

**A. SUBDIVIDER | PROJECT TEAM**

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

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

**B. APPLICANT**

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

**C. LEGAL DESCRIPTION**

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

**D. BASIS OF BEARINGS**

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

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

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

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

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

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

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

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

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

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

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

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

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

**E. REZONE MAP KEY**

Proposed CC-Community Commercial

# ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

## Proposed CC-Commercial Community

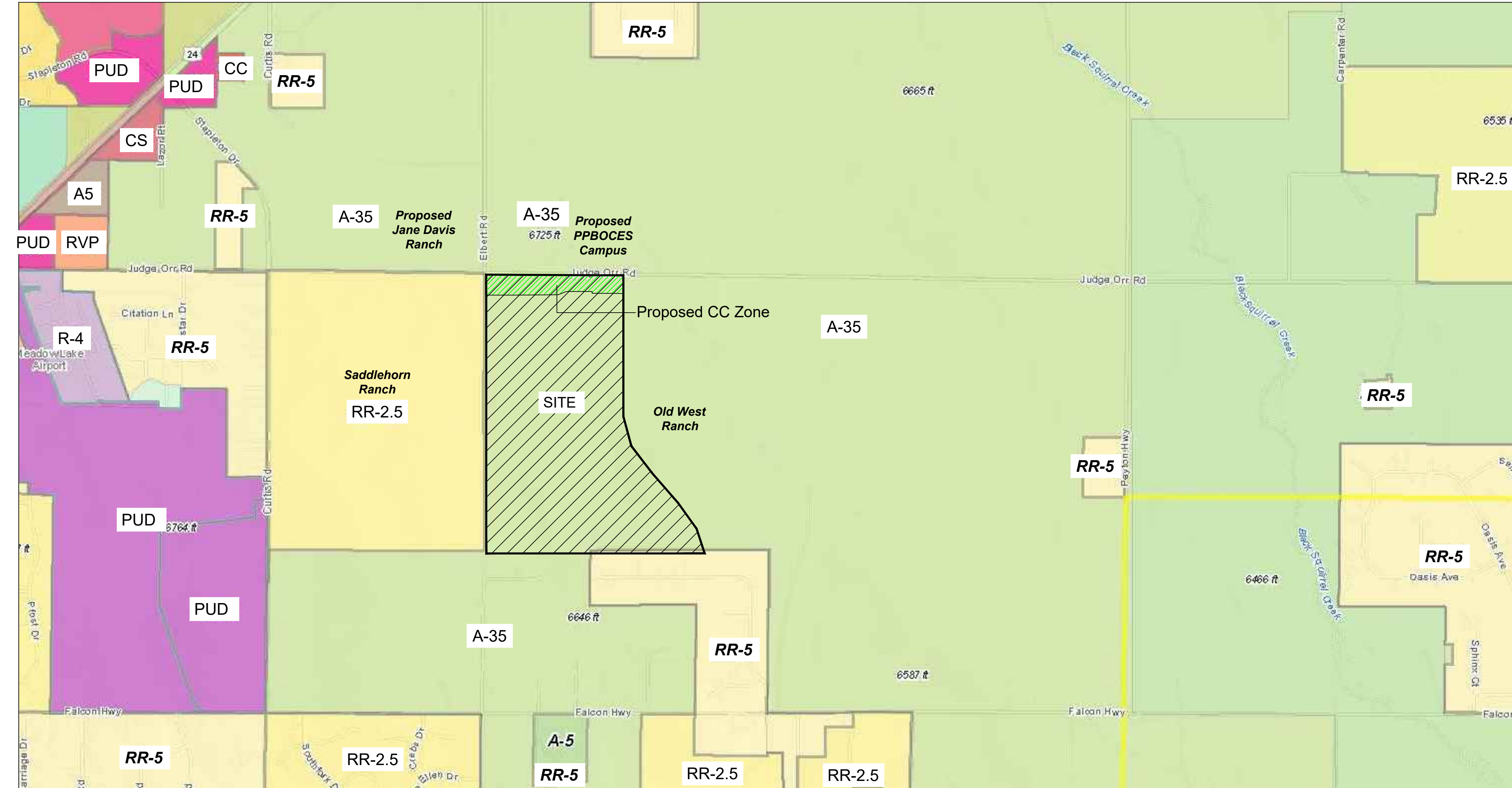
A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

**H. VICINITY MAP**



**F. ADJACENT AND VICINITY ZONING DISTRICT**



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

A. Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Rezone Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminal Instrument Procedures (TERPS) over Jane Davis Ranch.

