

**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
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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 Planning Commission**  
**Brian Risley, Chair**

**FROM: Ryan Howser, AICP Planner III**  
**Carlos Hernandez Martinez, EI Engineer I**  
**Kevin Mastin, Interim Executive Director**

**RE: Project File #: P-22-004**  
**Project Name: Kettle Creek Estates**  
**Parcel No.: 62280-05-030; 62280-05-033**

OWNER:	REPRESENTATIVE:
Powroy Family Living Trust 2295 Old Ranch Road Colorado Springs, CO, 80908	J+M Investments, LLC 5655 Bridespur Ridge Place Colorado Springs, CO, 80918
J+M Investments, LLC 5655 Bridespur Ridge Place Colorado Springs, CO, 80918	

**Commissioner District: 1**

Planning Commission Hearing Date:	7/21/2022
Board of County Commissioners Hearing Date:	8/2/2022

## EXECUTIVE SUMMARY

A request by Powroy Family Living Trust and J+M Investments, LLC for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential

Rural). The 15.86-acre property is located at the southeast corner of the intersection of Otero Avenue and Old Ranch Road, approximately one-half of a mile east of Voyager Parkway and within Section 28, Township 12 South, Range 66 West of the 6th P.M

#### **A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION**

**Request:** A request by Powroy Family Living Trust and J+M Investments, LLC for approval of a map amendment (rezoning) of 15.86 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural).

**Waiver(s)/Deviation(s):** There are no waivers or deviations associated with this request.

**Authorization to Sign:** There are no documents associated with this application that require signing.

#### **B. Planning Commission Summary**

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

#### **C. APPROVAL CRITERIA**

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2021):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.



## D. LOCATION

North:	RR-2.5 (Residential Rural)	Single-Family Residential
South:	RR-2.5 (Residential Rural)	Single-Family Residential
East:	City of Colorado Springs	Single-Family Residential
West:	RR-2.5 (Residential Rural)	Single-Family Residential

## E. BACKGROUND

The subject property consists of two (2) platted lots. The lots were originally platted as Lots 7 and 8 of the Spring Crest Amended Filing subdivision on December 4, 1959 (Plat No. 1898). Lot 7 remains in its original configuration and is therefore a legal lot of record. Lot 8 was split by Old Ranch Road, creating the current configuration of parcel no. 62280-05-038 on the north side (not subject to this map amendment) and 62280-05-033 on the south side (subject to this map amendment). Because the creation of parcel no. 62280-05-033 was for the extension of public right-of-way for Old Ranch Road, it is considered exempt from the subdivision regulations and is still considered a legal division of land.

If the request for a map amendment (rezone) is approved, the applicants intend to submit a subdivision application to re-allocate the land contained within the two (2) lots to create a total of three (3) lots. The existing residential structures located on Lot 7 is expected to remain. The subdivision must be recorded prior to initiating any land disturbing activities unless approval of a pre-subdivision site grading request is granted by the Board of County Commissioners. In order to initiate any new residential uses on the property, the applicant will need to obtain site plan approval.

## F. ZONING ANALYSIS

### 1. Land Development Code Analysis

The applicant is proposing to rezone the property from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). Section 3.2 of the Code states the following as the intent of the RR-2.5 zoning district:

“The RR-2.5 zoning district is a 2.5 acre district intended to accommodate low-density, rural, single family residential development.”

The applicant intends to use the property for low-density, rural, single family residential purposes, which is consistent with the intent of the RR-2.5 zoning district. The property is bordered on the north, south, and west sides by existing single-family residential properties that are already zoned RR-2.5. Directly adjacent to the east are properties within the City of Colorado Springs with a minimum lot size of 6,000 square feet.



## 2. Zoning Compliance

The density and dimensional standards for the RR-2.5 zoning district are as follows:

- Minimum lot size: 2.5 acres
- Minimum width at the front setback line: 200 feet
- Minimum setback requirement: front 25 feet, rear 25 feet, side 15 feet \*
- Maximum lot coverage: None
- Maximum height: 30 feet

\*Agricultural stands shall be setback a minimum of 35 feet from all property lines.

In order to initiate any new residential uses on the property, the applicant will need to obtain site plan approval. The applicant intends to submit a subdivision application. The subdivision will be reviewed to ensure that all proposed structures will comply with the zoning district dimensional standards as well as the General Development Standards of the Code and Engineering Criteria Manual requirements.

## G.MASTER PLAN ANALYSIS

### 1. Your El Paso Master Plan

#### a. Placetype: Suburban Residential

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

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.



Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

### **Recommended Land Uses:**

#### *Primary*

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

#### *Supporting*

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

### **Placetype: Military**

#### **Placetype Character:**

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 (USAF), 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.

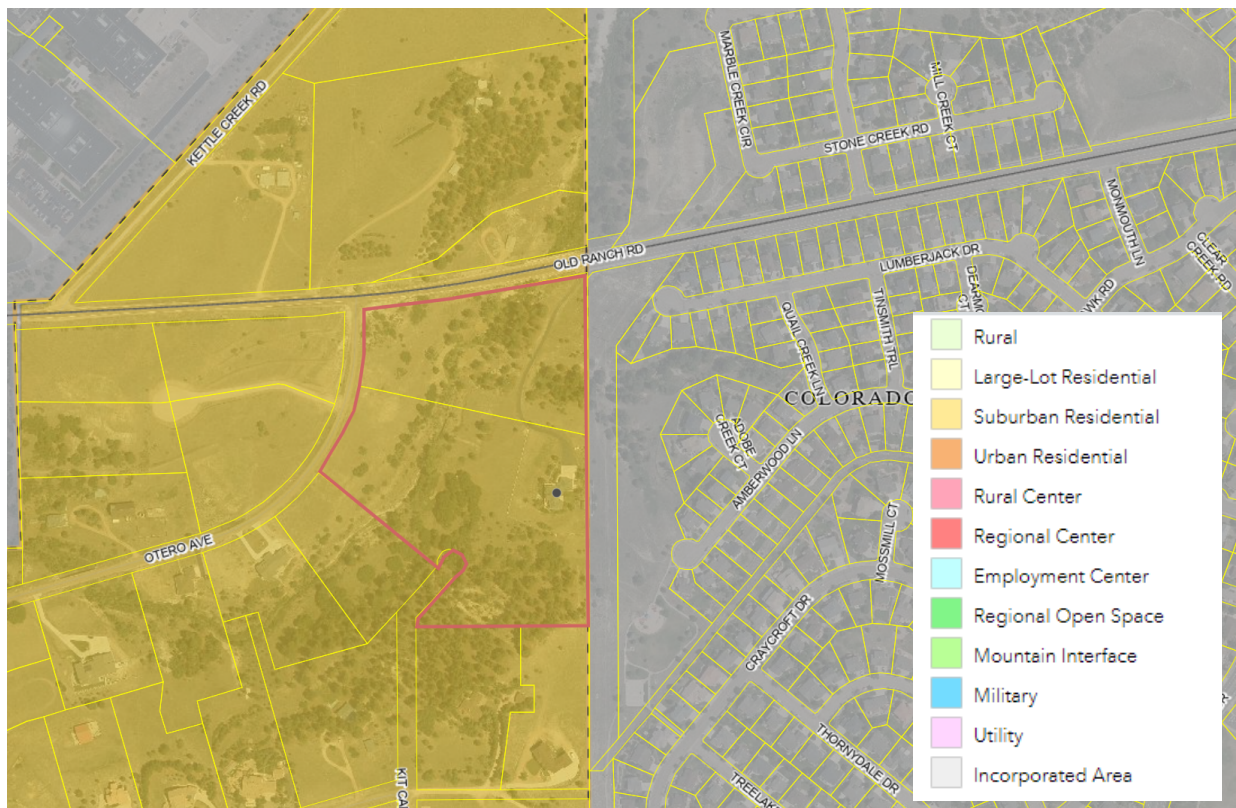
### **Recommended Land Uses:**

#### *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 Suburban Residential placetype and is located within the two (2)-mile buffer of the Military placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The Military placetype consists of the installations and the supporting land uses that surround them. Military installations are major landowners and employers and to help support sustainable growth in the community they must also be adequately supported. Relevant goals and objectives are as follows:

