements on Marksheffel Road (LDC Section 6.2.2) due to utility easement constraints. Refer to Letter of Intent for justification.



PLANT LIST

PLANT SCHEDULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.
Pdb	12		Populus deltoides / Plains Cottonwood	70'	50'	3" Cal.	BAB
Qoa	3		Quercus gambelii / Gambel Oak	25'	20'	2" Cal.	BAB
Tam	12		Tilia americana / Redmond / Redmond American Basswood	70'	40'	2.5" Cal.	BAB
EVERGREEN TREES							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Pv	16		Pinus flexilis 'Vanderwolf' x Pyramid / Vanderwolf x Pyramid Lamber Pine	35'	20'	8" HT.	BAB
Pv	07		Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	25'	6'	8" HT.	BAB
Pp	16		Pinus ponderosa / Ponderosa Pine	60'	35'	8" HT.	BAB
FLOWERING TREES							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Ang	24		Amebaechler x grandiflora 'Autumn Brilliance' / AB Apple Serviceberry	25'	15'	2" Cal.	BAB
Cic	2		Crataegus baccata 'Crimson Cloud' / Crimson Cloud English Hawthorn	20'	15'	1.5" Cal.	BAB
Ppa	10		Prunus padus / Bird Cherry	30'	20'	2.5" Cal.	BAB
Ppa	1		Prunus padus 'Summer Glow' / Summer Glow European Birdcherry	30'	20'	2.5" Cal.	BAB
DECIDUOUS SHRUBS							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Asl	5		Amebaechler abotida / Saskatoon Serviceberry	12'	8'	+5 CONT.	CONT.
Bdp	88		Buddleja davidii 'Petite Snow' / Petite Snow Butterfly Bush	4'	4'	+5 CONT.	CONT.
Cxc	71		Caryopteris x chandorensis / Blue Mist Spirea	4'	4'	+5 CONT.	CONT.
Ddb	21		Daphne x burkwoodii 'Briggs Moonlight' / Briggs Moonlight Daphne	3'	3'	+5 CONT.	CONT.
Fna	1		Forestiera neomexicana / New Mexican Privet/Desert Olive	12'	10'	+7 CONT.	CONT.
Poc	18		Physocarpus opalifolius 'Copperatina' / Copperatina Ninebark	8'	8'	+5 CONT.	CONT.
PL	50		Physocarpus opalifolius 'Little Devil' TM / Dwarf Ninebark	3'	3'	5 GAL.	CONT.
Pna	5		Prunus americana / American Plum	12'	10'	+7 CONT.	CONT.
Scs	23		Symphoricarpos occidentalis / Western Snowberry	4'	4'	+5 CONT.	CONT.
EVERGREEN SHRUBS							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Jag	3		Juniperus scopulorum 'Gray Ghost' / Gray Ghost Juniper	12'	6'	+7 CONT.	CONT.
GRASSES							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Bgh	58		Bouteloua gracilis 'Blonde Ambition' / Blonde Grama Grass	3'	2'	+1 CONT.	CONT.
Hbc	12		Heterostichon sempervirens / Blue Out/Blue Avena	2'	2'	+1 CONT.	CONT.
Pvr	153		Panicum virgatum 'Shenandoah' / Red Switch Grass	4'	2.5'	+1 CONT.	CONT.
Sra	9		Saccharum rostratum / Plume/Ravena Grass	10'	4'	+3 CONT.	CONT.
ANNUALS/PERENNIALS							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Lst	21		Lavandula x intermedia 'Provence' / Provence Lavender	2.5'	2.5'	+1 CONT.	CONT.
Sof	11		Salvia officinalis / Garden Sage	2'	2'	+1 CONT.	CONT.
EVERGREEN SHRUB							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	
Jsb	6		Juniperus squamata 'Blue Star' / Blue Star Juniper	1.5'	3'	+3 CONT.	CONT.
Pnt	8		Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	10'	6'	+5 CONT.	CONT.
Pmm	48		Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	2.5'	4'	+5 CONT.	CONT.
Pbc	13		Pinus sylvestris 'Hilade Creeper' / Hilade Creeper Scotch Pine	3'	8'	+5 CONT.	CONT.



N.E.S. Inc.  
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Fax 719.471.0267  
www.nescolorado.com  
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THE VILLAS AT CLAREMONT RANCH

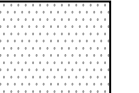
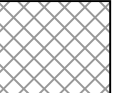
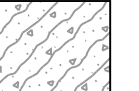
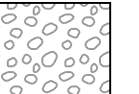
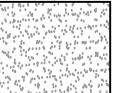
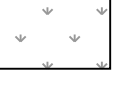
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PROJECT MGR: A. Barlow  
PREPARED BY: J. Shagin

DATE:	BY:	DESCRIPTION:
9/17/21	JS	County Comments
3/07/22	JS	County Comments
4/14/22	JS	County Comments

Landscape Notes & Details



CONCEPT PLANT SCHEDULE

-  TURF  
Kentucky Bluegrass Sod
-  WOOD MULCH  
Gorilla Hair Cedar 3"-4" depth
-  ROCK MULCH  
3/4" Angular Cimarron Granite
-  COBBLE  
1.5"-3" River Rock
-  CRUSHER FINES
-  NATIVE SEED  
Arkansas Valley Seed Co. Custom Mix

THE VILLAS AT  
CLAREMONT RANCH

PROJECT INFO  
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9/17/21	JS	County Comments
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Final Landscape Plan

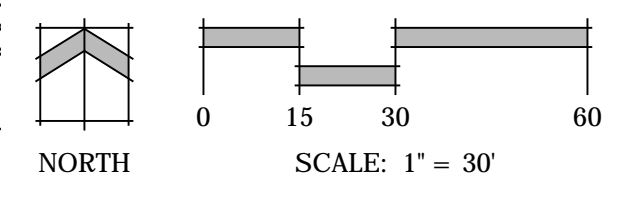
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7 OF 13

PUDSP211



Sheet LP1  
Sheet LP2



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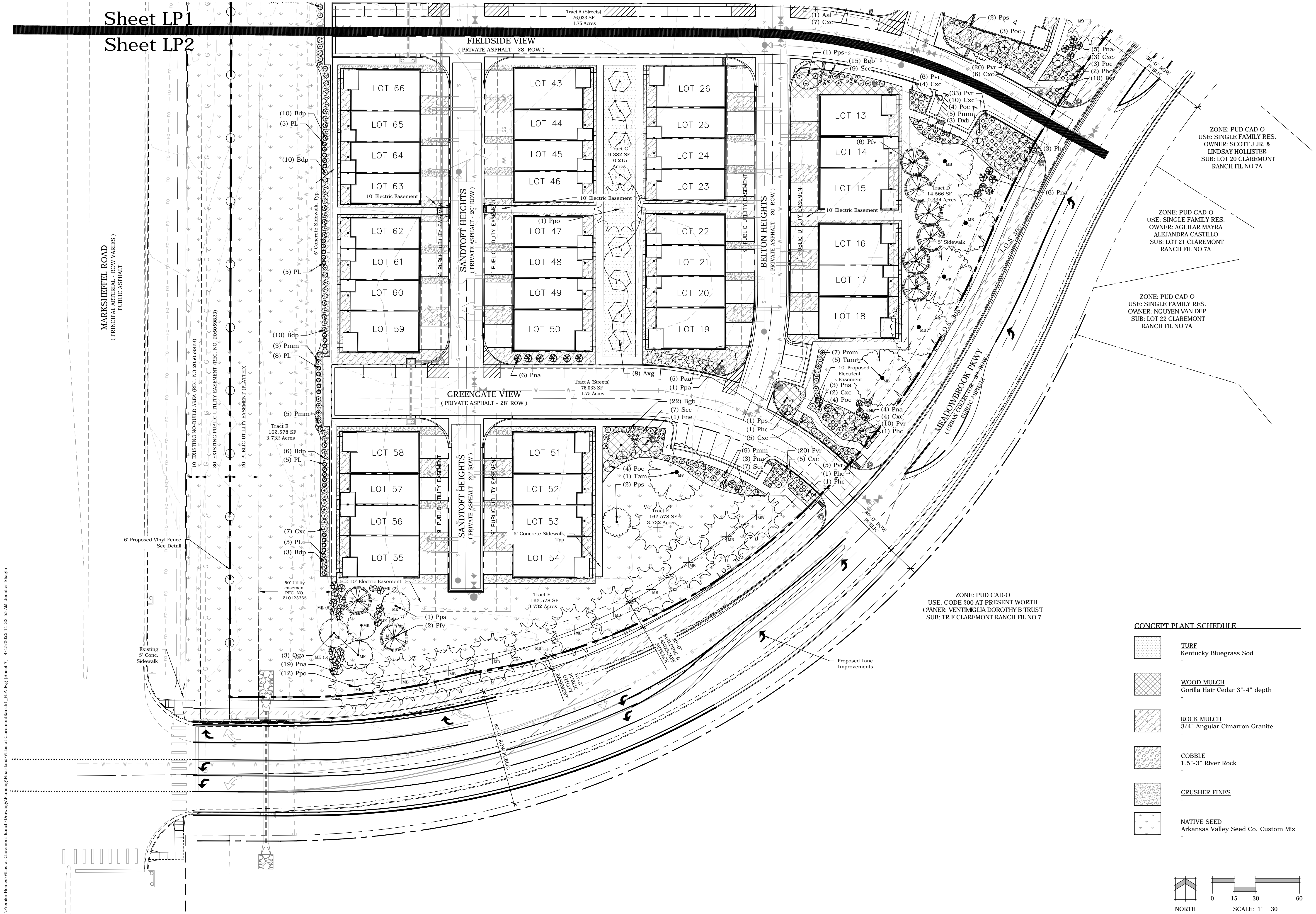


THE VILLAS  
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CLAREMONT  
RANCH

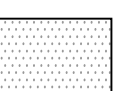
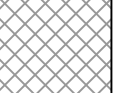
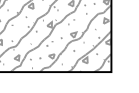



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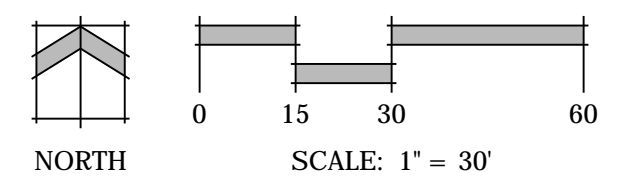
Final Landscape Plan

