

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Jay Carlson, Chair

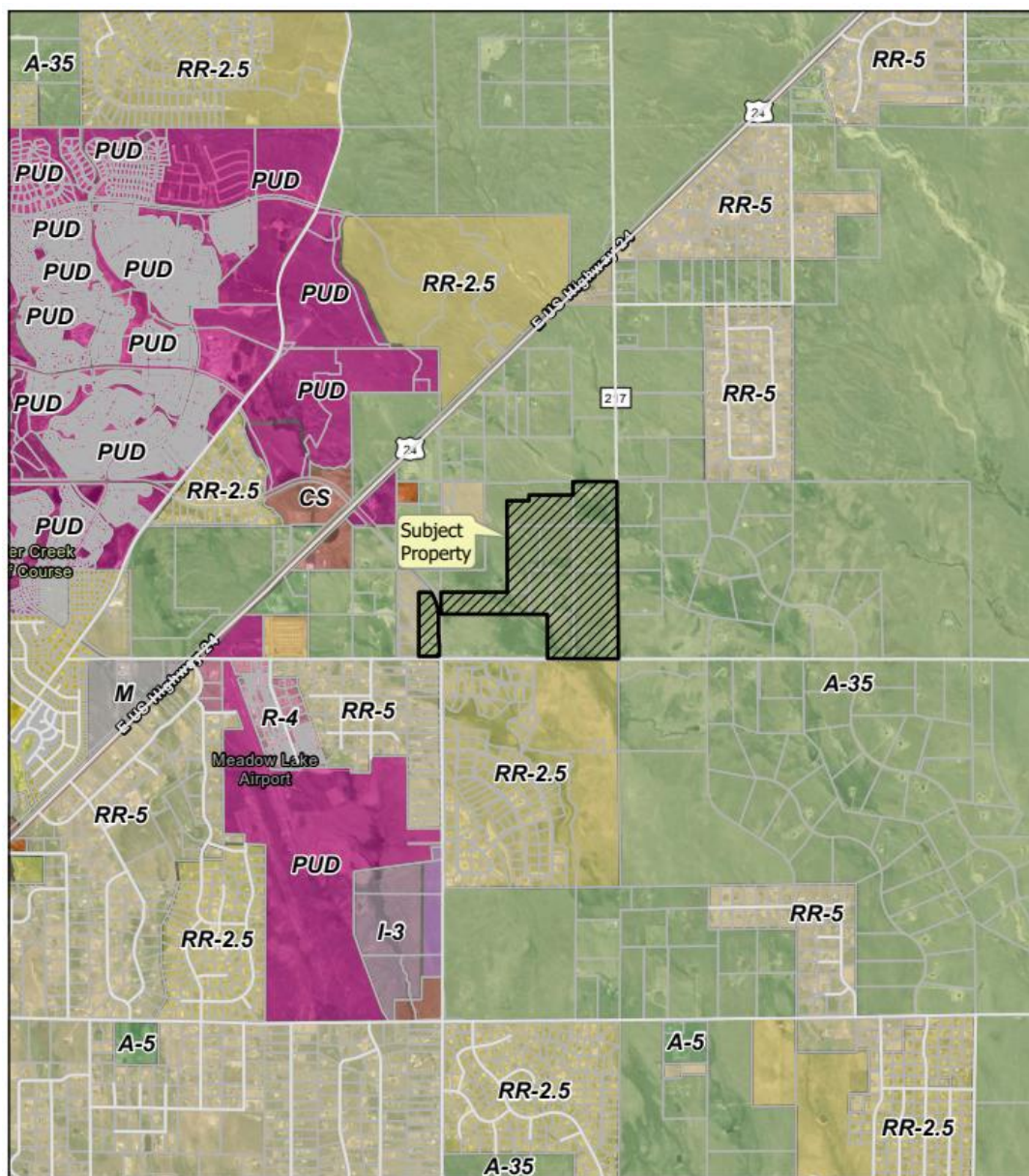
FROM: Ryan Howser, AICP, Principal Planner
Daniel Torres, PE, Principal Engineer

