

# BROOKMOOR

## P.U.D. DEVELOPMENT PLAN AMENDMENT 1

### KNOW ALL MEN BY THESE PRESENTS:

That Martin J. Delohery, and individual being the owner of a portion of the South half of the Northeast Quarter of Section 14, Township 11 South, Range 67 West of the Sixth P.M., of El Paso County, Colorado, and more particularly described as follows:

PARCEL A: 71141-00-004

That portion of the South half of the Northeast Quarter of Section 14, Township 11 South, Range 67 West of the Sixth P.M., El Paso County, Colorado more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 9, HARMON HILLS FILING NO. 2, as recorded in the records of El Paso County, Colorado, in Plat Book F-2 at Page 5; thence S89°53'35"W along the North line of the South half of the Northeast Quarter of said Section 14 (Bearing Basis), a distance of 1066.26 feet to a point on the Southeasterly right-of-way line of Lake Woodmoor Drive (60' right-of-way), as platted in LAKE WOODMOOR (Plat Book K-2, Page 83) (the following three (3) courses are along said Southeasterly right-of-way line); 1) S66°13'00"W, 2.05 feet; 2) on a curve to the left, said curve having a central angle of 17°56'00", a radius of 600.00 feet, an arc length of 187.80 feet; 3) S48°17'00"W, 386.19 feet to a point on said Southeasterly right-of-way line of Lake Woodmoor Drive (60' right-of-way), as platted in A REPLAT OF A PORTION OF LAKE WOODMOOR DRIVE, LAKE WOODMOOR (Plat Book O-2, Page 70) (the following two (2) courses are along said Southeasterly right-of-way line); 1) on a curve to the left, said curve having a central angle of 20°51'08", a radius of 570.00 feet, an arc length of 207.45 feet; 2) S27°25'52"W, 122.96 feet to a point on the West line of the South half of the Northeast Quarter of said Section 14; thence S00°12'59"E along said West line, 379.61 feet to the Southwest corner of the first tract of land described in deed recorded in Book 2073 at Page 356 of the records of El Paso County; thence N89°44'11"E on the Southerly line of said tract, a distance of 1079.44 feet; thence N08°13'45"E, a distance of 804.66 feet to a point on the Southerly right-of-way of South Park Drive extended; thence N89°53'35"E along the said Southerly right-of-way extended, a distance of 532.92 feet to the West boundary of said HARMON HILLS FILING NO. 2; thence N08°39'05"W along the West boundary of said HARMON HILLS FILING NO. 2, a distance of 212.70 feet to the point of beginning;

Containing 25.43 acres, more or less.

PARCEL B: 71141-00-007

That portion of the South half of the Northeast Quarter of Section 14, Township 11 South, Range 67 West of the Sixth P.M., El Paso County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Lot 1, Block 9, HARMON HILLS FILING NO. 2, as recorded in the records of El Paso County, Colorado, in Plat Book F-2 at Page 5; thence S89°53'35"W, along the North line of the South half of the Northeast Quarter of said Section 14, a distance of 1698.12 feet to the Northwest corner of the South half of the Northeast Quarter of said Section 14; thence S00°12'59"E, along the West line of the South half of the Northeast Quarter of said Section 14, a distance of 1009.26 feet to the Southwest corner of the first tract of land described in deed recorded in Book 2075 at Page 356 and being also the Southwest corner of that tract described in deed recorded in Book 2978 at Page 921 of the records of said El Paso County and the point of beginning of the tract to be described; thence continue S00°12'59"E, along said West line, a distance of 302.25 feet to a point on the North right-of-way line of Colorado State Highway No. 105 (S.H. No. 50) said point being N00°12'59"W, 40.00 feet from the center of said Section 14; thence N89°27'05"E, parallel with, and 40.00 feet Northerly of, as measured at right angles to, the South line of the South half of the Northeast Quarter and generally along an existing East-West fence line, a distance of 1079.70 feet to a point; thence N00°15'49"W, a distance of 296.88 feet, to the Southeast corner of the last mentioned tracts above; thence S89°44'11"W on the South line of said last mentioned tracts, a distance of 1079.44 feet, more or less to the point of beginning;

Containing 7.42 acres, more or less.