Sheet LP1  
Sheet LP2



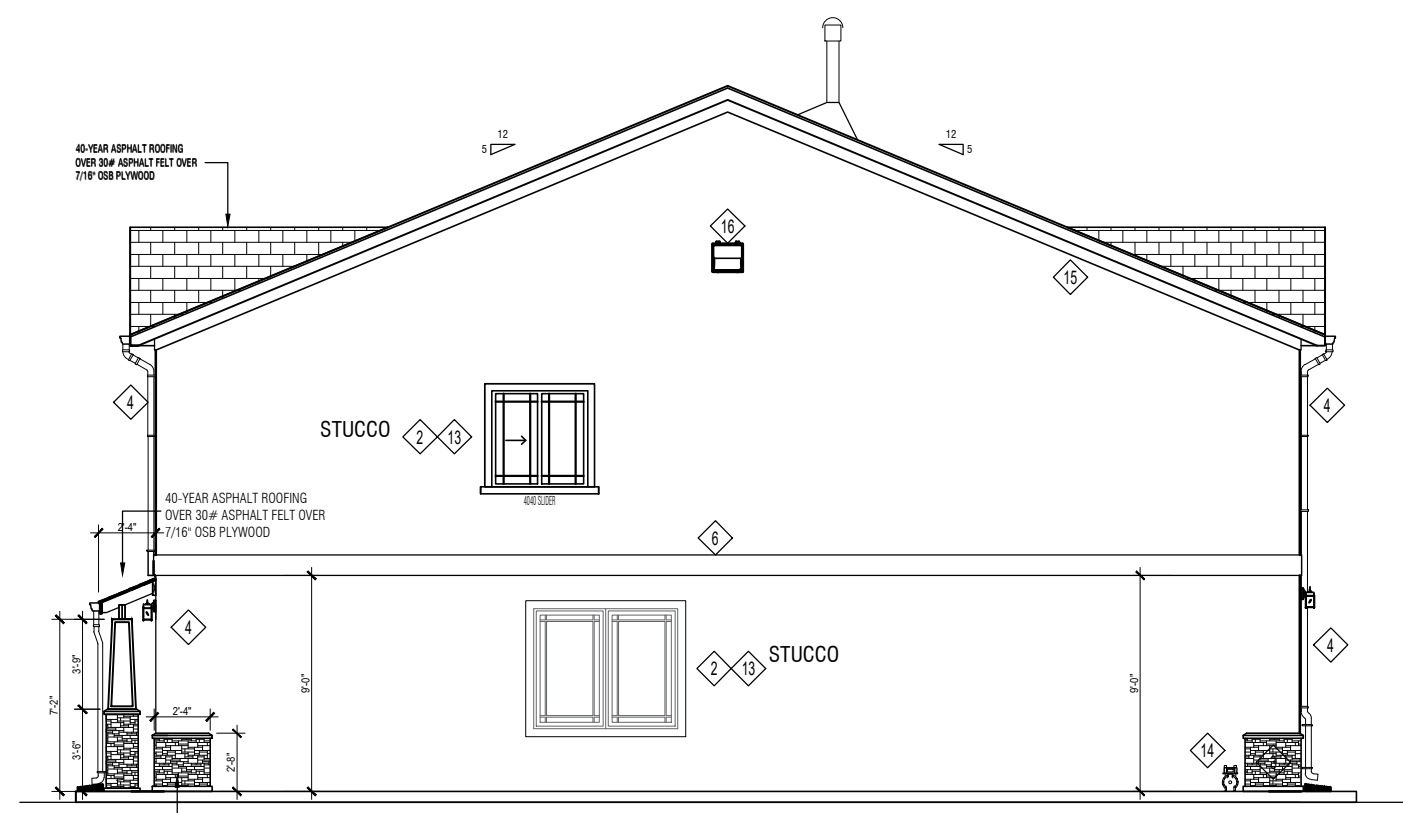
CONCEPT PLANT SCHEDULE

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	<b>COBBLE</b> 1.5"-3" River Rock
	<b>CRUSHER FINES</b>
	<b>NATIVE SEED</b> Arkansas Valley Seed Co. Custom Mix

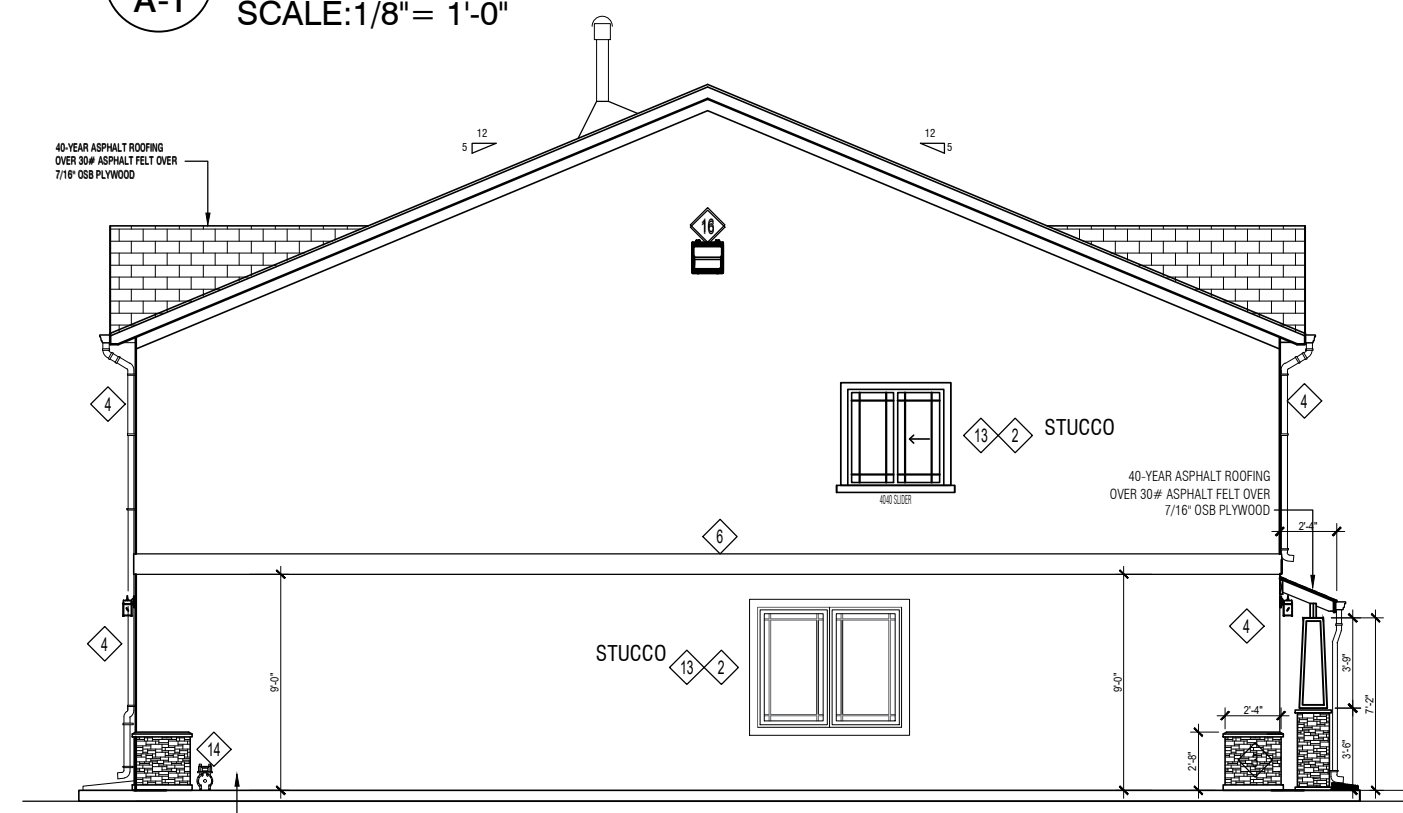


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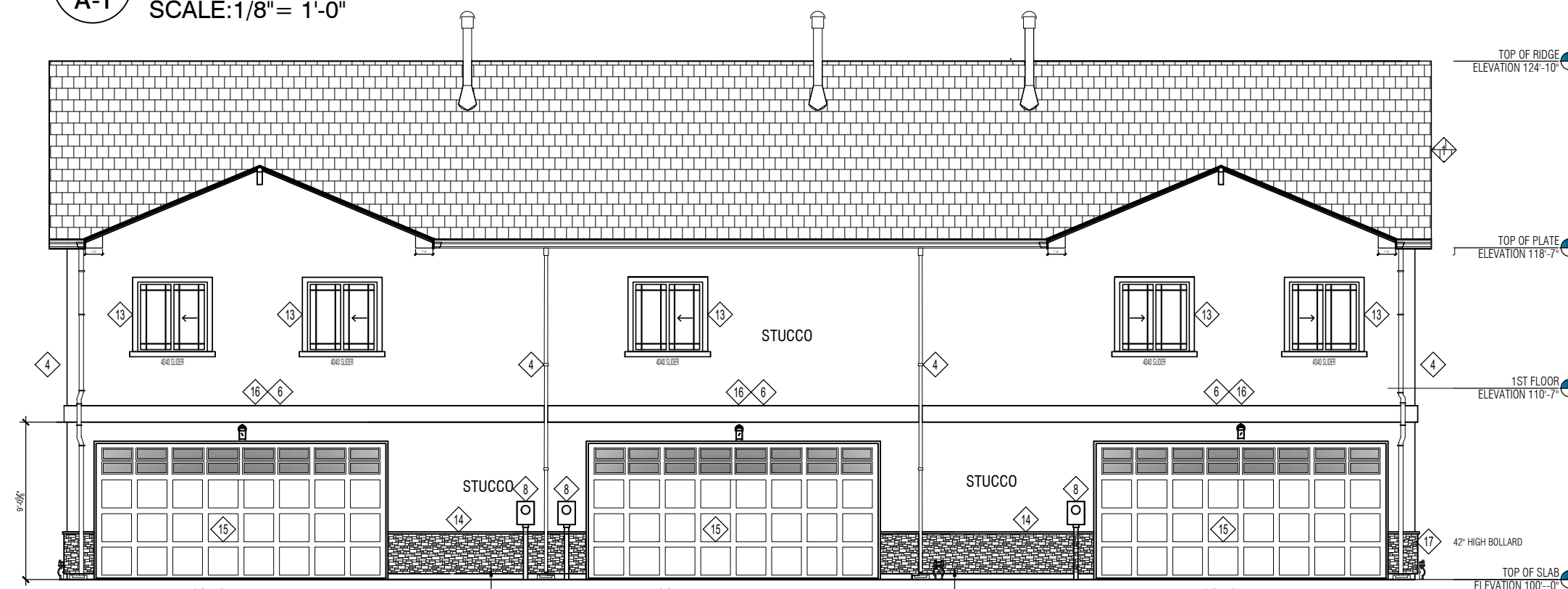
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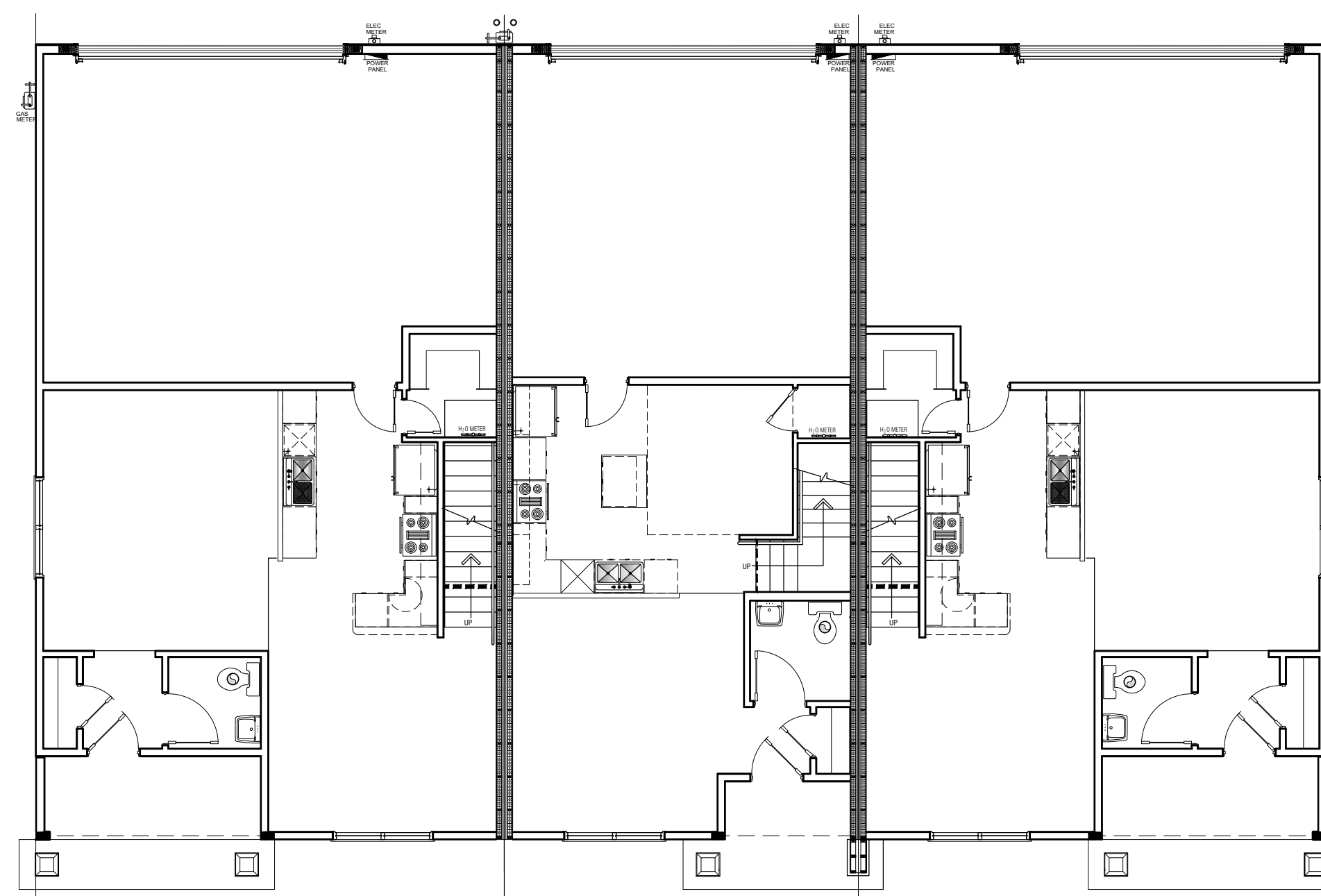
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2 ELEVATION TYPE B  
 A-1 SCALE: 1/8" = 1'-0"