RE: Project File Number: SKP232
Project Name: Jane Davis Ranch Sketch Plan
Parcel Numbers: 4233000031, 4200000354, 4200000359, 4200000469, 4200000470,
4200000492, 4200000493, 4200000494, and 4200000495
Commissioner District: 2

OWNER:	REPRESENTATIVE:
Jane Davis Living Trust; Junior J. Davis 9050 Elbert Road; 9350 Elbert Road Peyton, CO, 80831	William Guman & Associates 731 N Weber Street Colorado Springs, CO, 80903
Planning Commission Hearing Date: 7/17/2025	
Board of County Commissioners Hearing Date: 8/28/2025	

EXECUTIVE SUMMARY

A request by Jane Davis Living Trust for approval of a 397.32-acre Sketch Plan consisting of approximately 215.97 acres of residential uses with a minimum lot size of 5 acres, 133.67 acres of residential uses with a minimum lot size of 2.5 acres, 4.61 acres of commercial uses, 6.44 acres of park and open space areas, 9.45 acres of stormwater detention areas, 2.69 acres for a regional trail, 21.41 acres for rights-of-way, and 31.88 acres of land set aside for preservation of the natural floodway that flows through the property. At full build-out, the maximum development potential contemplated within the Sketch Plan area consists of 93 dwelling units. The property is zoned A-35 (Agricultural) and is located on the north side of Judge Orr Road, at the northwest corner of the intersection of Judge Orr Road and Elbert Road.



Zoning Map

A. AUTHORIZATION TO SIGN: There are no items requiring signature associated with this request.

B. APPROVAL CRITERIA

The Planning Commission and Board of County Commissioners shall determine that the following criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (as amended), have been met to approve a Sketch Plan:

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The proposed subdivision is in conformance with the requirements of this Code;*
- *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;*
- *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;*
- *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;*
- *The soil is suitable for the subdivision;*
- *The geologic hazards do not prohibit the subdivision, or can be mitigated;*
- *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];*
- *The design of the subdivision protects the natural resources or unique landforms;*
- *The proposed methods for fire protection are adequate to serve the subdivision; and*
- *The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*

C. BACKGROUND

The property was initially zoned A-35 (Agricultural) on March 24, 1999 (BoCC Resolution No. 99-101). The property has not been rezoned or developed since its time of initial zoning.

Properties immediately surrounding the proposed Sketch Plan have undergone development. Adjacent to the south of the subject property is the Saddlehorn Ranch subdivision, which comprises 218 single-family residential lots with minimum lot sizes of 2.5 acres. The Saddlehorn Ranch Preliminary Plan was approved by the El Paso County Board of County Commissioners on March 23, 2021. Adjacent to the subject property to the east is the proposed BOCES campus. BOCES is an 86.38-acre campus consisting of administration offices, educational facilities for vocational training, a community water system, up to 121 on-campus housing units, internal streets, parking, and common areas. The BOCES Approval of Location was approved by the El Paso County Planning Commission on August 15, 2024. At the southeast corner of the intersection of Elbert Road and Judge Orr Road is the Esteban Rodriguez Sketch Plan, which comprises a full potential build-out of 142 single-family residential lots with minimum lot sizes of 5 or 2.5 acres, and 15.07 acres of land allocated toward commercial uses. The Esteban Rodriguez Sketch Plan was approved by the BoCC on October 10, 2024.

If the current Sketch Plan proposal is approved, the applicant will be required to submit Map Amendment (Rezoning) applications, Preliminary Plans, and Final Plats to implement the various phases of development within the Sketch Plan area.

D. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

Section 7.2.1 of the El Paso County Land Development Code (as amended) states:

The sketch plan is the first step of the approval process for larger or more complex divisions of land. The sketch plan process reviews, at a conceptual level, the feasibility and design characteristics of the proposal based on the standards set forth in this Code... The review examines the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally

sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of this Code and Master Plan. During this step, public hearings are held before the Planning Commission and the BoCC.