***Objective LU3-1 – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.***

***Objective HC1-4 – In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.***

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

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

**b. Area of Change Designation: Minimal Change: Developed**

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these



areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

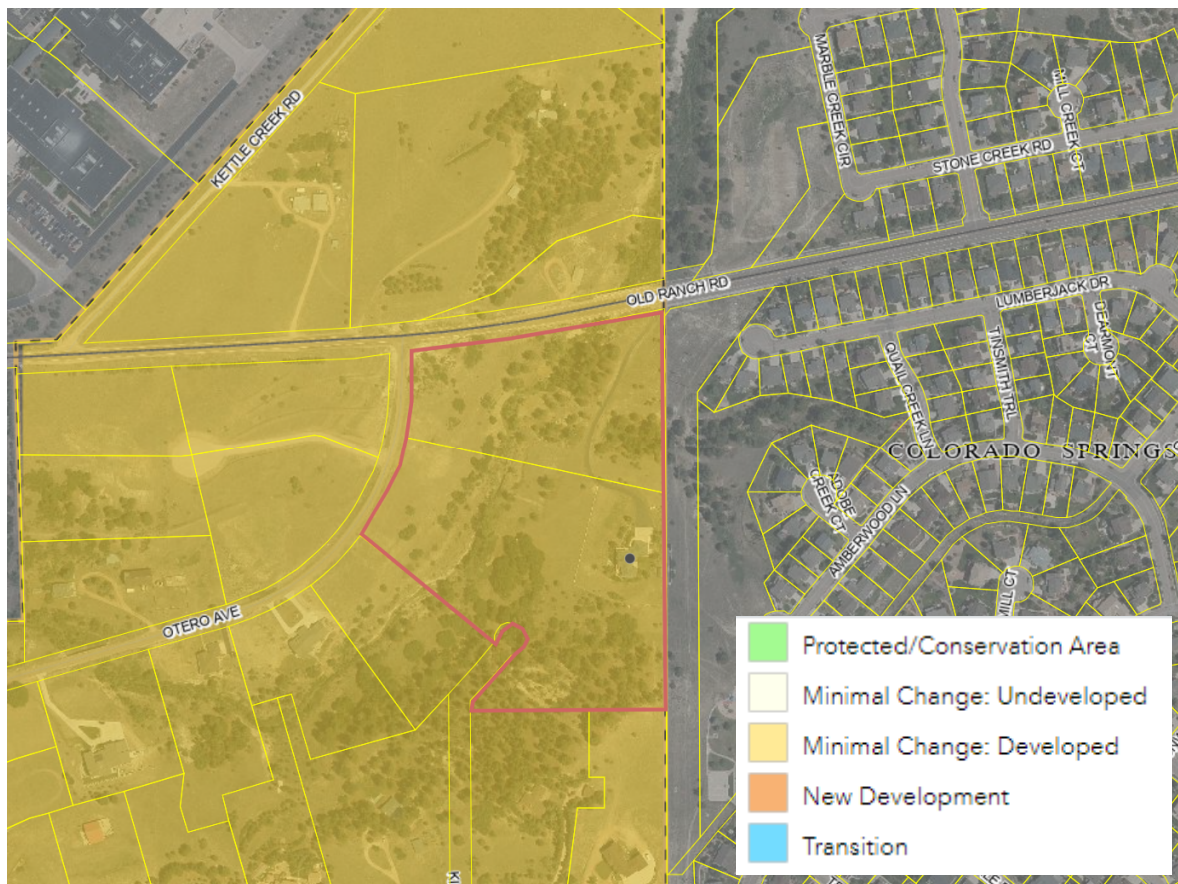


Figure G.2: Area of Change Map

**Analysis:**

The proposed rezone is not located in an area which is expected to significantly change in character. The proposed map amendment (rezoning) is not likely to change the character of the area. The adjacent properties to the north, south, and west are zoned RR-2.5.

**c. Key Area Influences**

The subject property is not located within a Key Area.

**d. Other Implications (Priority Development, Housing, etc.)**

The subject property is not located within a Priority Development Area.

### 3. 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.***

The subject property is located within Region 1 of the El Paso County Water Master Plan. Region 1 has a current water supply of 99,001-acre feet per year and a current demand of 83,622-acre feet per year. The 2040 water supply is projected to be 119,001-acre feet per year and the projected demand is 111,713-acre feet. The 2060 water supply is projected to be 139,001-acre feet per year, whereas the demand is anticipated to be 138,453-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

A finding of water sufficiency is not required with a map amendment (rezone) but will be required with any future subdivision request. A finding of water sufficiency is required with subsequent plat application(s). The area subject to the proposed map amendment (rezone) is proposed to be served by on-site wells. Should the request be approved, a site plan application will be required to initiate any new residential use on the property.

### 4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies upland deposits 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.



## **H. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

Kettle Creek runs through the property. Evaluation and mitigation, as applicable, of any potential impacts to the creek will be required with any future subdivision request.

### **2. Floodplain**

FEMA Flood Insurance Rate Map panel numbers 08041C0506G, which has an effective date of December 7, 2018, indicates there is a Flood Zone AE traversing through the property. The applicant has stated in the Letter of Intent the building areas will be outside of the floodplain. The floodplain comprises approximately 26% of the acreage of the subject property.