3 ELEVATION TYPE B  
 A-1 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN 2-1-2  
 SCALE: 1/8" = 1'-0"

LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GUTTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / GFCI RECEPTACLE
- 12 EXPOSED CANOPY SUPPORT BEAM
- 13 RAISED EIFS TRIM AROUND WINDOW OPENINGS
- 14 GAS METER  
NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

PLAN REVIEW COMMENTS	
△	XX-XX-XXXX
<b>REVISIONS</b>	

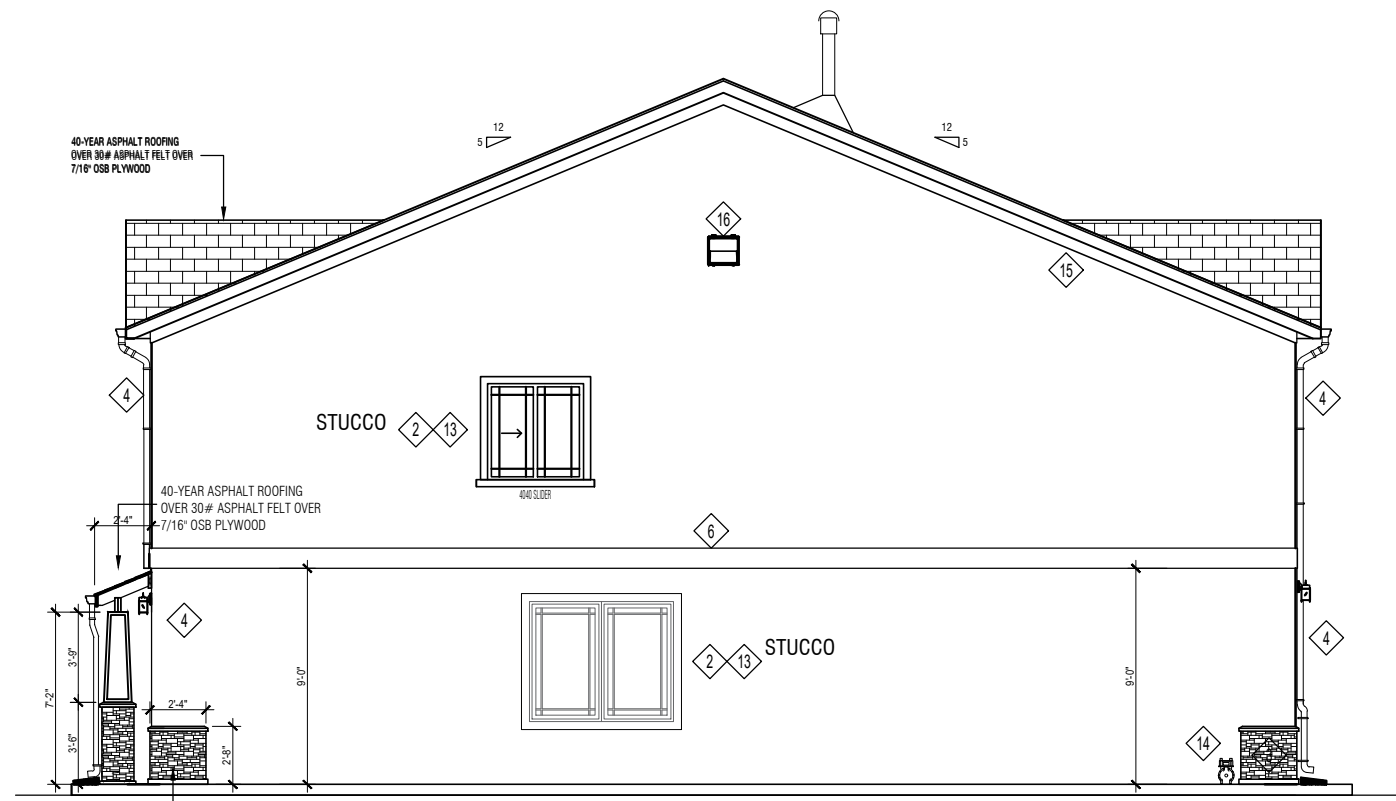
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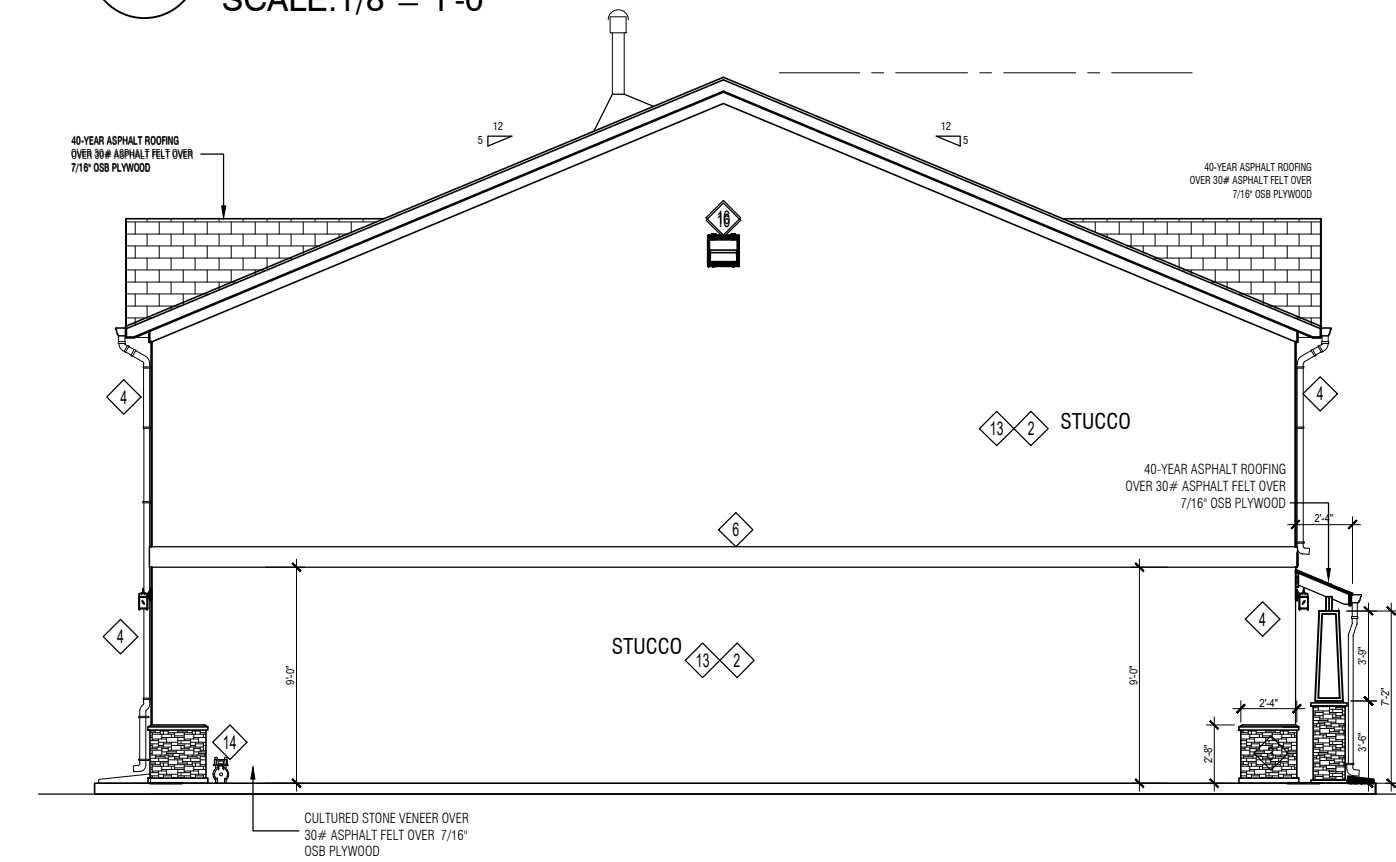
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 300815  
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**A-1**



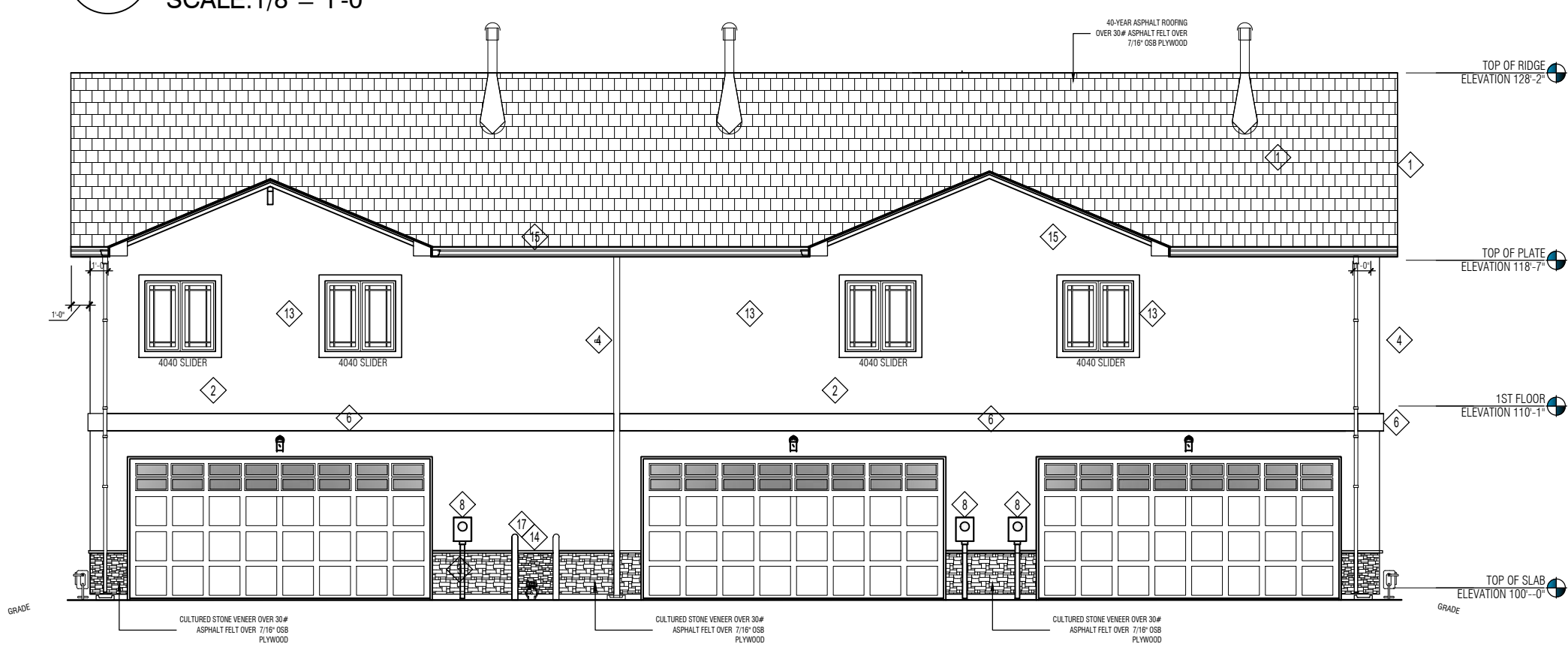
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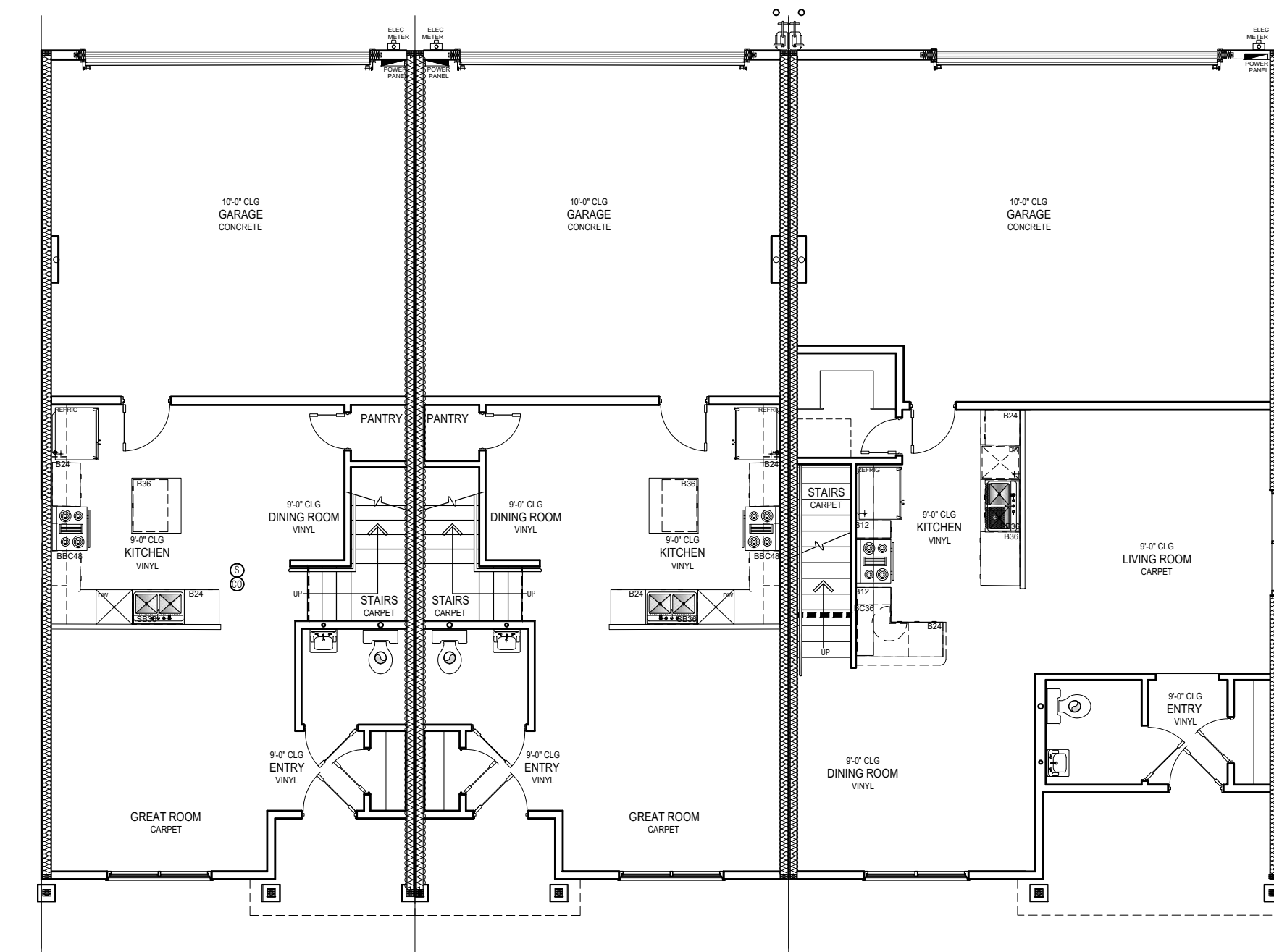
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2 ELEVATION TYPE C  
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4 ELEVATION TYPE C  
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1ST FLOOR PLAN 1-1-2  
 SCALE: 1/8" = 1'-0"