The Sketch Plan application meets the Sketch Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

The proposed Sketch Plan illustrates a development pattern which is similar in terms of density and land use to the surrounding developments, including the above-referenced Saddlehorn Ranch subdivision and the Esteban Rodriguez subdivision.

E. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

c. Key Area Influences: The property is not located within a key area.

d. Other Implications (Priority Development, Housing, etc.): The property is not located within a priority development area.

e. Analysis

The proposed lot sizes are consistent with the recommended minimum lot size in the Large-Lot Residential Placetype. Additionally, the Large-Lot Residential Placetype contemplates limited commercial uses as supporting land uses. With regards to the Area of Change, the Master Plan contemplates a significant change in character for this portion of the County; implementation of the proposed Sketch Plan would result in a significant change in character for the area; however, the proposal is similar in nature to that of other existing and proposed developments and likely won't result in a change in character beyond what would normally be expected, given the current development pattern, as discussed above in the Background section of this report.

Relevant goals and objectives from the Master Plan are as follows:

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

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.*

Goal LU3 Specific Strategy – *Priority: The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

Objective HC1-5 – *Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.*

Goal HC2 – *Preserve the character of rural and environmentally sensitive areas.*

Objective HC2-6 – Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.

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.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan and is located in an area anticipated to experience growth by 2040.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Conservation District was sent a referral and has no outstanding comments.

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.

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Geologic conditions were evaluated with the review of the proposed Sketch Plan. The Colorado Geological Survey (CGS) was sent a referral and provided preliminary comments. CGS recommends that the county require groundwater monitoring/observation to verify that proposed floor levels are at least four feet above maximum anticipated groundwater levels and maintained year-round. During the Preliminary Plan stage, additional analysis will be required, and staff will either require the groundwater monitoring to be completed, or will require that below-grade levels not be permitted within the subdivision at subsequent stages in development.

2. Floodplain

FEMA Flood Insurance Rate map panel numbers 08041C0558G and 08041C0556G show that a 100-year floodplain (Zone A) flows through the site. Approved base flood elevation data shall be shown on future subdivision plats of the 100-year floodplain per LDC Section 8.4.2.B.1.e.i. Additionally, the applicant will be required to process a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) with FEMA for any modification to the floodplain.

3. Drainage and Erosion

The development is located within the Geick Ranch drainage basin. Geick Ranch has a Drainage Basin Planning Study which has not been approved to date and there are no drainage and bridge fees at this time.

The 100-year floodplain identified as the Geick Ranch Unnamed Tributary traverses the development from northwest to southeast following the general drainage of the site. Per the

Master Development Drainage Plan submitted, stormwater will be conveyed into six onsite full spectrum detention facilities that will provide the necessary stormwater quality and detention mitigation for the development. The Master Development Drainage Plan indicates that channel stabilization will be required for the Unnamed Tributary. Additional analysis of the tributary and detention facilities will be required with the subdivision stage of the development. A grading and erosion control plan is not required at the time of Sketch Plan submittal.

4. Transportation

The development is located northwest of the intersection of Elbert Road and Judge Orr Road. Judge Orr Road is classified as a Minor Arterial roadway and Elbert Road is classified as a Minor Collector roadway in the El Paso County Major Transportation Corridors Plan (MTCP).

The Master Traffic Impact Study submitted estimates that the development will generate approximately 2,799 average daily trips. Upon assumed development buildout, signalization of the intersection of Highway 24 and Stapleton Road is expected to occur. CDOT requires escrow funds as contribution toward signalization of the intersection from development projects. This development's fair share escrow amount will be provided with the future CDOT access permit. The Master Traffic Impact Study provides recommended improvements in Table 6, consisting of auxiliary turn lanes, roadway upgrades, and intersection signalization.

All proposed access and roadway locations shown on the Sketch Plan are conceptual and subject to change until determined and approved by El Paso County through the subdivision process. The proposed development is subject to the El Paso County Road Impact Fee program (Resolution No. 24-377), as amended.