### IN WITNESS WHEREOF:

The aforementioned have executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_

\_\_\_\_\_, Colorado Homes and Life Style

\_\_\_\_\_, Colorado Homes and Life Style

STATE OF COLORADO  
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, by \_\_\_\_\_, Colorado Homes and Life Style

Witness my Hand and Official Seal: \_\_\_\_\_ Notary Public

My Commission expires: \_\_\_\_\_

### IN WITNESS WHEREOF:

The aforementioned have executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_

Martin J. Delohery

Martin J. Delohery

STATE OF COLORADO  
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, by Martin J. Delohery

Witness my Hand and Official Seal: \_\_\_\_\_ Notary Public

My Commission expires: \_\_\_\_\_

Provide current Code citations in Chapter 4

### AUTHORITY

The authority of this Development Plan is Part IV, Section 17.5 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 17.5 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

### ADOPTION

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for BROOKMOOR is in general conformity with the El Paso County Master Plan, is authorized by the provision of Part IV, Section 17.5 and this Development Plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

### RELATIONSHIP TO COUNTY REGULATIONS

The provisions of this Development Plan shall prevail and govern the development of BROOKMOOR, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

### CONDITIONS OF RECORD

- The building style shall be consistent with the building elevation noted as Attachment B, which shall be recorded with this Development Plan and is a component of this PUD District zoning action.
- The proposal shall be developed in accordance with the approved Development Guide and Development Plan. Development shall be limited to not more than fifty-nine (59) single family dwellings.

### COUNTY CERTIFICATION

This zoning request to the PUD (Planned Unit Development) District has been reviewed and found to be complete and in accordance with the Resolution #\_\_\_\_\_ approving the Planned Unit Development and all applicable El Paso County Regulations.

Board of County Commissioners, Chairman \_\_\_\_\_ Date \_\_\_\_\_

President

Executive Director \_\_\_\_\_ Director, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

State of Colorado  
County of El Paso

Planning and  
Community  
Development  
Department

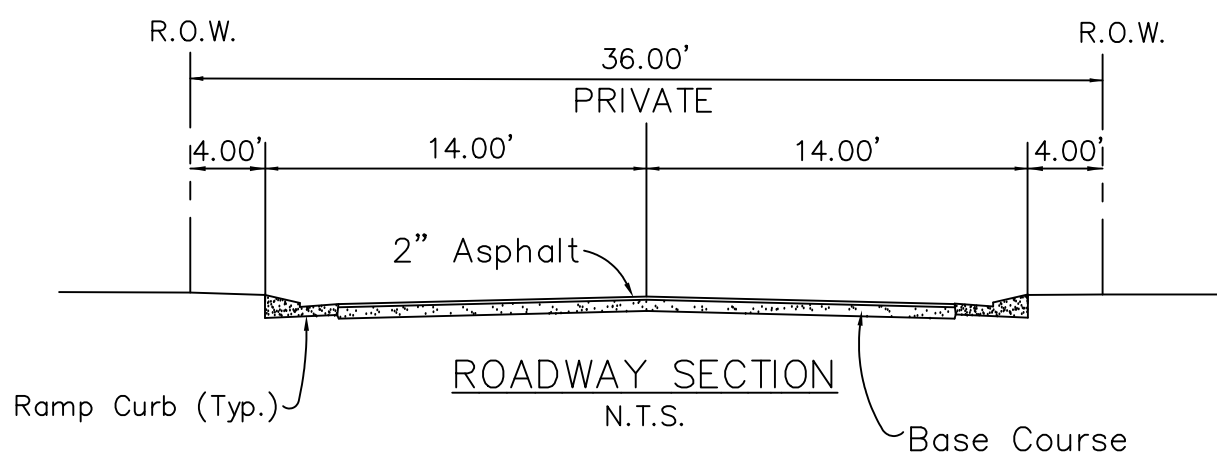
I hereby certify that this instrument was filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 1998, A.D., at \_\_\_\_\_ o'clock and is duly recorded at Reception No. \_\_\_\_\_ of the Records of El Paso County, Colorado.