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PLAN REVIEW COMMENTS

XX-XX-XXXX

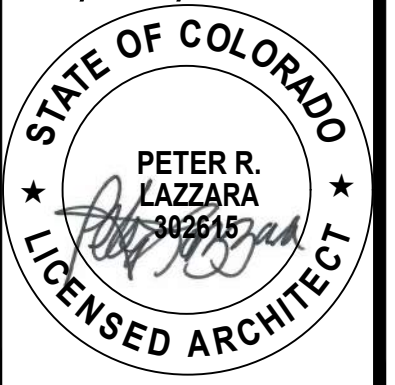
REVISIONS

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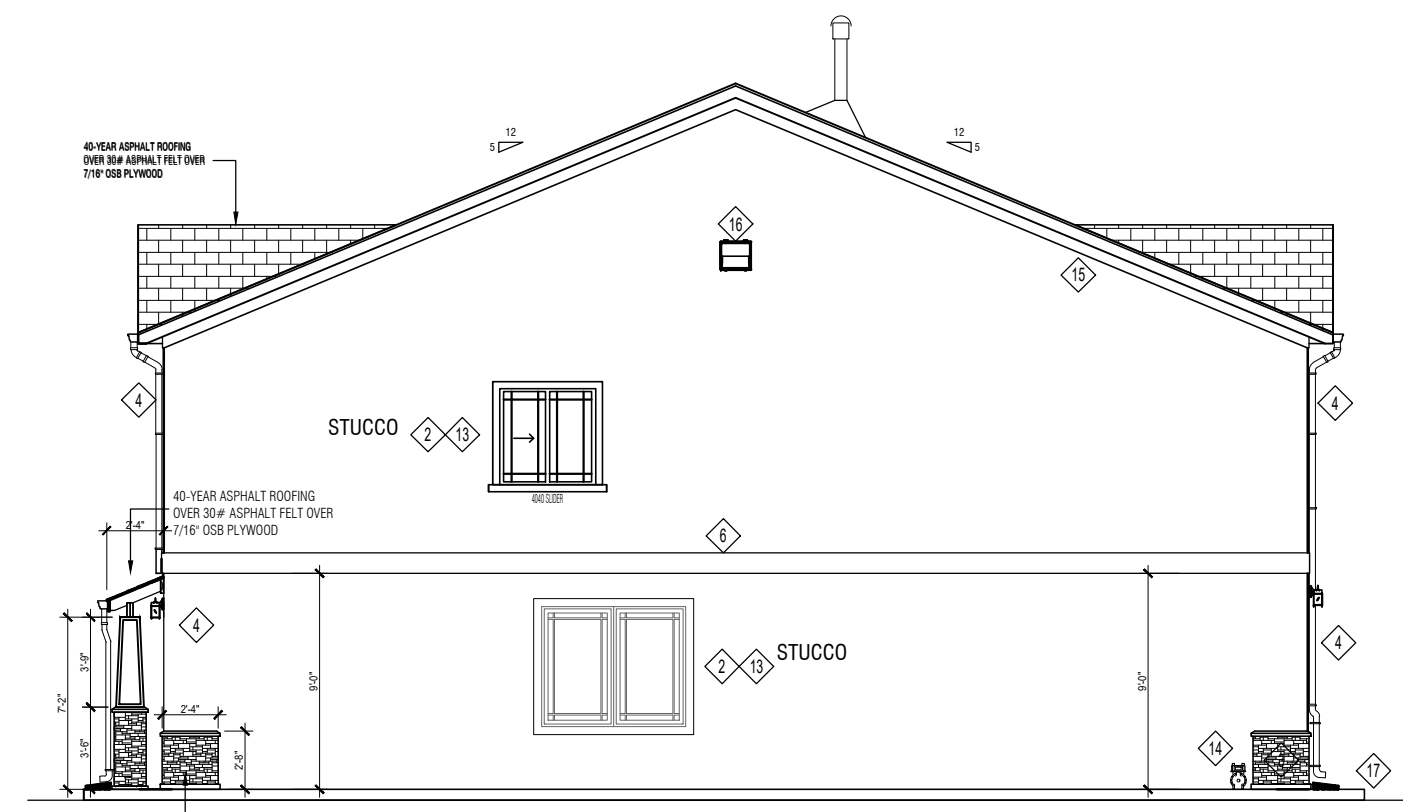
BUILDING ELEVATIONS