G. SERVICES

1. Water

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a Sketch Plan. Findings of sufficiency will be made with subsequent Preliminary Plan and/or Final Plat approvals for development within the Sketch Plan area.

2. Sanitation

Wastewater is provided by individual on-site wastewater treatment systems (OWTS).

3. Emergency Services

The property is within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments or concerns at this time.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service and Black Hills Energy (BHE) will provide natural gas service to the subject property. Both utility providers were sent referrals for the Sketch Plan; MVEA has no outstanding comments, and BHE did not provide a response.

5. Metropolitan Districts

The property is not located within any Metropolitan Districts.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a Sketch Plan application.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Sketch Plan application.

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

There are no major issues.

J. 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 (as amended), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property within the Sketch Plan, including, but not limited to, Map Amendments, Preliminary Plans, and Final Plats shall be in general or substantial conformance with the approved Jane Davis Ranch Sketch Plan. Amendments to the Sketch Plan may only be made subject to the limitations contained in the El Paso County Land Development Code (as amended).
2. 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 Preble's Meadow Jumping Mouse as a listed species.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any Final Plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of Preliminary Plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 24 adjoining property owners on July 1, 2025 for the Planning Commission and Board of County Commissioners meeting. Responses will be provided at the hearing.

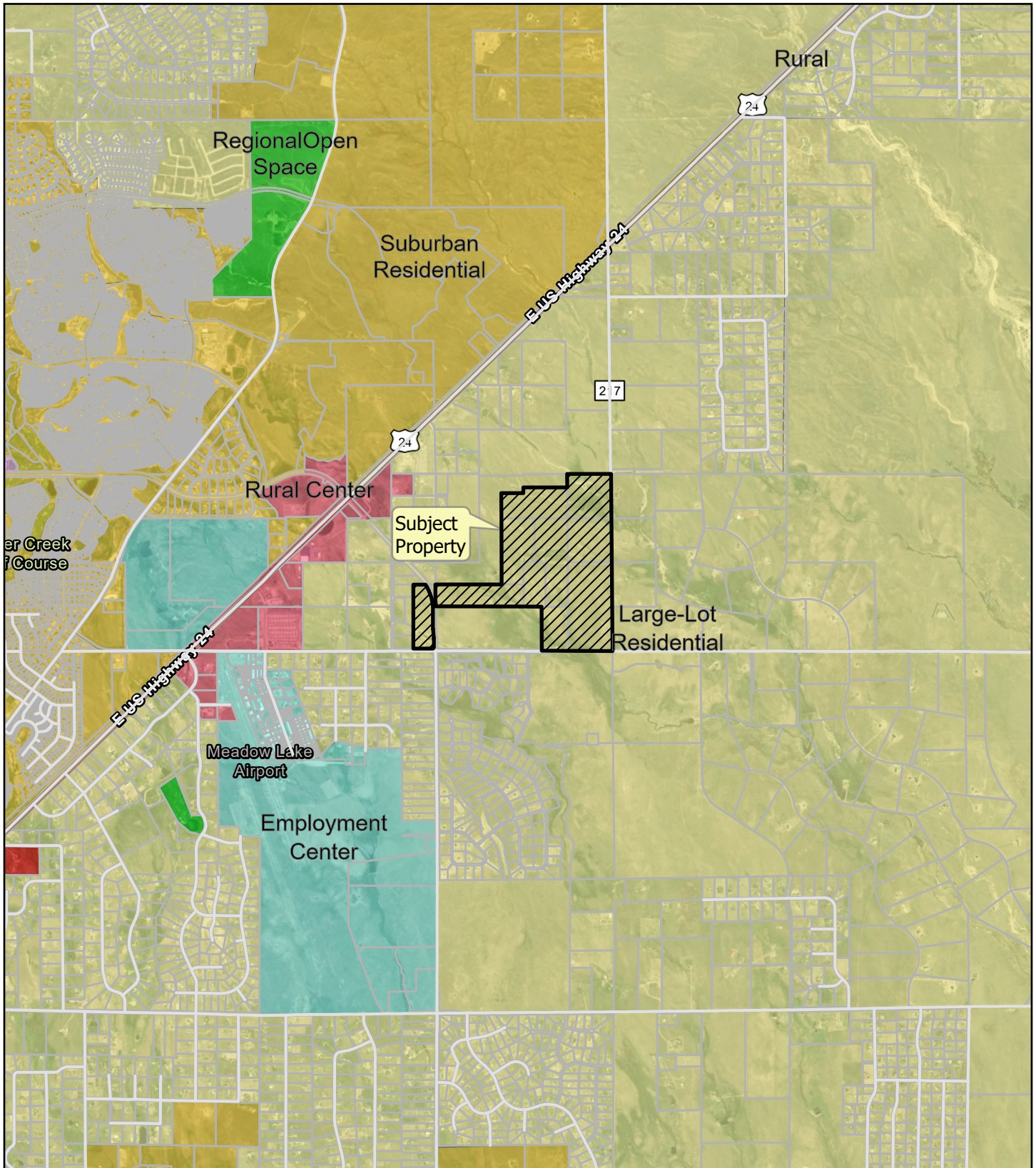
L. ATTACHMENTS

Map Series

Letter of Intent

Sketch Plan

Draft Resolution



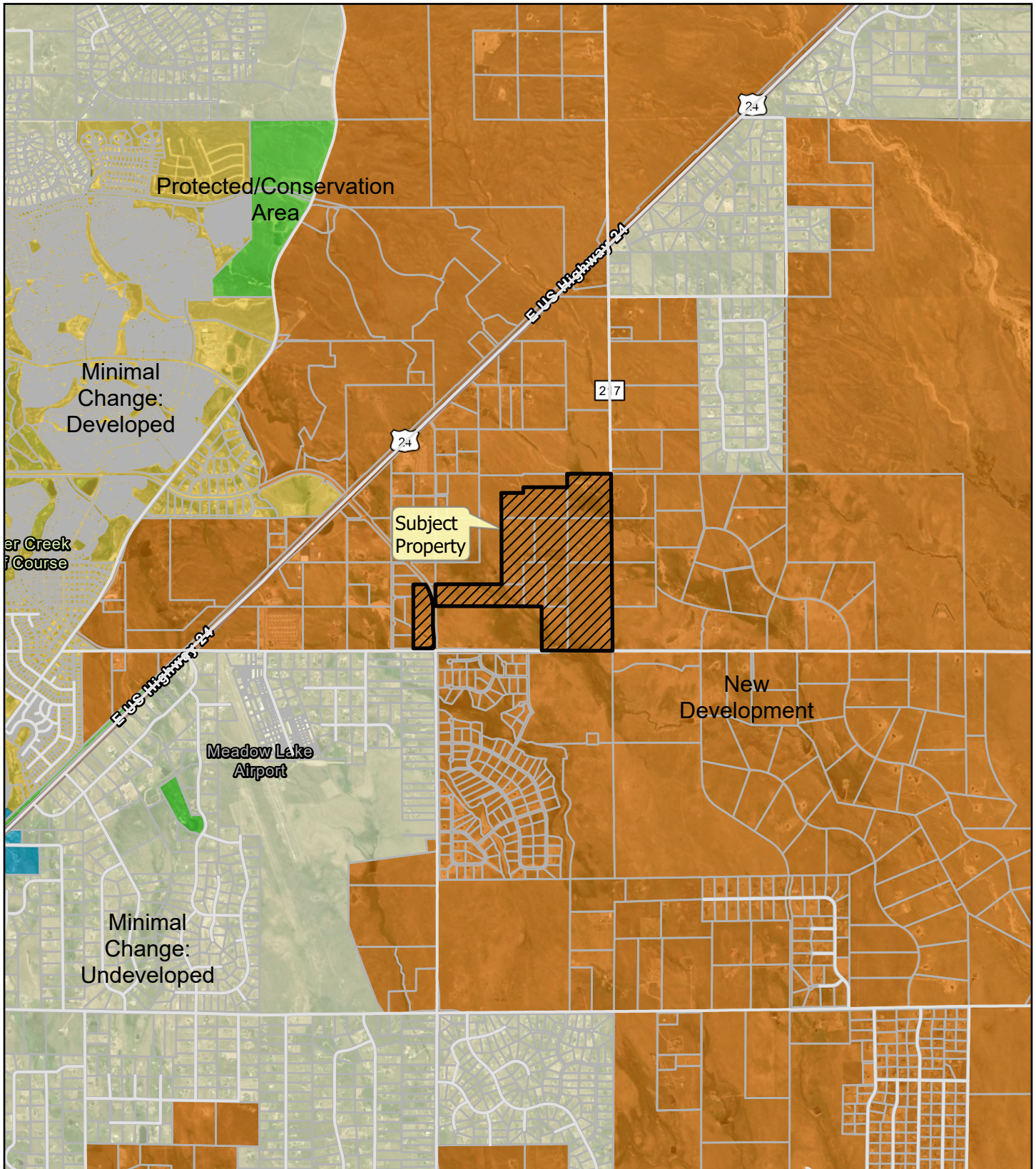
Placetype Map

File No. SKP232

Map Series No. 0



0 0.2 0.4 0.8 Miles



Area of Change Map

File No. SKP232

Map Series No. 1



0 0.2 0.4 0.8 Miles



William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal

Colorado Springs City Councilman 1993-2001
Colorado Springs City Planning Commissioner 1992-1993
Pikes Peak Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT COORDINATION



731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

Licensed Landscape Architects
American Society of Landscape Architects (ASLA)
American Planning Association (APA)



EL PASO COUNTY

LETTER OF INTENT FOR: JANE DAVIS RANCH SKETCH PLAN

TSN # 4200000218, 4200000241, 4200000377, 4200000379, 4200000406

EXISTING ZONE: A-35. ANTICIPATED ZONE: RR-2.5, RR-5, CC-COMMERCIAL COMMUNITY,
PARKS AND OPEN SPACE

September 16, 2024

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner:

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Applicant/Planner:

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El Paso County Planner:

Ryan Howser, Senior Planner
El Paso County Development Services
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Colorado Springs, CO 80910
(719) 520-6049