CHUCK BROERMAN, CLERK AND RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

### NOTES:

- MAINTENANCE OF STREETS TO BE BY HOMEOWNER'S ASSOCIATION.
- PHASES 1, 2 AND 3 HAVE BEEN SHOWN AS PLATTED FOR THIS AMENDMENT.
- MAX. BUILDING HEIGHT SHALL BE 30' AS PER COUNTY REQUIREMENTS. HOWEVER, THE FRONT ELEVATION SHALL BE A SINGLE STORY WITH A MAXIMUM HEIGHT OF 20', AS PER COUNTY CRITERIA.
- AN EIGHT (8) FOOT AREA ADJACENT TO ALL STREETS SHALL BE DESIGNATED AS A WALKWAY AND LANDSCAPING WHICH RESTRICTS PEDESTRIAN MOVEMENT IS PROHIBITED.



ROADWAY SECTION  
N.T.S.

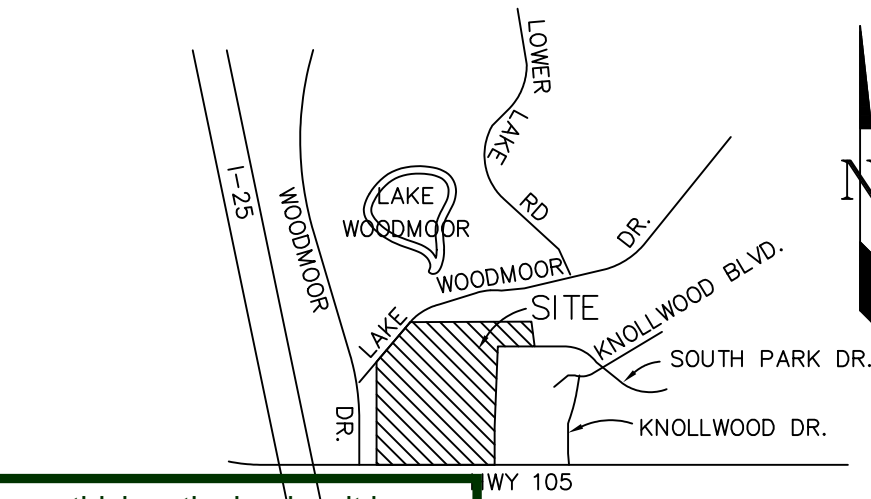
= THIS AMENDMENT

REVISED FOR AMENDMENT 06-03-98 DebK  
REVISED FOR COMMENTS 7/31/98 DebK  
REVISED FOR COMMENTS 12/17/98 DebG  
REVISED PER COMMENTS 05/25/18 SLG

Nope- this is from 1998- Correct all sheets to 2018

Correct the parcels that are being proposed to be amended

Past Owner



VICINITY MAP

Please thicken th cloud so it is clear what is being amended. The 1998 amendment has been uploaded into the additional documents of this EDARP file for N.T.S. historical reference.

### LOT TABLE

FILING 1	FILING 2	FILING 3	FILING 3
LOT S.F.	LOT S.F.	LOT S.F.	LOT S.F.
1 11021	1 8000	1 12764	17 10745
2 9470	2 8000	2 8000	18 8131
9833	3 8000	3 8000	19 8000
8752	4 8135	4 8000	20 8000
8581	5 8867	5 8000	21 8000
10196	6 9628	6 8000	22 13947
12230	7 11576	7 8207	23 7820
10769	8 8022	8 9400	24 8000
8880	9 8331	9 10760	25 9167
10	14246	10 15118	10 15932
11	11368	11 11197	11 19307
12	8418	12 8521	12 7757
13	7746	13 8114	13 7795
14	7635	14 8540	14 9147
15	8541	15 10307	15 10307
16	9019	16 10396	16 10396

Does this table change with the rec center going away?