### **3. Drainage and Erosion**

The property is located within the Kettle Creek (FOMO3000) drainage basin, which is a studied drainage basin with drainage and bridge fees. Drainage and bridge fees are not assessed with map amendment (rezoning) requests but will be due at the time of final plat recordation. Drainage reports providing hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development will be required at the subdivision stage.

### **4. Transportation**

The properties are located southeast of the intersection of Old Ranch Road and Otero Avenue. Old Ranch Road is classified as an urban minor arterial currently maintained by the County. The County requested to have the adjacent Old Ranch Road to be included in the City of Colorado Springs annexation application for Hope Channel Annexation (PCD File No. ANX222). A 10-foot right-of-way dedication to the county will be requested at time of final plat if Old Ranch Road is under county right-of-way at the time. Otero Avenue is currently classified as a urban local roadway maintained by the County.

The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) does not show any improvements in the immediate vicinity.

The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.



## **I. SERVICES**

### **1. Water**

Water is provided by existing wells for existing residential uses. Proposed residential uses will be required to obtain the proper well permits prior to development.

### **2. Sanitation**

Wastewater is provided by existing on-site wastewater treatment systems (OWTS) for existing residential uses. A report evaluating feasibility of future OWTS systems will be required with any future subdivision request.

### **3. Emergency Services**

The property is within the Donald Wescott 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 (MVEA) and natural gas service is provided by Colorado Springs Utilities (CSU). Both MVEA and CSU was sent referrals and have no outstanding comments.

### **5. Metropolitan Districts**

The property is not located within the boundaries of a metropolitan district.

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

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application.

### **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

## **1. APPLICABLE RESOLUTIONS**

Approval            Page 27

Disapproval        Page 28

## **J. STATUS OF MAJOR ISSUES**

There are no major issues.



## **K. 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 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations.

### **CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are 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.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

### **NOTATIONS**

1. 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.
2. 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.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified sixteen (16) adjoining property owners on July 7, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.