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The *Jane Davis Ranch* properties for this Sketch Plan application are located in El Paso County in Peyton, CO, approximately 22 miles east of downtown Colorado Springs, situated on Judge Orr

Road east of Colorado State Highway 24 and north of Judge Orr Road. It is approximately two miles east of Hwy24 and 2 miles west of Peyton Highway. The site roughly extends from Stapleton Road east along Judge Orr Road to Elbert Road and has approximately 5,970 feet of frontage along Judge Orr Road, excluding a tract owned by others.

The **2021 Your El Paso County Master Plan** identifies the Placetype of this development as “*Large Lot Residential*.” The primary land use in this Placetype is Single-Family Detached Residential. Agriculture, Commercial Retail/Commercial Services, and Parks and Open Space are allowed as support uses. Residential lot development, within the Large Lot Residential Placetype, allows for lots having a minimum area consisting of 2.5 acres and larger.

This Placetype is more connected and less remote than the *Rural* Placetype that comprises the larger eastern half of the county. The Sketch Plan proposes for up to 94 single-family lots and for two smaller parcels totaling 5.18 acres with frontage onto Judge Orr Road Road as *CC-Commercial Community*. These would primarily serve residents within Jane Davis Ranch and the nearby community.

Large tracts of land within the drainageways of the proposed Esteban Rodrigues Subdivision are identified on the Sketch Plan as private and public Open Space. Walking paths, trails, and other designated routes as indicated will provide additional access and extensions with connectivity to recreational spaces when development occurs.