A-2

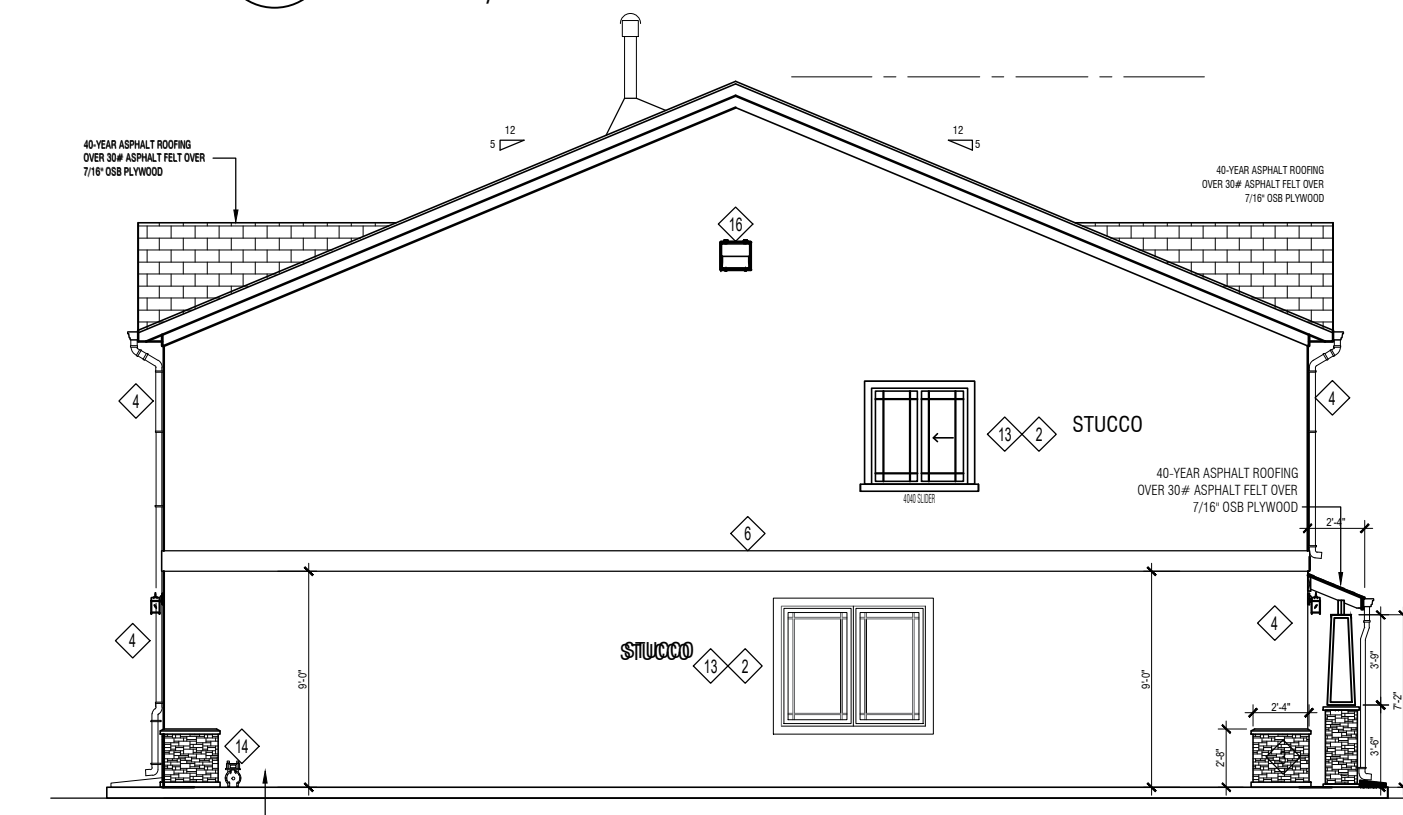


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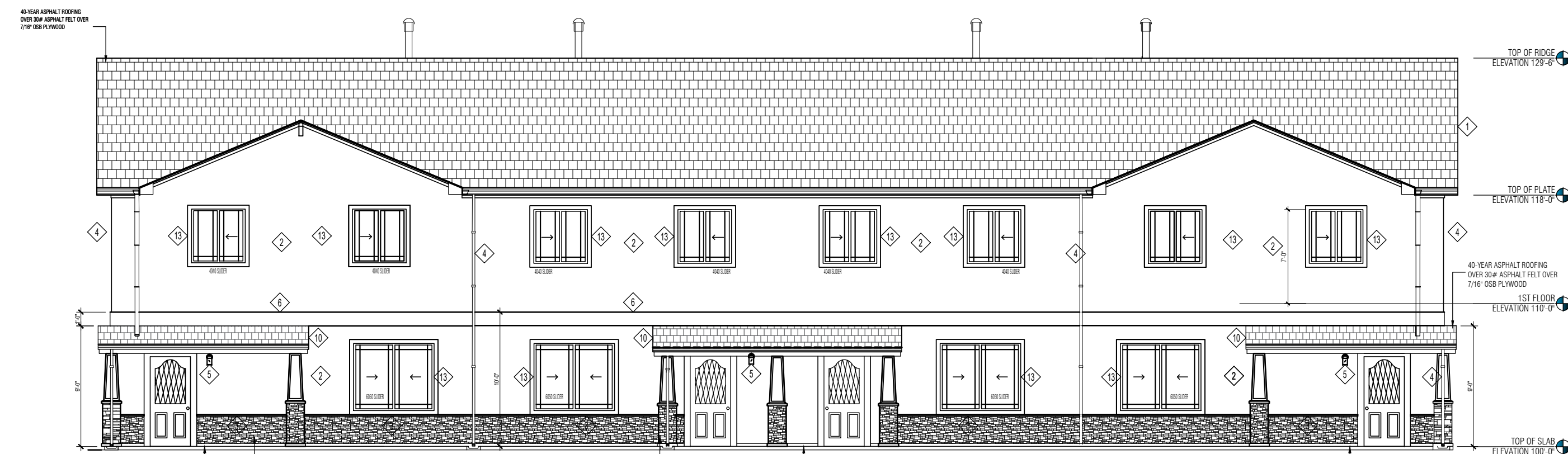
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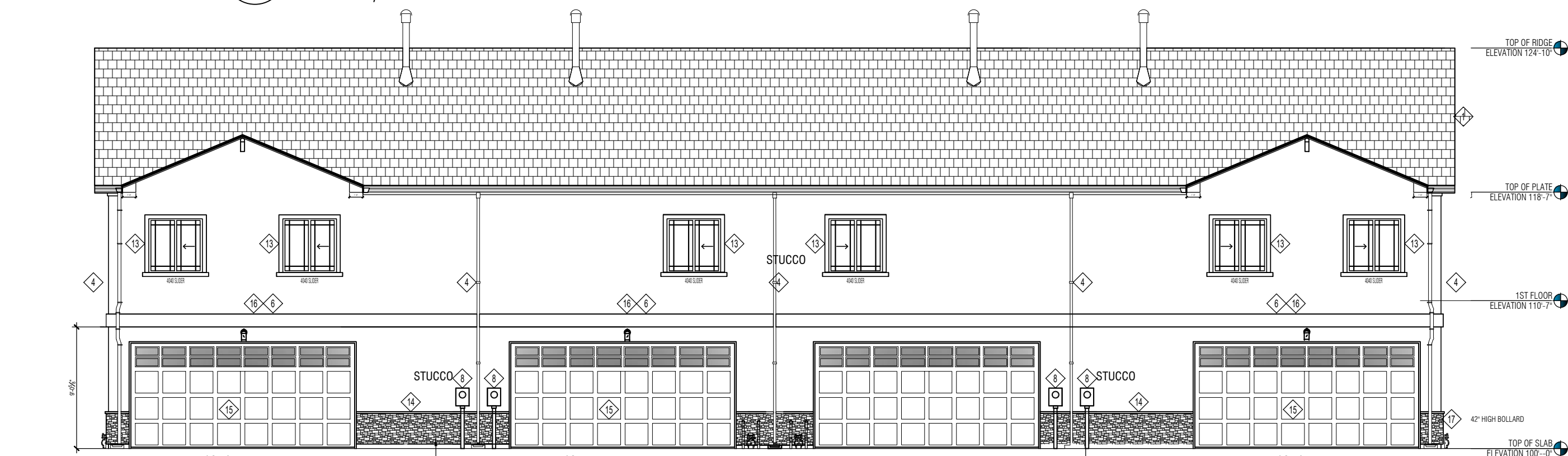
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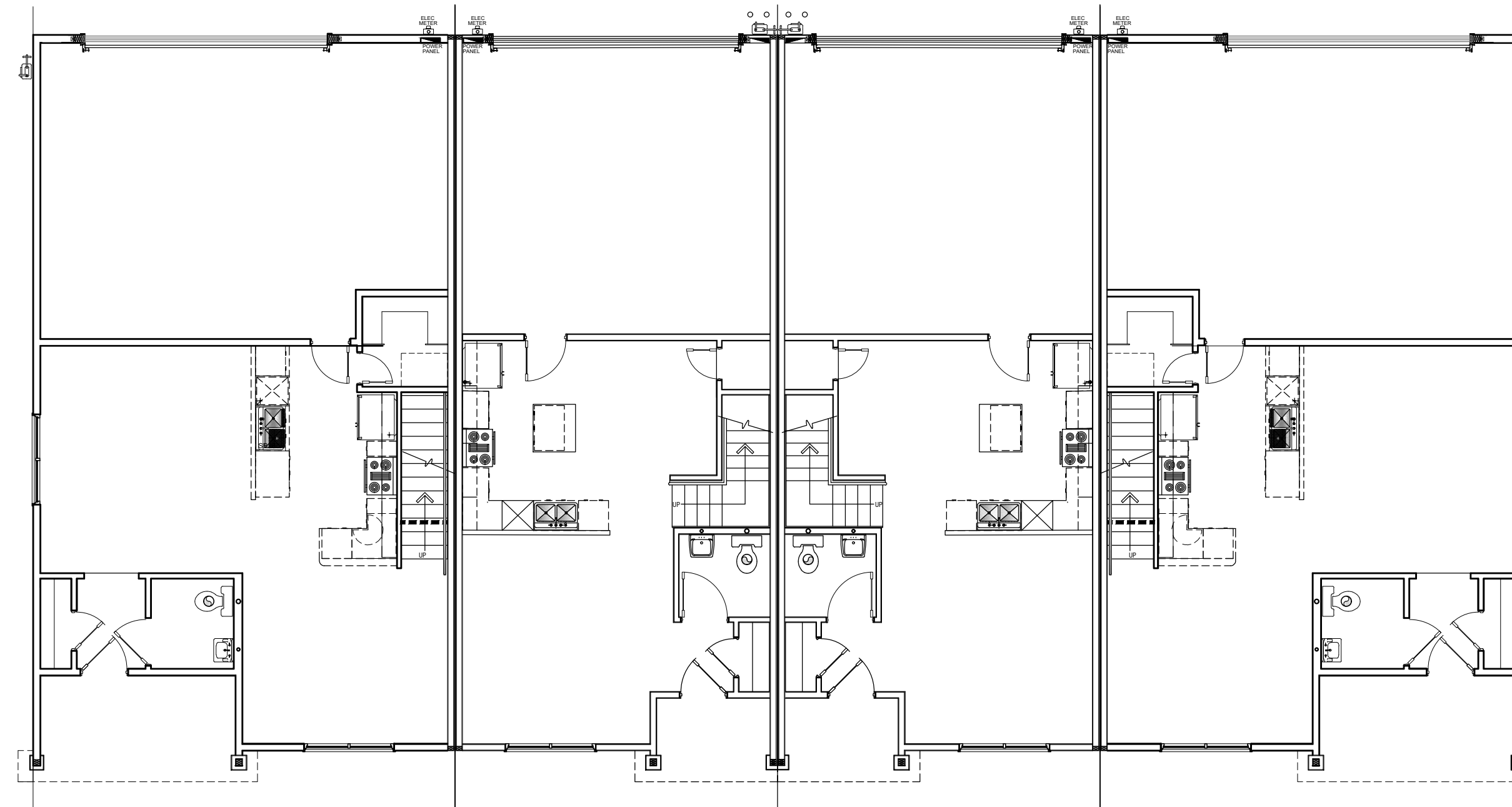
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**4 ELEVATION TYPE D**  
 A-3 SCALE: 1/8" = 1'-0"



**1ST FLOOR PLAN 2-1-1-2**  
 SCALE: 1/8" = 1'-0"

PLAN REVIEW COMMENTS

XX-XX-XXXX

**REVISIONS**

PRELIMINARY ELEVATIONS  
 THE VILLAS AT  
 CLAREMONT RANCH  
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 COLORADO SPRINGS, CO

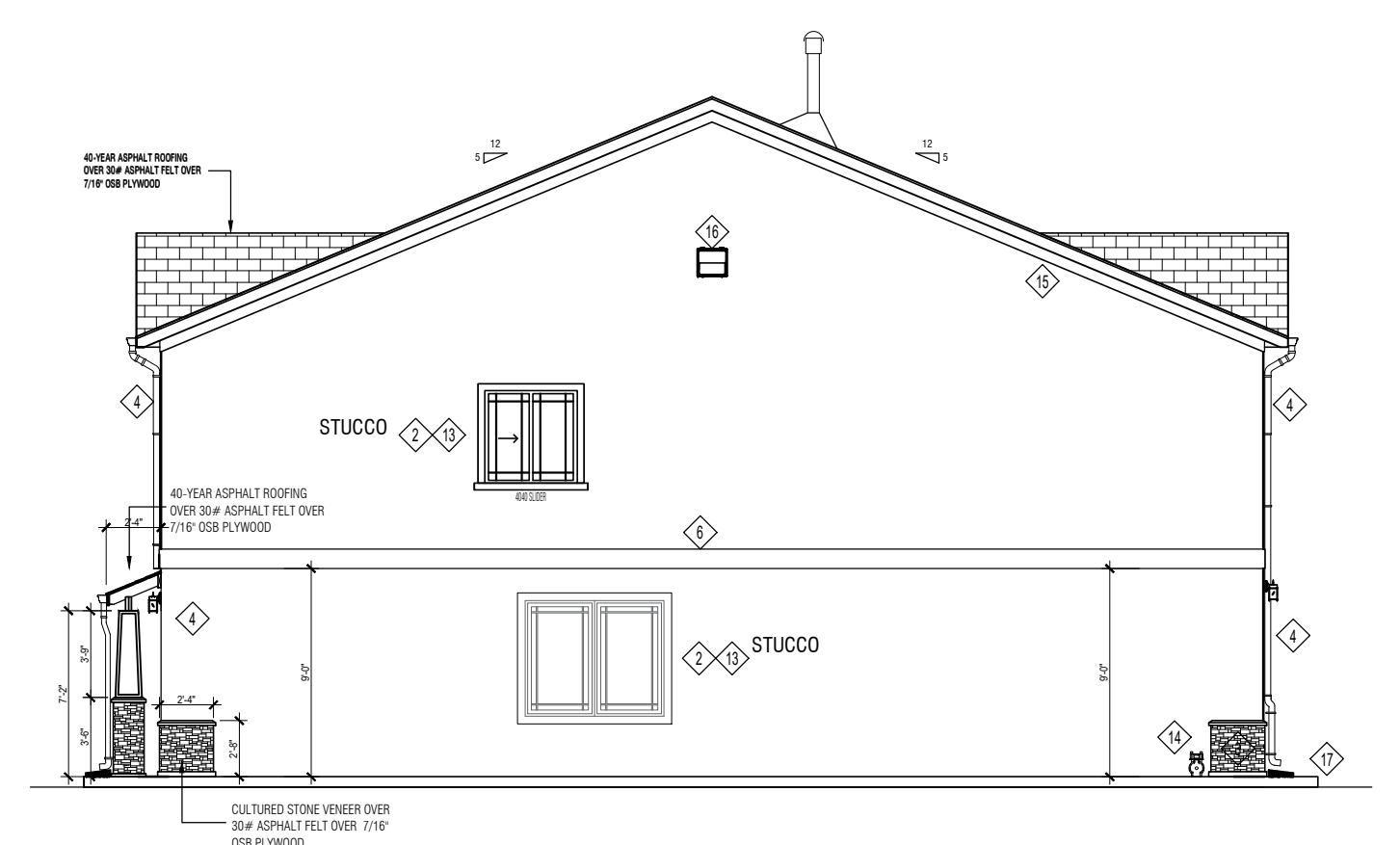
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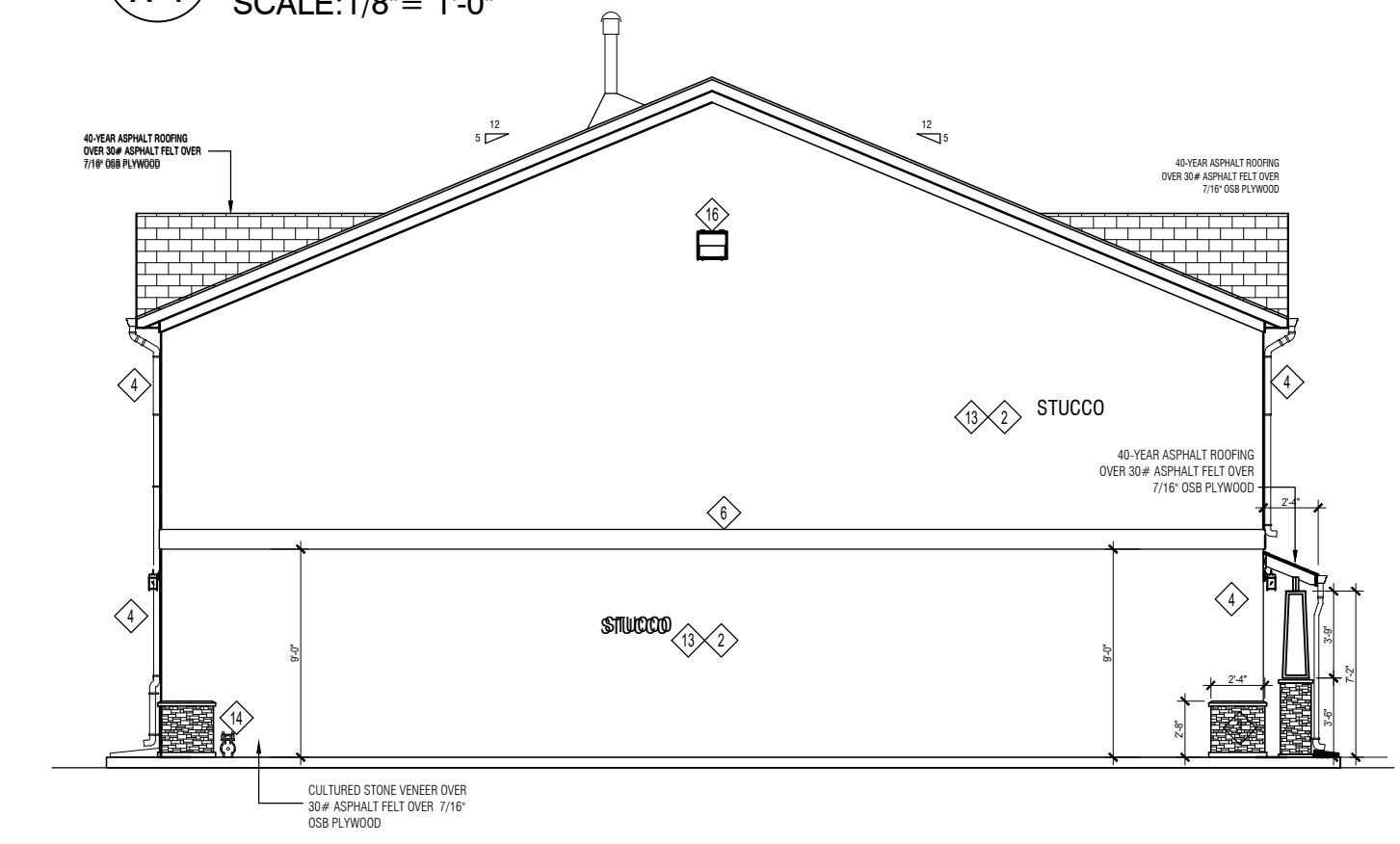