## **M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Rezone Map



# El Paso County Parcel Information

PARCEL	NAME
6228005033	J + M INVESTMENTS LLC
6228005030	POWROY FAMILY LIVING TRUST

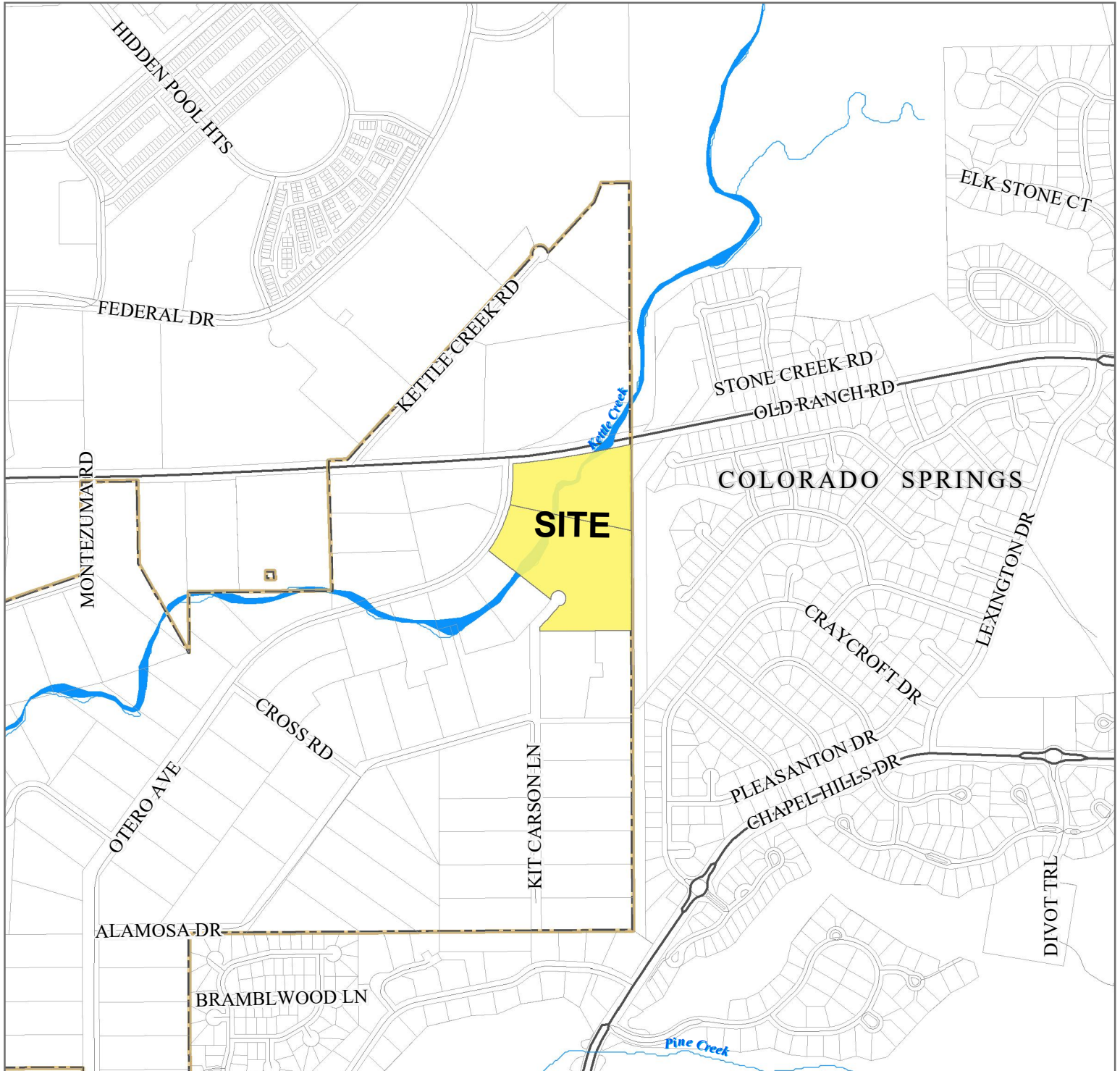
File Name: P-22-004

Zone Map No.: --

ADDRESS	CITY	STATE
5655 BRIDLESPUR RIDGE PL	COLORADO SPRINGS	CO
2295 OLD RANCH RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80918	
80908	4509

Date: July 6, 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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**OLIVER E. WATTS PE-LS**  
OLIVER E. WATTS, CONSULTING ENGINEER, INC.  
CIVIL ENGINEERING AND SURVEYING  
614 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907  
(719) 593-0173  
FAX (719) 265-9660  
CELL (719) 964-0733  
[olliewatts@aol.com](mailto:olliewatts@aol.com)  
**Celebrating over 43 years in business**

April 28, 2022

El Paso County Development Services  
2880 International Circle  
suite 110  
Colorado Springs, CO 80910

**PCD File No.: P-22-004**

**SUBJECT:** Rezoning Justification, 2295 Old Ranch Road, and 10245 Otero Avenue Colorado Springs, CO 80920

2295 Old Ranch Road and 10245 Otero Avenue are located on southeast corner of Old Ranch Road and Otero Avenue. The 9.8 acre site is current zoned RR-5 and is composed of portions of Lot 7 and Lot 8, Block E, Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue.

**Lot 7 information:**

Owners

Powroy Family Living Trust; Powers Mark Shern Co-Trustee Conroy Lisa Krier Cotrustee  
2295 Old Ranch Rd

Colorado Springs, CO 80908

Assessor's Parcel No.: 6228005030

Existing zone: RR-5

There is current a single family home on the southeast portion of the site with a drive that runs north, across Lot 7 to Old Ranch Road

**Lot 8 information**

Owner

Jay Stoner

5655 Bridlespur Ridge Place

Colorado Springs, CO 80918

Assessor's Parcel No.: 6228005033

Existing zone: RR-5

This site is adjacent to Old Ranch Road. It is vacant pasture except for the Lot 8 driveway.

### History

This site was subdivided in December of 1959. The area at this time was rural. Lot sizes in the area were 5-acres. Since that time, most of the area has been resubdivided into smaller (2.5 acre) lots.

Areas surrounding the site are; to the east and northeast is the City Limits of Colorado Springs. Lots in this area are zoned R16 (single family residential lots of 6000 square feet). There is a small open space / park buffer between the house on Lot 7 and these lots. There is no buffer as you proceed north onto Lot 8. To the south and southwest of the site are lots, County zoned RR-2.5. To the west of the site, across Otero are County zoned RR-2.5 lots. This is also true of the lots directly north of the site, across Old Ranch Road; County zoned RR-2.5. These two lots are surrounded by lots zoned for 2.5 acres (County) or less (City).

### Request and Justification

Our intent is to rezone the site so that in the future, the two existing lots will be replatted into three, residential, single-family lots; one on the east side of the creek that access Old Ranch Road; and two on the west side of the creek that will access Otero. The proposed zone change is compatible with the surrounding properties. The lots will be consistent with the RR-2.5 zoning with respect to lot layout, land use, lot size, minimum building setbacks, water supply and wastewater disposal.