ENTRY AREA = 9188 S.F.  
COMMUNITY FREE SPACE = 31,292 S.F.  
OPEN SPACE/TRAILS AREA = 8197 S.F.  
OPEN SPACE AREA E. OF LOT 12, FILING 3= 10458 S.F.  
OPEN SPACE/PRESERVATION AREA = 639,000 S.F. (14.67 AC)  
DRAINAGEWAY = 16,200 S.F (.37 AC)

### BLDG SIZES:

AVG LOT SIZE = 9770 S.F.  
DENSITY = 1.80 UNITS PER ACRE  
BLDG HEIGHT = SEE NOTE 3, THIS SHEET  
AREA = 32.85 Acres - Gross  
NO. OF LOTS = 59  
MAX. LOT COVERAGE: 35%

### NOTES:

SETBACKS: (UNLESS OTHERWISE SHOWN)  
FRONT 15' MIN., 18' FOR NON- PERIMETER LOTS  
SIDEYARD 5' MIN  
REARYARD A) 15' MIN ON PERIMETER, 25' ON LAKE WOODMOOR DR.  
B) ADJOINING PARCELS A AND B, 10' MIN., EXCEPT LOT 5 BLOCK 2

NO INTERIOR FENCING  
GARAGES MAY BE SIDE ENTRY, 2 OR 3 CARS  
ALL INTERIOR STREETS ARE PRIVATE, PAVED  
OFFSTREET PARKING: UNITS 59 x 3 = 177 Spaces  
ENTRANCE = 7 Spaces  
COMMUNITY FREE SPACE= 6 Spaces

INTERIOR LANDSCAPING BY BUILDER  
NO ON STREET PARKING TO BE ALLOWED

### UTILITIES:

Water/Wastewater \_\_\_\_\_ Woodmoor Water and Sanitation District  
Electric \_\_\_\_\_ Mountain View Electric Association  
Telephone \_\_\_\_\_ U.S. West  
Gas \_\_\_\_\_ Peoples Natural Gas

### DATA:

Parcel No. \_\_\_\_\_ 71141-00-004 & -007  
Parcel Size: \_\_\_\_\_ 32.85 Acres  
Existing Zone: \_\_\_\_\_ R.R.-3  
Proposed Zone: \_\_\_\_\_ P.U.D.

No. of Lots: 59  
Drainage Basin: Dirty Woman Creek  
Building Type: One Story Single Family Detached  
"BROOKMOOR" A Gated Community

"1601" LAKE WOODMOOR DRIVE

OWNER:

DESERT MOUNTAIN GROUP LLC  
630 FOREST VIEW WAY  
Monument, CO 80132

HOA representing the individual owners now called?  
BROOKMOOR HOMEOWNER'S ASSOCIATION, INC.  
109 E. FONTENERO STREET  
COLORADO SPRINGS, CO 80907

LDC INC.  
PLANNING, SURVEYING, LAND SERVICES  
3520 Austin Bluffs Parkway  
Colorado Springs, CO 80918  
(719) 528-6133 FAX (719) 528-6848