The aforementioned easement and right-of-way includes but is not limited to:

- For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
- The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dist, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation or flight in air; and
- The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
- The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Esteban Rodriguez Subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
- The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision, solely for the above stated purposes.

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

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

or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and

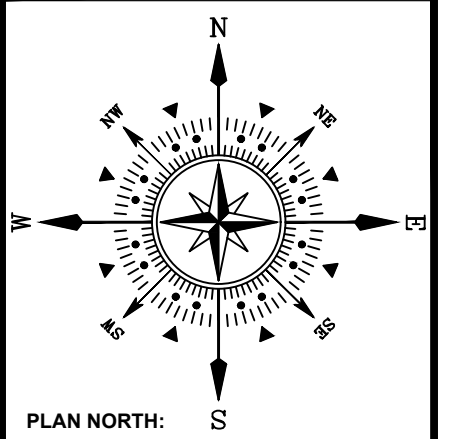
- Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
- The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
- This grant of avigation easement shall not operate to deprive Brent Houser Enterprises, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
- It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executives, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
- The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
- Brent Houser Enterprises, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

**I. SHEET INDEX**

RZP 1.0	Subdividers/Applicant   Legal Description   Adjacent and Vicinity Zoning Map
RZP 1.1	RR2.5 Zoning Exhibit   Legal Description   Adjacent Property Owners List
RZP 1.2	RR5.0 Zoning Exhibit   Legal Description   Adjacent Property Owners List
RZP 1.3	CC Zoning Exhibit   Legal Description   Adjacent Property Owners List

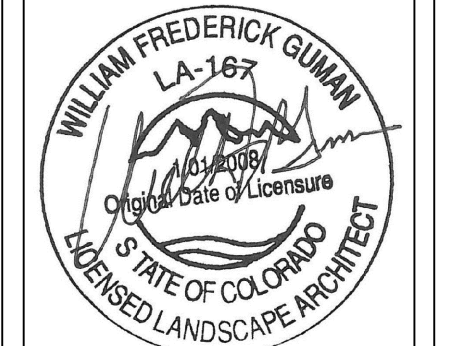


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**ESTEBAN RODRIGUEZ SUBDIVISION**  
PROJECT NAME:  
**JUDGE ORR ROAD**  
PROJECT ADDRESS:  
**PEYTON, CO 80831**  
PROJECT DESCRIPTION:  
**CC-COMMERCIAL COMMUNITY REZONE PLAN**

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



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

PLAN SCALE: AS NOTED ON PLAN

SHEET TITLE:  
**REZONE PLAN**

SHEET NO.  
**RZP\_CC\_1.0**

1 of 2 SHEETS  
FILE NO. **CC241**

# ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

## Proposed CC-Commercial Community

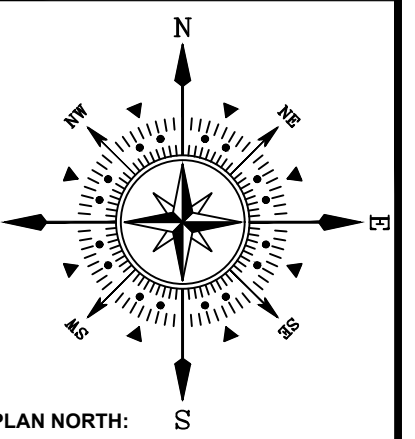
EL PASO COUNTY, COLORADO

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

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THIS DRAWING BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO IS VALID FOR CONSTRUCTION PURPOSES.



**ESTEBAN RODRIGUEZ  
 JUDGE ORR ROAD  
 PEYTON, CO 80831**

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION: CC-COMMERCIAL COMMUNITY REZONE PLAN

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

**WILLIAM FREDERICK GUMAN**  
 LA-167  
 LICENSED LANDSCAPE ARCHITECT  
 STATE OF COLORADO

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

NOTES:

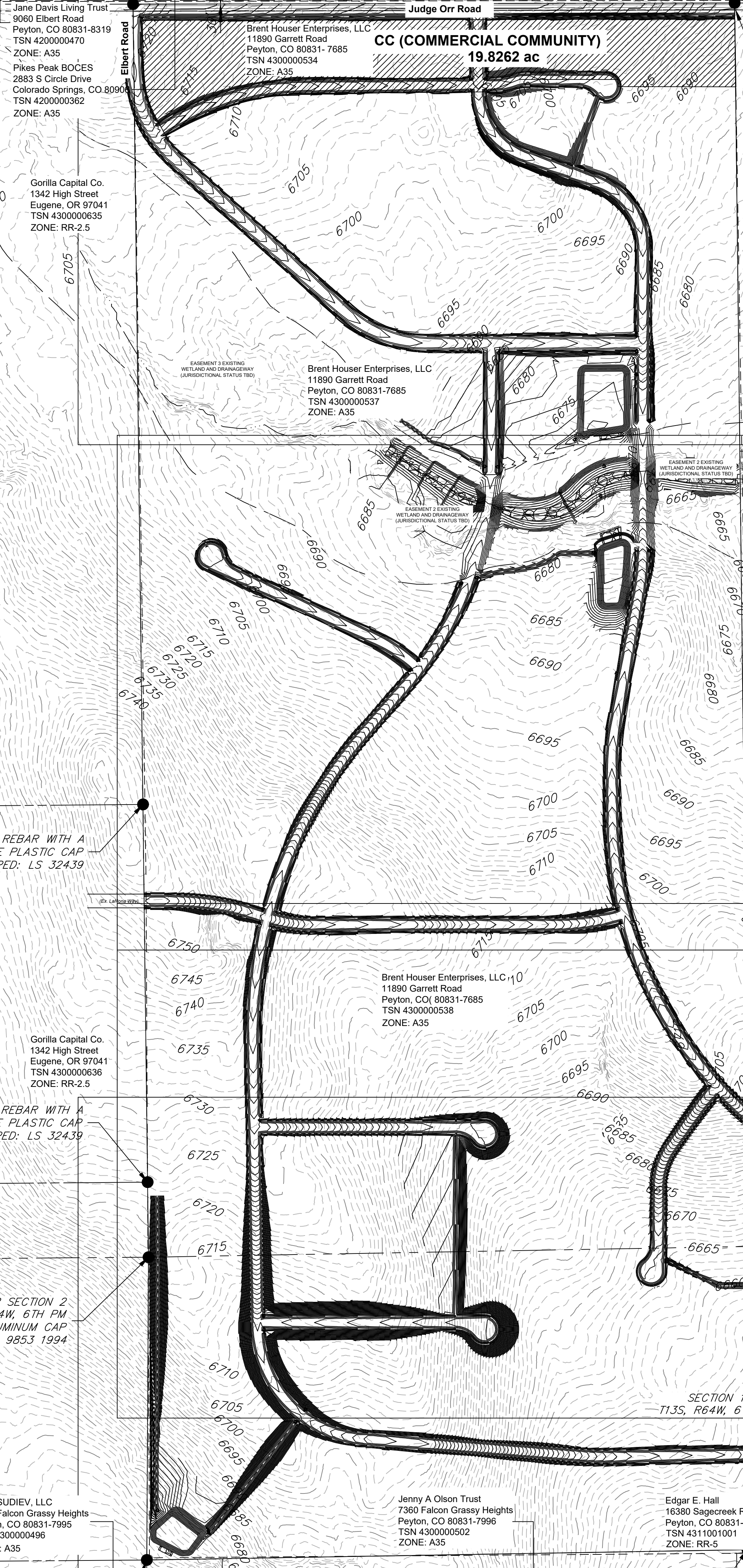
PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**REZONE PLAN**

SHEET NO.  
**RZP\_CC\_1.1**

2 of 2 SHEETS

FILE NO.  
 CC241



**REZONE AREA**  
 19.8262 ac

### LEGAL DESCRIPTION OF REZONE AREA

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

BASIS OF BEARINGS: THE NORTH LINE THE NORTH-WEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17488" AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 11624", ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2, 500' 40" 1/4" A DISTANCE OF 481.14 FEET;

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

- N89°00'00"W A DISTANCE OF 631.38 FEET;
- N19°38'36"E A DISTANCE OF 167.59 FEET;
- N89°57'52"W A DISTANCE OF 338.31 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 18°51'40" AND AN ARC LENGTH OF 51.74 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 18°00'56" AND AN ARC LENGTH OF 95.90 FEET, TO A POINT OF TANGENT;
- S89°31'22"W A DISTANCE OF 824.31 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1154.50 FEET, A CENTRAL ANGLE OF 15°44'29" AND AN ARC LENGTH OF 317.19 FEET, TO A POINT OF NON-TANGENT;
- N16°13'07"W A DISTANCE OF 30.00 FEET;
- N00°28'37"W A DISTANCE OF 376.92 FEET, TO A POINT ON THE NORTH LINE OF THE NORTH-WEST QUARTER OF SAID SECTION 2;

THENCE ON SAID NORTH LINE, N89°53'34"E A DISTANCE OF 2201.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 863,628 SQUARE FEET OR 19.8262 ACRES.