### **Criteria for Approval. In approving a Map Amendment, the following findings shall be made:**

This rezone request is in compliance with the El Paso County Master Plan as adopted May 26, 2021.

1. • *The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned*

The PLACETYPE of the area is Suburban Residential. It is characterized by predominately residential areas with mostly single-family. This site fits that description. We are seeking to rezone the Site to RR-2.5. This will allow the site to be replatted into three residential lots. One lot, with the existing residence will lie east of the creek and will continue to use its access onto Old Ranch Road. Two new residential lots (2.5 acres each) will be created on the west side of the creek and will access Otero. Said subdivision will occur after the zone change has been approved. This will have minimal if any change to other developed areas and/or enclaves.

2. • *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;*

The site is in compliance with the applicable statutory provisions, required by the State. It is currently a residential zoned area and will remain so after the rezone

3. *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions*

The site is compatible as stated in Item 1 above. We are actually rezoning it to match the existing, surrounding County zone of RR-2.5

4. *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district*  
The site is currently zoned residential and will remain so with the rezone. All lots will meet or exceed the minimum 2.5 acre lot size, minimum lot width of 200' and minimum setbacks; 25' front and rear; 15' side

#### Water and Sewer

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. Water service is to be provided by individual on site wells operated under a State approved Water Augmentation Plan. According to the State Division of Water Resources, this site sits in Water Division 2, Water District 10. Water for the existing house on Lot 7 is provided via the existing well. Lot 8 also has an existing well, Permit 172655. Water usage will not exceed the statutory allocated amounts for either well.

An individual on-site 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. Waste water is intended to be treated via individual on-site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree. Lot 7 will continue to use its existing septic system. When Lot 8 develops it will have an (individual) on-site, septic system with leach field. This is in line with the water master plan for the area. A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County. The referenced decree requires use of metering for the wells to insure compliance with the terms of the permit; Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible. Both the existing residence and the two, new single-family residences on the proposed 2.5 acre lots will utilize onsite wastewater treatment systems which will provide “Return Flows” the environment as a condition of the groundwater findings and order and the well permit.

#### Traffic Generation

Trips per day will not increase for the existing residence due to the zone change. It will continue to access Old Ranch Road on the existing driveway. The site along Otero will access Otero only. There is a possibility of one more single family lot being created by the zone change, for a total of three single family lots. The development is expected to generate a total of 28 trips per day (Average weekday trips ends) and 3 trips in the peak hour based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19- 471. Traffic Impact Fees will be paid at time of building permit.

#### Parks Master Plan

The proposed rezone area is in compliance with the Parks Master Plan, which does not appear to call for trails or parks in the site. The site is located just west of the Tracts B and D, Creekside Estates Subdivision No. 2 open space. Any required Park Fees will be paid at the time of replatting.