PCD File NO.  
PUD-18-5

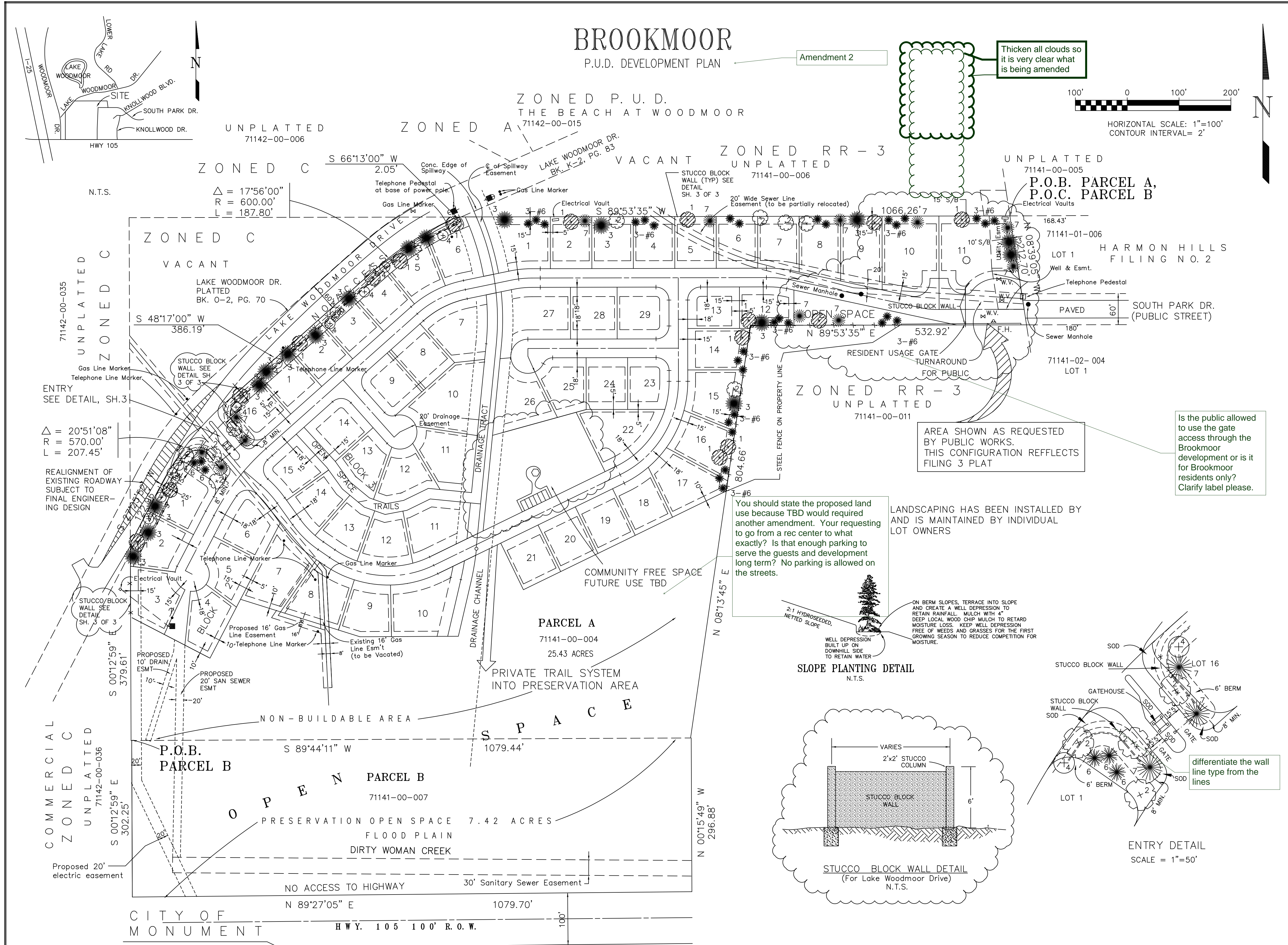
R E V I S I O N S			
NO.	DESCRIPTION	BY	DATE
1	Revise R.O.W.	DebK	02/13/95
2	Revise per County Comments	DebK	03/21/95
3	Revise Per County Comments	DebK	04/12/95
4	Revise per County Comments	DebK	06/19/95

BROOKMOOR P.U.D. DEVELOPMENT PLAN  
AMENDMENT 1  
CERTIFICATIONS AND DETAILS


PROJECT 97093.1  
Drawn By: DebK  
Checked By: RAM  
Date: 09/09/94  
Sheet: 1 of 3

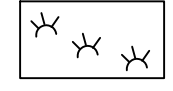
Correct each sheet






LANDSCAPE DATA				
NO.	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	20	Fraxinus Pennsylvanica 'Marshall's'	Marshall's Ash	1-1/2" Cal.
2	14	Acer saccharinum	Silver Maple	1-1/2" Cal.
3	20	Pinus nigra	Austrian Pine	6' height
4	17	Acer ginnala	Amur Maple	1-1/2" Cal.
5	15	Juniperus chinensis pfizeriana	Pfitzer Juniper	5 Gal.
6	34	Pinus edulis	Pinon Pine	6' height
7	12	Picea pungens	Colorado Blue Spruce	6' height

SOD. IRRIGATED, UNDERGROUND DESIGN/BUILD SYSTEM

NATIVE GRASSES, EL PASO COUNTY MIX IN LANDSCAPE EASEMENT ON LAKE WOODMOOR DRIVE

= THIS AMENDMENT  
REVISED FOR AMENDMENT 6/3/98 DebK  
REVISED FOR COMMENTS 7/31/98 DebK  
REVISED FOR COMMENTS 12/17/98 DebG  
REVISED PER COMMENTS 05/15/18 SLG