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**A-3**





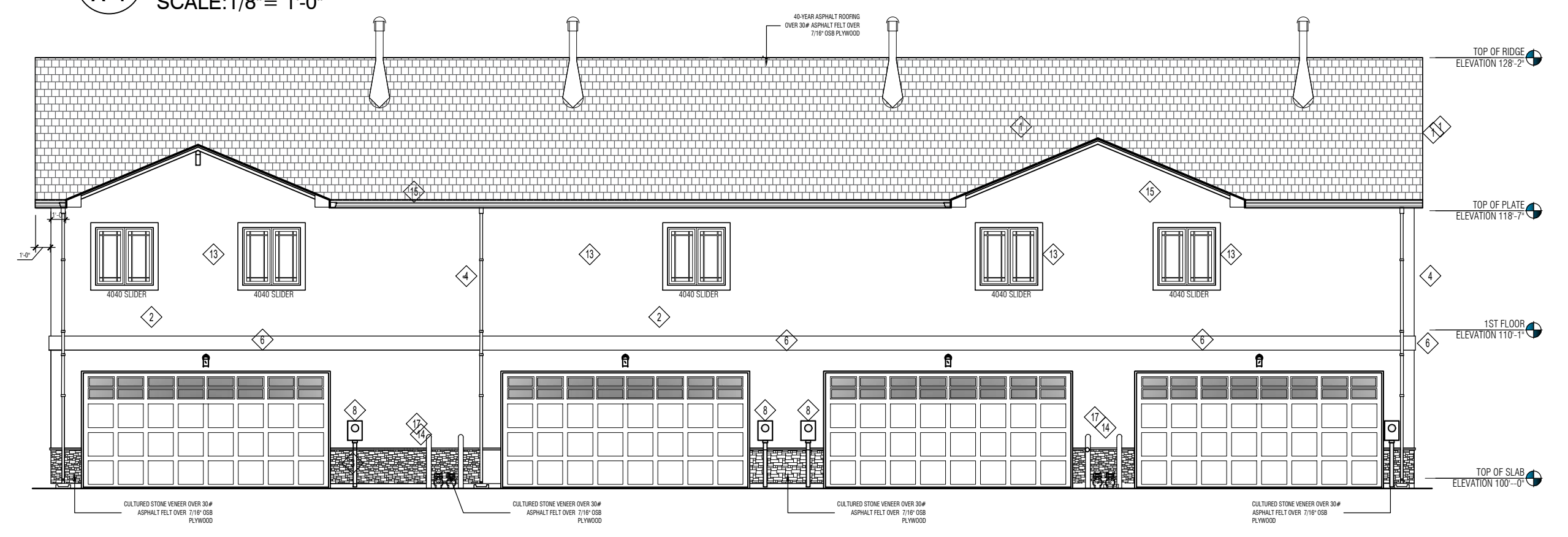
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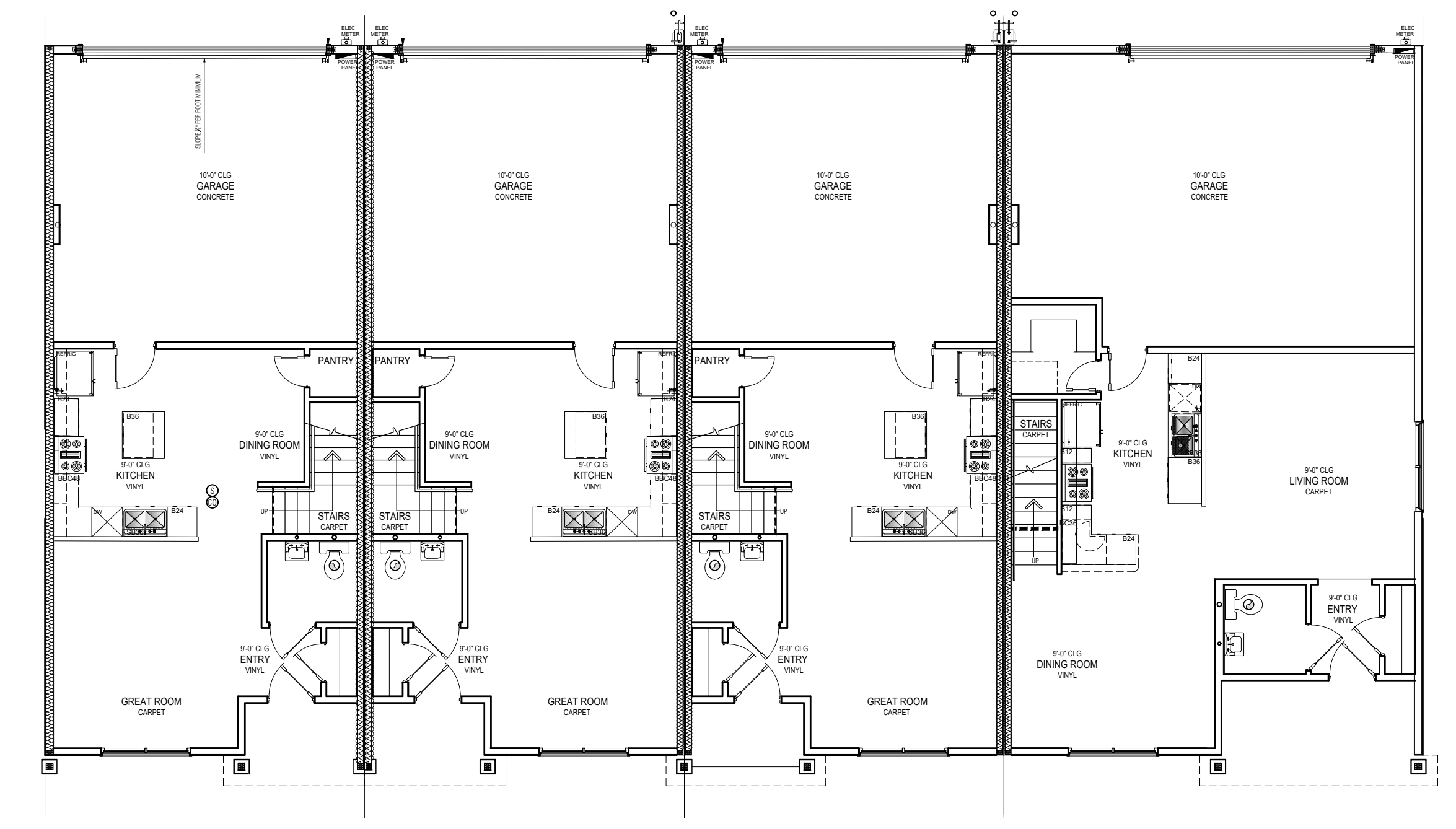
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2 ELEVATION TYPE A  
 A-4 SCALE: 1/8" = 1'-0"



4 ELEVATION TYPE A  
 A-4 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN 1-1-1-2  
 SCALE: 1/8" = 1'-0"

LEGEND

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PLAN REVIEW COMMENTS	
XX-XX-XXXX	