FEMA Floodplain

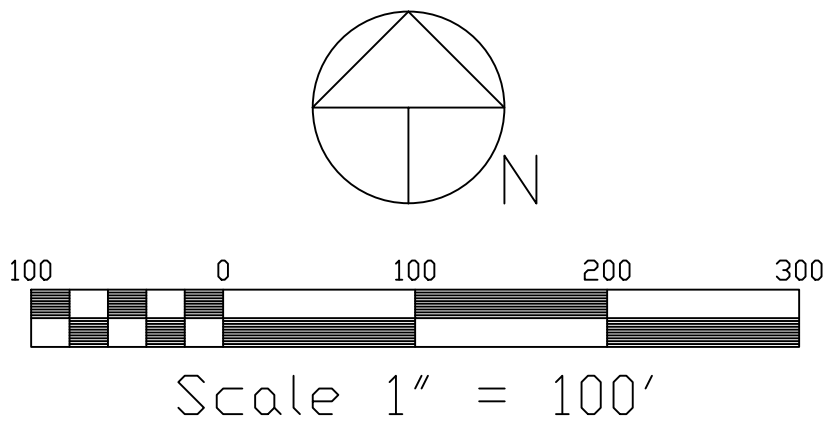
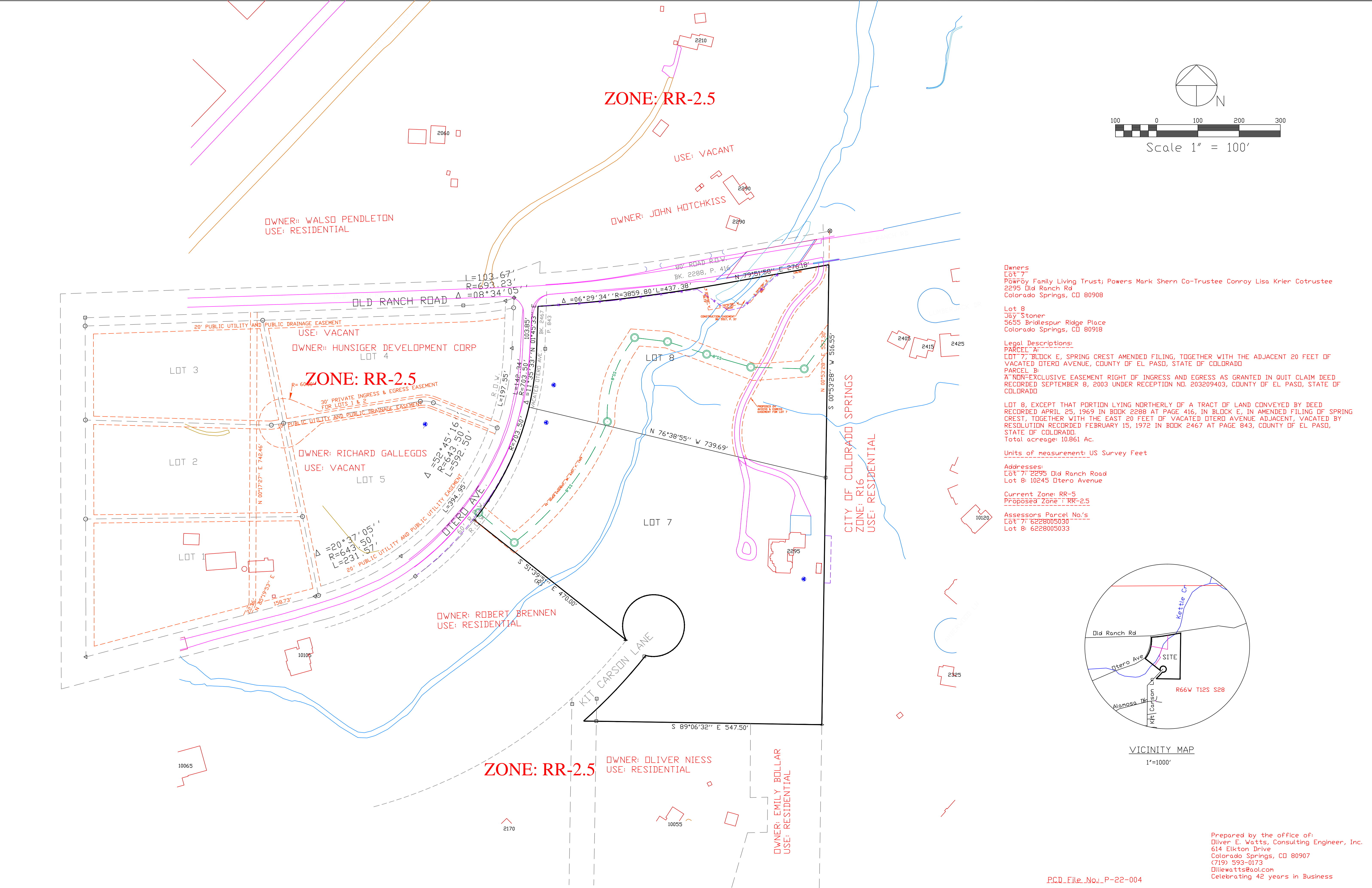
Kettle Creek runs through the zone change area from north to south. According to FEMA Floodplain Panel 08041C0506 G, dated 12-7-18, portions of Kettle Creek, on the site are in are AE of the 100-year floodplain. Flood elevations are shown on the FIRM Panel. The floodplain will have no affect on the zone change, but will be taken into account at the time of replatting the site; building areas on Otero will not be in said floodplain.

We ask that El Paso County grant the zone change request to RR-2.5. This will allow three single family lots to be replatted and the size will fit the surround properties.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: \_\_\_\_\_  
Erik Watts, Authorized Representative



Owners  
Lot 7  
Powers Family Living Trust; Powers Mark Sherrn Co-Trustee Conroy Lisa Krier Cotrustee  
2295 Old Ranch Rd  
Colorado Springs, CO 80908