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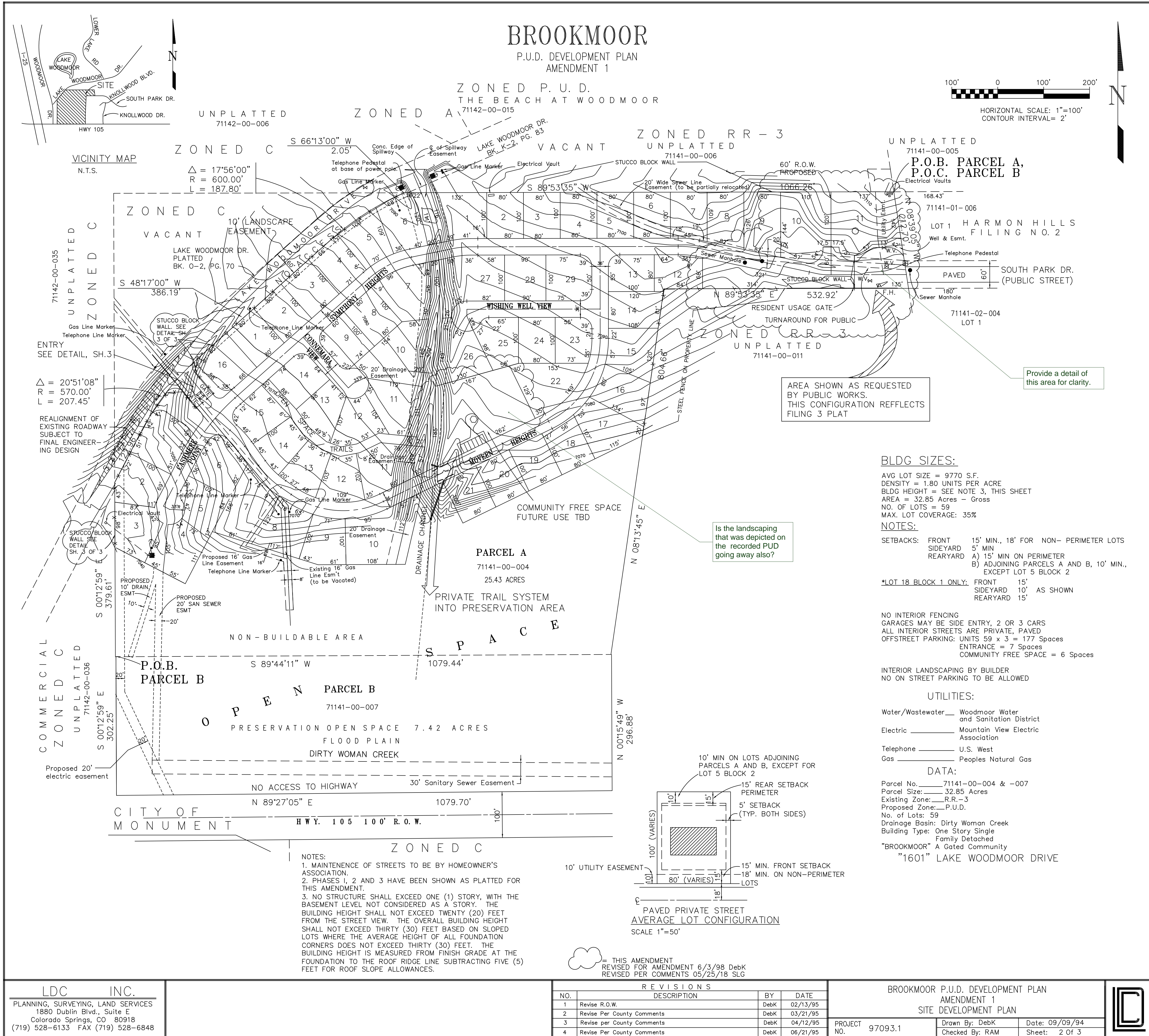
REVISIONS			
NO.	DESCRIPTION	BY	DATE
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3	Revise per County Comments	DebK	04/12/95
4	Revise Per County Comments	DebK	06/21/95