PRELIMINARY ELEVATIONS

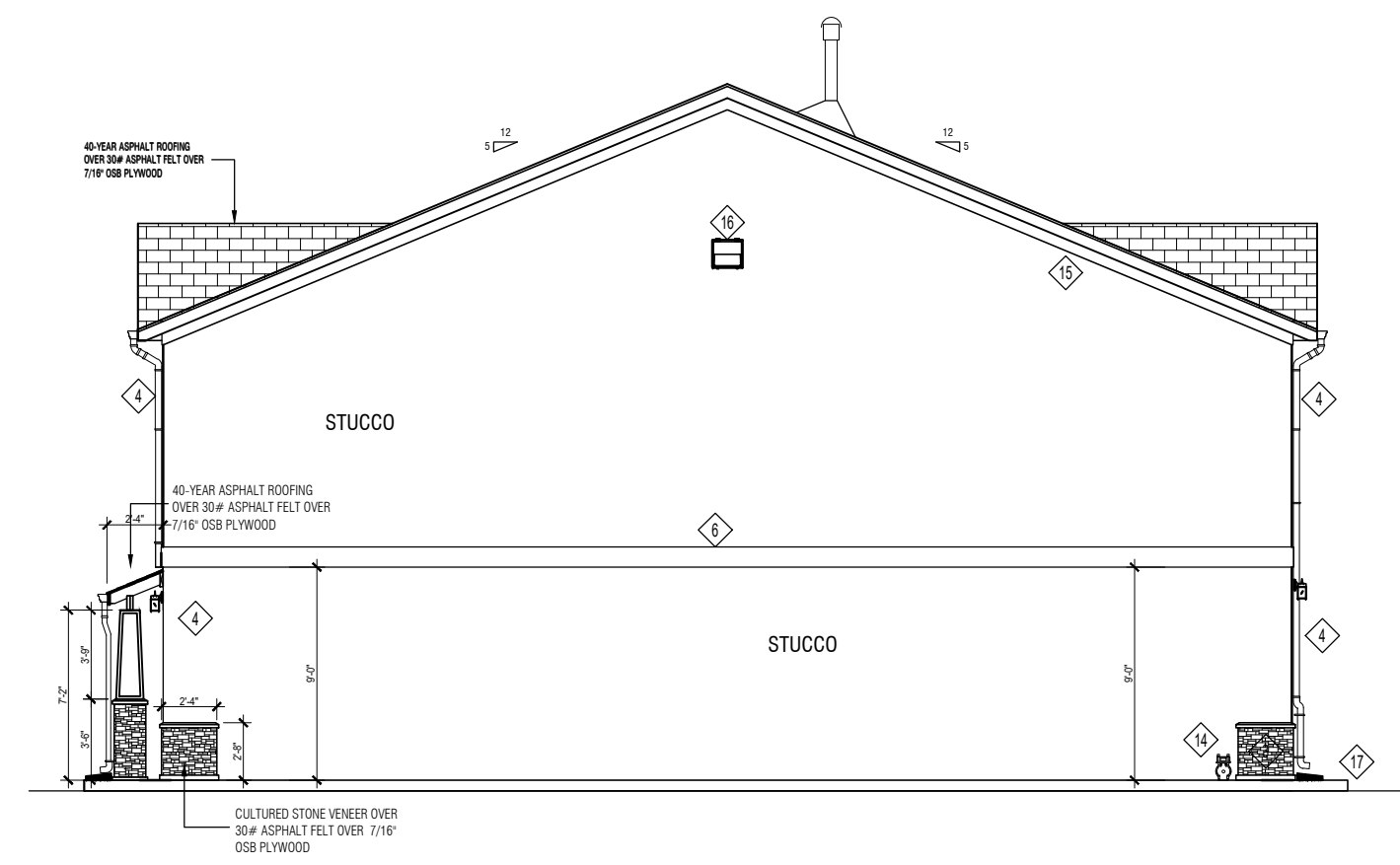
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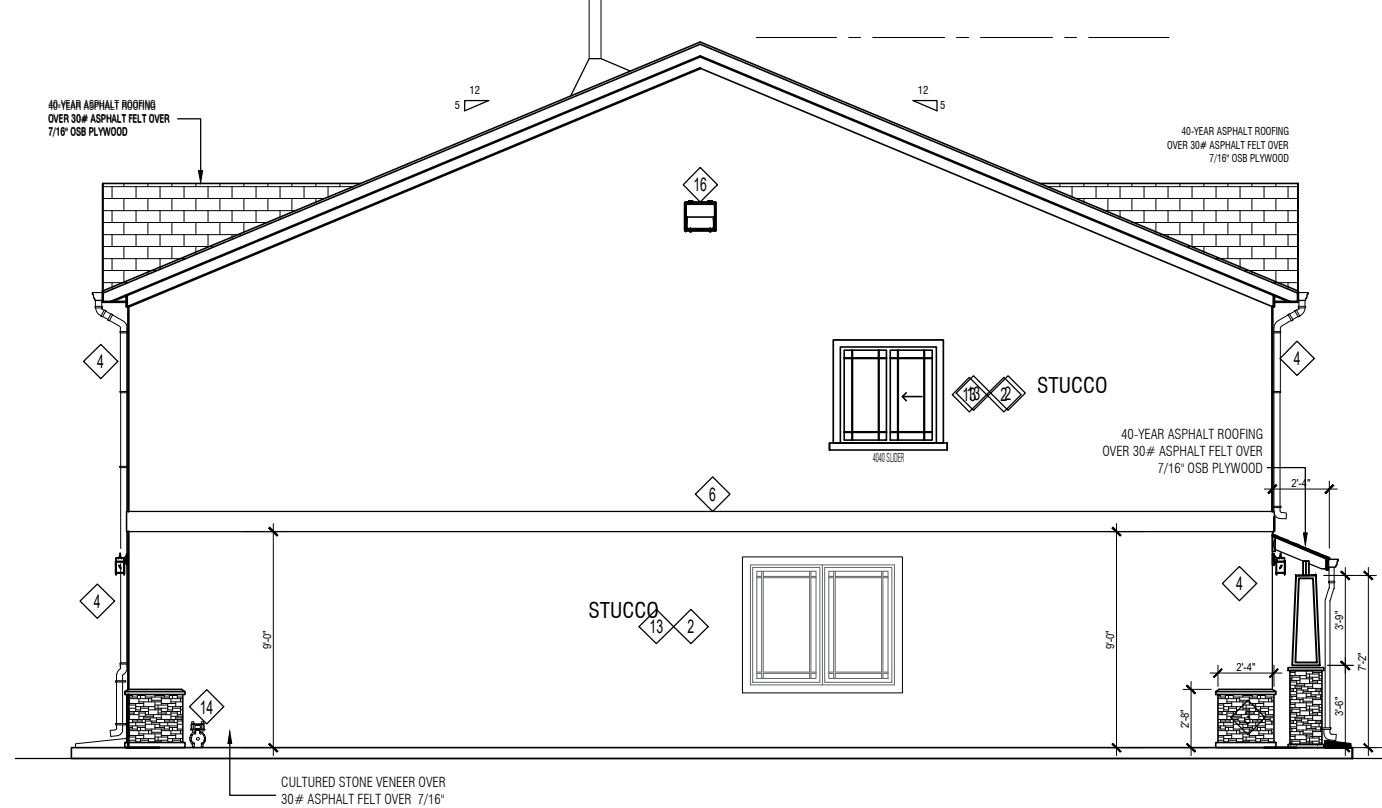
12/30/2020

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 PETER R. LAZZARA  
 342615

12/29/2020  
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 CHECKED BY: PRL  
 SHEET NUMBER  
 BUILDING ELEVATIONS  
**A-4**



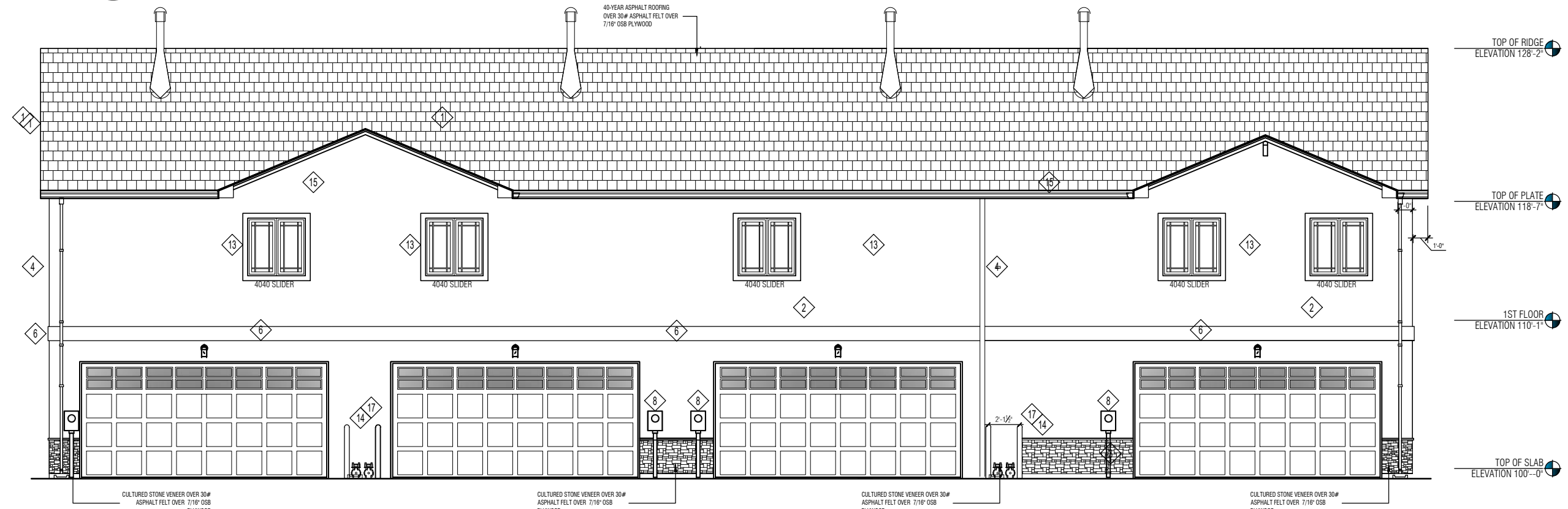
1 ELEVATION TYPE E  
 A-5 SCALE: 1/8" = 1'-0"



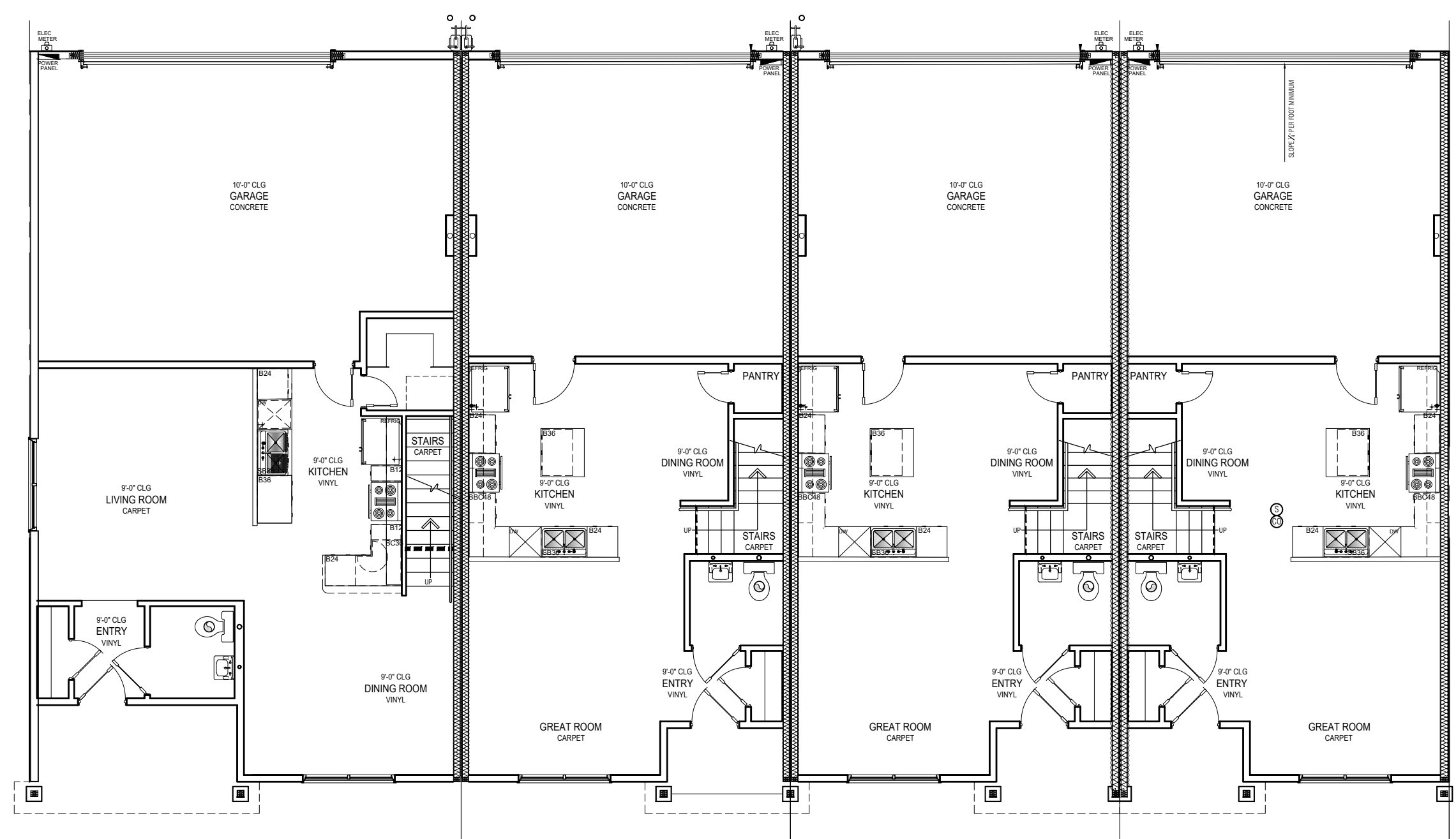
3 ELEVATION TYPE E  
 A-5 SCALE: 1/8" = 1'-0"