Lot 8  
Jay Stoner  
5655 Briolespur Ridge Place  
Colorado Springs, CO 80918

Legal Descriptions:  
PARCEL "A":  
LOT 7, BLOCK E, SPRING CREST AMENDED FILING, TOGETHER WITH THE ADJACENT 20 FEET OF  
VACATED OTERO AVENUE, COUNTY OF EL PASO, STATE OF COLORADO  
PARCEL "B":  
A NON-EXCLUSIVE EASEMENT RIGHT OF INGRESS AND EGRESS AS GRANTED IN QUIT CLAIM DEED  
RECORDED SEPTEMBER 8, 2003 UNDER RECEPTION NO. 203209403, COUNTY OF EL PASO, STATE OF  
COLORADO

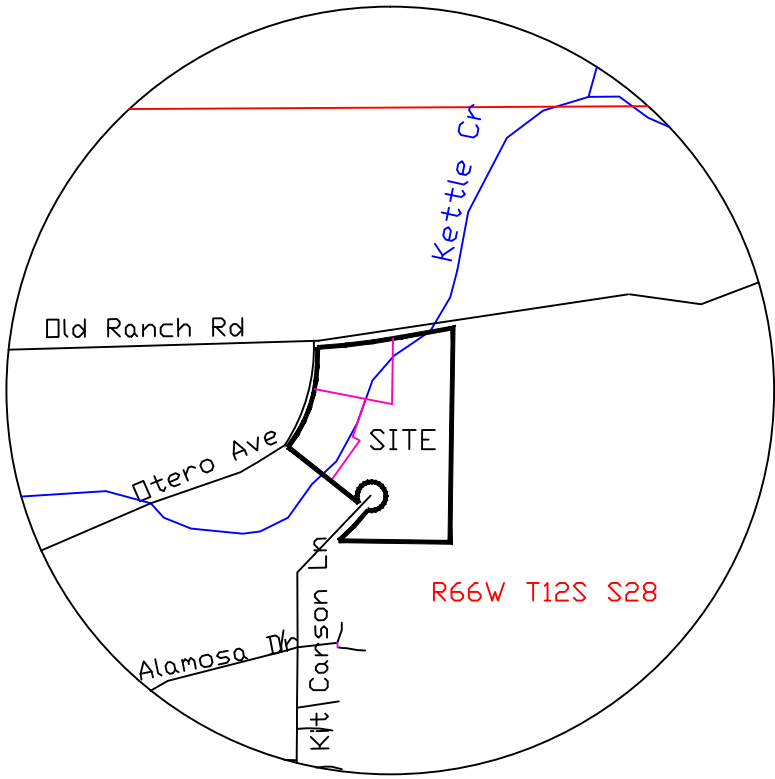
LOT 8, EXCEPT THAT PORTION LYING NORTHERLY OF A TRACT OF LAND CONVEYED BY DEED  
RECORDED APRIL 25, 1969 IN BOOK 2288 AT PAGE 416, IN BLOCK E, IN AMENDED FILING OF SPRING  
CREST, TOGETHER WITH THE EAST 20 FEET OF VACATED OTERO AVENUE ADJACENT, VACATED BY  
RESOLUTION RECORDED FEBRUARY 15, 1972 IN BOOK 2467 AT PAGE 843, COUNTY OF EL PASO,  
STATE OF COLORADO.  
Total acreage: 10.861 Ac.

Units of measurement: US Survey Feet

Addresses:  
Lot 7: 2295 Old Ranch Road  
Lot 8: 10245 Otero Avenue

Current Zone: RR-5  
Proposed Zone: RR-2.5

Assessors Parcel No.'s  
Lot 7: 6228005030  
Lot 8: 6228005033



VICINITY MAP  
1"=1000'

Prepared by the office of:  
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Celebrating 42 years in Business

PCD File No.: P-22-004

<div>DRAWN BY: O.E. WATTS</div> <div>DATE: 2-15-22</div> <div>DWG. NO.: 21-5669-03</div> <div>CADD: 5/7/9</div> <div>SURVEYED BY: DEW, ESW, 9-24-19 THRU 10-3-21</div>	<div>APPROVED BY:</div> <div>PROJ. NO.</div> <div>DWG.</div>	<div>REVISIONS 8-25-21 REVISED PER CLIENT DEW</div> <div></div> <div></div> <div></div>	<div>OLIVER E. WATTS</div> <div>CONSULTING ENGINEER</div> <div>COLORADO SPRINGS</div>	<div>PROJECT</div> <div>2295 OLD RANCH ROAD</div> <div>LOTS 7 &amp; 8 SPRINGCREST AMENDED FILING</div> <div>EL PASO COUNTY</div>	<div>SHT. NAME</div> <div>REZONE MAP</div>	<div>SHT. NO.</div> <div>1</div> <div>OF</div> <div>1</div>
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