BROOKMOOR  
P.U.D. DEVELOPMENT PLAN  
LANDSCAPE PLAN

PROJECT 97093.1  
Drawn By: DebK  
Checked By: RAM

Date: 09/09/94  
Sheet: 3 of 3

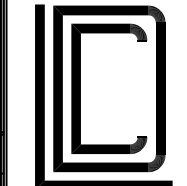




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REVISIONS			
NO.	DESCRIPTION	BY	DATE
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2	Revise Per County Comments	DebK	03/21/95
3	Revise per County Comments	DebK	04/12/95
4	Revise Per County Comments	DebK	06/21/95

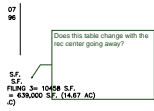
BROOKMOOR P.U.D. DEVELOPMENT PLAN AMENDMENT 1 SITE DEVELOPMENT PLAN		
PROJECT NO. 97093.1	Drawn By: DebK	Date: 09/09/94
	Checked By: RAM	Sheet: 2 Of 3





# Markup Summary

## dsdparsons (27)



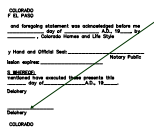
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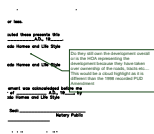


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There was an approved 1998 amendment ; this is the 2cd amendment proposed



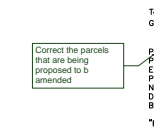
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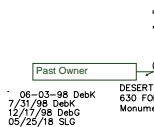
Do they still own the development overall or is the HOA representing the development because they have taken over ownership of the roads, tracts etc....

This would be a cloud highlight as it is different than the 1998 recorded PUD Amendment



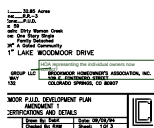
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Correct the parcels that are being proposed to be amended



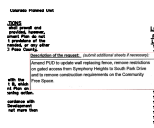
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Past Owner



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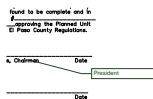
HOA representing the individual owners now correct?



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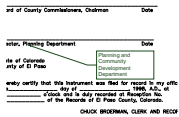


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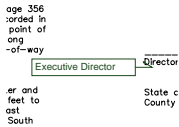
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President



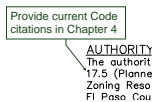
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Planning and Community Development  
Department



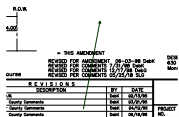
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Executive Director

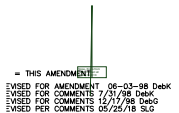


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Provide current Code citations in Chapter 4



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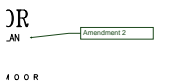
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Nope- this is from 1998- Correct all sheets to 2018



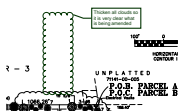
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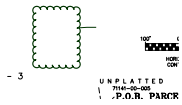
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Amendment 2

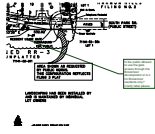


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Thicken all clouds so it is very clear what is being amended

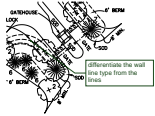


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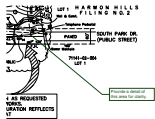
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Is the public allowed to use the gate access through the Brookmoor development or is it for Brookmoor residents only? Clarify label please.



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differentiate the wall line type from the lines



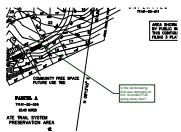
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Provide a detail of this area for clarity.



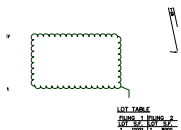
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**Color:** ■

You should state the proposed land use because TBD would required another amendment. Your requesting to go from a rec center to what exactly? Is that enough parking to serve the guests and development long term? No parking is allowed on the streets.

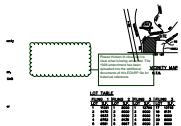


**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 7/30/2018 9:42:25 AM  
**Color:** ■

Is the landscaping that was depicted on the recorded PUD going away also?

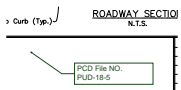


**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/30/2018 9:44:37 AM  
**Color:** ■



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/30/2018 9:45:07 AM  
**Color:** ■

Please thicken th cloud so it is clear what is being amended. The 1998 amendment has been uploaded into the additional documents of this EDARP file for historical reference.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 7/30/2018 9:46:14 AM  
**Color:** ■

PCD File NO. PUD-18-5