2 ELEVATION TYPE E  
 A-5 SCALE: 1/8" = 1'-0"



4 ELEVATION TYPE E  
 A-5 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN 2-1-1-1  
 SCALE: 1/8" = 1'-0"

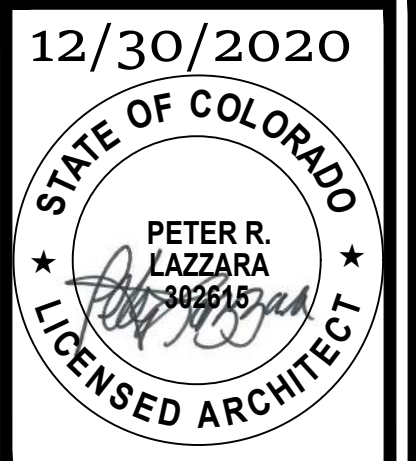
LEGEND

- 1 ASPHALT COMPOSITE SHINGLES
- 2 EIFS (STUCCO) FINISH
- 3 FIELDSTONE VENEER
- 4 PRE-FINISHED GLITTER & DOWNSPOUT W/ SPLASHBLOCK
- 5 PORCH LIGHT (ON LIGHT SENSOR)
- 6 RAISED EIFS (STUCCO) FINISH ACCENT BAND
- 7 AIR CONDITIONER UNIT
- 8 ELECTRICAL SERVICE ENTRY/METER(S)
- 9 WATER METER
- 10 ENTRY CANOPY
- 11 WEATHERPROOF / GFCI RECEPTACLE
- 12 EXPOSED CANOPY SUPPORT BEAM
- 13 RAISED EIFS TRIM AROUND WINDOW OPENINGS
- 14 GAS METER  
NOTE: ALL COLORS AND FINISHES PER OWNER'S REQUIREMENTS.
- 15 1x12 NOMINAL EXTERIOR DECORATIVE WOOD TRIM
- 16 FLOOD LIGHT

PLAN REVIEW COMMENTS	
△	XX-XX-XXXX
<b>REVISIONS</b>	

PRELIMINARY ELEVATIONS  
 THE VILLAS AT CLAREMONT RANCH  
 TOWN HOMES  
 COLORADO SPRINGS, CO

**PREMIER HOMES INC.**  
We're Built On Customer Satisfaction  
 200 W. 1st St. Ste 200 Pueblo, CO 81004 (719) 584-2800



12/30/2020  
 12/25/2020  
 DRAWN BY: PRL  
 CHECKED BY: PRL  
 SHEET NUMBER  
 BUILDING ELEVATIONS  
**A-5**





February 3, 2021

Kari Parsons  
El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Villas at Claremont Subdivision  
Preliminary Plat  
Sec. 4, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 27512

To Whom It May Concern;

We have received a referral concerning the above-referenced proposal to divide a 10.17 +/- acre tract of land into 83 single-family lots and 5 tracts. According to the submittal, the tract of land is currently described as Tracts A and G, Claremont Ranch Filing No. 7. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, and the Water/Wastewater Report dated November 2020 included with the submittal provide an estimated demand of 24.75 acre-feet/year as shown in the table, below.

Use	Amount	Water Use Rate	Demand (acre-feet/year)
Household	83 units	0.25 AF/yr	20.75
Irrigation	5.67 acres	0.02 AF/yr per 1,000 square-feet	4.00
<b>Total</b>			<b>24.75</b>

It should be noted that standard water use rate, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, for lawn and garden irrigation is 0.05 acre-foot per year for each 1,000 square feet (1,944 gallons/day/acre), which is significantly higher than the water use rate used for irrigation in the Applicant’s estimate. The applicant has indicated that the irrigation demands are based on an analysis from a landscape consultant.

### Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District. A letter dated November 19, 2020 from Cherokee confirmed a commitment of 24.8 acre-feet for the proposed subdivision.



According to this office's records and the Water Information Summary Sheet, it appears that Cherokee has adequate water resources to serve the estimated demand of 24.74 acre-feet/year for the proposed development.

### Additional Comments

The application materials indicate that the project will collect storm flows in an onsite extended drainage basin. The applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

### State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Claremont Commercial Subdivision No. 2 is adequate and can be provided without causing injury to decreed water rights.

According to the application materials, the proposed water supply for the subdivision is to be served by Cherokee Metropolitan District. Our office does not have up to date information on the ability of the Authority to supply water to this subdivision. As outlined in the statutes, Section 30-28-133(3)(d), C.R.S., the subdivider is required to submit evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water. Adequate evidence is usually provided in the form of a water resource report, prepared by a professional engineer, which addresses the quality, quantity, and dependability issues. A report of this nature was not provided with the submittal. Please see the State Engineer's March 4, 2005 and March 16, 2005 memorandums, available on the Colorado Division of Water Resources webpage at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3565889&dbid=0>, for the necessary information. In this situation, Cherokee will have to provide the required information of a quasi-municipality following Attachment A, Section 1 of the memorandums. **This office may not approve future submittals without the requested information.**

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner



**OFFICE OF THE COUNTY ATTORNEY**  
CIVIL DIVISION

**Diana K. May, County Attorney**

Assistant County Attorneys

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Mary Ritchie  
Bryan E. Schmid  
Nathan J. Whitney  
Christopher M. Strider  
Terry A. Sample  
Dorey L. Spotts  
Steven Martyn

March 18, 2022

PUDSP-21-1      The Villas at Claremont Ranch  
PUD/Preliminary Plan

Reviewed by:    Lori L. Seago, Senior Assistant County Attorney  
April Willie, Paralegal

**WATER SUPPLY REVIEW AND RECOMMENDATIONS**

Project Description

1.      This is a PUD and preliminary plan proposal by Phi Real Estate Services, LLC (“Applicant”) for subdivision of 83 attached townhome lots (the “property”). The property is currently zoned PUD CAD-O (Planned Unit Development – Commercial Airport Overlay District).

Estimated Water Demand

2.      Pursuant to the *Water Supply Information Summary* (“WSIS”), the subdivision demand is 24.75 acre-feet/per year, which reflects 0.25 acre-feet/lot for in-house use, plus 4.0 acre-feet for irrigation. Based on the total demand, Applicant must be able to provide a supply of 7,425 acre-feet of water (24.75 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3.      The Applicant has provided for the source of water to derive from the Cherokee Metropolitan District (“District” or “CMD”). As detailed in the *Water Resources Report for the Villas at Claremont Ranch* dated November 2020 (“Report”), the District’s water supply is sourced entirely from groundwater, both renewable and Denver Basin non-renewable sources. The *Report* indicates that “[w]ith 4,411.5 annual acre-feet of exportable supply and 4,331.0 annual acre-feet of commitments, CMD has a water balance of 80.5 annual acre-feet before the subject development. After commitment of 24.8 annual acre-feet to this development, the District will have 55.7 annual acre-feet remaining for additional commitments.”

4. The District's General Manager provided a letter of commitment for the Villas at Claremont Ranch development dated February 25, 2022, in which the District committed to providing water service to the 83 residential lots in the amount of 20.75 acre-feet/year, plus irrigation in the amount of 4.01 acre-feet/year, for an annual water requirement of 24.8 acre-feet/year.

Finally, the District's commitment is only a conditional commitment; therefore, the District's letter noted "[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment."

#### State Engineer's Office Opinion

5. In a letter dated February 3, 2021, the State Engineer reviewed the proposal to subdivide the 10.17 +/- acre parcel into 83 single-family lots, plus irrigated green space. The State Engineer stated that the proposed development is to be served by Cherokee Metropolitan District. A letter of commitment dated November 19, 2020<sup>1</sup> from Cherokee was provided with the materials and indicated that 24.8 acre-feet are committed to the proposed subdivision. Finally, "[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Claremont Commercial Subdivision No. 2<sup>2</sup> is adequate and can be provided without causing injury to decreed water rights."

#### Recommended Findings

6. Quantity and Dependability. Applicant's water demand for the Villas at Claremont Ranch development is 24.75 acre-feet per year to be supplied by the Cherokee Metropolitan District.

**Therefore, based upon the finding of sufficiency and no injury to existing water rights by the State Engineer, a water demand of 24.75 acre-feet/year and a commitment from the District in the amount of 24.8 acre-feet/year for a period of 300 years, but given the conditional nature of the commitment to serve by the District, and subject to the conditions set below, the County Attorney's Office recommends a finding of conditional sufficiency as to water quantity and dependability for the Villas at Claremont Ranch development.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply

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<sup>1</sup> Note: A subsequent letter was provided from the District dated February 25, 2022; however, it does not change the water supply commitment by the District or the opinion of adequate water supply for this subdivision.

<sup>2</sup> This appears to be a typographical error by the State Engineer's Office as the correct name of the subdivision is set forth in the header of the SEO's letter.

operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided February 17, 2022, the *Water Resources Report* dated November 2020, the *Cherokee Metropolitan District* letter dated February 25, 2022, and the *State Engineer Office's Opinion* dated February 3, 2021. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

**REQUIREMENTS:**

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. Applicant must obtain final plat approval and provide evidence thereof to the District within 12 months of the District's commitment letter dated February 25, 2022\* (approval must be provided by February 25, 2023\*), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid.**
- C. Prior to recording the final plat, Applicant shall provide proof that it has submitted to the State Engineer's Office its Water Resources Report and any other information required in p.2 of the State Engineer's Office Opinion.

cc. Ryan Howser, Project Manager





Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

### The Villas at Claremont Ranch, PUDSP-21-1

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed development will be provided water service by Cherokee Metropolitan District. There is a finding for sufficiency in terms of water quality from this district. PWSID# CO-0121125 has been assigned by the Colorado Department of Public Health and Environment, Water Quality Control Division.
- Wastewater treatment will also be provided by Cherokee Metropolitan District. There are Commitment Letters for both water and wastewater from Cherokee Metropolitan District dated 19Nov2020 included with the submittal.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas using sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.
- The water quality basin must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

Mike McCarthy  
El Paso County Public Health  
719.575.8602  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
23Mar2021

RESOLUTION NO. 22-

EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF  
COLORADO

APPROVAL OF THE VILLAS AT CLAREMONT RANCH MAP AMENDMENT  
(REZONING) AND PUD DEVELOPMENT PLAN (PUDSP-21-001)

WHEREAS Phi Real Estates Services, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the conceptual PUD (Planned Unit Development) zoning district to the site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 16, 2022, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application and supporting PUD Development Plan; and

WHEREAS, a public hearing was held by this Board on June 21, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado.
5. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Land Development Code.
6. The proposed development is in compliance with the requirements of the Land Development Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.
8. The proposed development provides adequate consideration for any potentially detrimental use-to-use relationships (e.g. commercial use adjacent to single-family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site.
9. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.
10. The areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.
11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.
12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.
13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy-efficient site design.

14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.
15. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.
16. The owner has authorized the application.
17. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.
18. The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
19. Sufficiency: A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
20. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
21. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
22. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
23. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
24. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
25. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed,

and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

26. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

27. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the conceptual PUD (Planned Unit Development) zoning district to the site-specific PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that the Board of County Commissioners hereby approves the PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

**CONDITIONS**

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation,

U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

## NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 21<sup>st</sup> day of June, 2022, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

Resolution No.

Page 6

By: \_\_\_\_\_  
County Clerk & Recorder



EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PM, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, N00°10'49"W – 1982.45 FEET THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY UNITED PLANNING AND ENGINEERING, DATED NOVEMBER 23, 2004. DEPOSIT NUMBER 204900192 AND THE LINE IS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #11624 ON THE SOUTH AND A REBAR AND CAP LS 25629 ON THE NORTH.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8; THENCE N00°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N00°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1952.45 FEET; THENCE N89°03'26"E A DISTANCE OF 1298.11 FEET THENCE S00°20'14"E A DISTANCE OF 1244.75 FEET TO THE NORTHEAST CORNER OF LOT 1, THE S. HANNASCH SUBDIVISION NO. 1A, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 207712645 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE S89°22'23"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 622.03 FEET TO THE MOST EASTERLY CORNER OF TRACT A OF SAID S. HANNASCH SUBDIVISION NO. 1A;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT;

- 1 ) THENCE N39°59'42"W A DISTANCE OF 60.00 FEET;
- 2) THENCE S 50°00'18"W A DISTANCE OF 132.81 FEET TO A POINT OF CURVE;
- 3 ) THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 287.98 FEET TO A POINT OF TANGENT;
- 4) THENCE S00°00'18"W A DISTANCE OF 362.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;

THENCE CONTINUE S00°00' 18"W A DISTANCE OF 60.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD;

THENCE S89°01'22"W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 418.94 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 44.193 ACRES, MORE OR LESS.