Core Principle 7: Maintain and expand the County’s recreation and tourism options.
Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Large-Lot Residential Within the Large-Lot Residential Placetype, conservation design should be primarily utilized for preserving El Paso County’s rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

Sketch Plan approval of this property is being sought. The zoning would be changed from the current A-35 Agriculture zoning to RR-2.5, RR-5, residential rural 2.5 acres and 5.0 acres respectively. In accordance with County standards, the minimum lot sizes proposed within the property will not be less than 2.5 acres and 5.0 acres for each respective zone district. The residential density proposed in this Sketch Plan is .23 dwellings units per acre.

Pursuant to this Sketch Plan application, the applicant proposes to develop the site with up to ninety-four (94) new single-family residential lots and 2 Commercial Retail/Commercial Service support sites with frontage on Judge Orr Road. Large Lot Single-Family detached residential dwelling units best recognize and respect the character of the surrounding Falcon/Peyton community within two miles of the site.

Infrastructure to serve the new lots, including driveways, drainage improvements, and utilities will all be constructed in compliance with applicable county standards, regulations, and criteria in effect at the time of this application. This is in keeping with the character of the surrounding Falcon/Peyton communities.

The **2021 YOUR EL PASO MASTER PLAN** identifies the entire Jane Davis Ranch property as being within the *Large-Lot Residential Priority Development Areas*. Highway 24 is a major roadway that connects the northeastern part of the County to Colorado Springs. Significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. The Master Plan suggests for an overall density of 2.5 acres per lot to be maintained within this area, consistent with the Large-Lot Residential Placetype, although denser development within this area of the Falcon/Peyton areas are allowed.

Surrounding properties are rural, single-family homesites and farm homesteads. Land use within these properties has traditionally been ranchland, with some farming. Two existing parcels owned by the Jane Davis family on Stapleton Road and Elbert Road will be retained within the proposed A-5 zone district.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Sketch Plan for the development of up to 94 rural residential single family residential lots, commercial development, and park/open space on approximately 397.32 acres (e.g., .23 DU/Acre density).

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the **2021 Your El Paso Master Plan**. The Sketch Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development, particularly the existing 816-acre Saddlehorn Ranch (e.g., 216 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately south of the subject property. Currently, Saddlehorn Ranch's Filings 1 and 2 have been recorded. The proposed 493.21-acre Esteban Rodriguez (e.g., approximately 142 lots requested to be zoned RR-2.5 and RR-5.0) is immediately south of the subject property, currently at the Sketch Plan stage. The 86.38-acre *Pikes Peak BOCES (Board of Cooperative Educational Services)*

Campus directly across Elbert Road to the east has similarly begun its submittal process with the County.

EXISTING AND PROPOSED IMPROVEMENTS

Electric and telecommunication service points-of-connection will be extended from the roadway to all new lots. Extension of natural gas service from a utilities provider is being sought from Colorado Springs Utilities. Water for each lot will be provided via wells. Individual septic systems will be provided per lot in accordance with El Paso County Department of Health policy guidelines.

Incorporating Water-saving Actions in Land Use & Development Planning in El Paso County
Discourage individual wells for new subdivisions with average lot sizes smaller than 2.5 acres when there is a reasonable opportunity to connect to an existing central system or construct a new central water supply system when the economies of scale to do so can be achieved, especially in the Laramie-Foxhills, Lower Arapahoe, Denver and Lower Dawson aquifers.

Grading and earthmoving activities will be limited to internal residential streets, driveways, drainage, and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The subdivision will not interfere with the extraction of any known commercial mining deposit.

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the future Final Plat.

NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

The Jane Davis Ranch Sketch Plan proposes a combination of Public and Private Open Spaces. Public Open Space will include a Park site, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to the Private Open Space easements and Public Open Space areas.

Public Park:	6.44 ac	(public open space)
Detention Ponds:	9.45 ac	(public open space)
Trail Easements:	2.69 ac	(public open space)
Floodplain Areas:	<u>31.88 ac</u>	(private open space)

Total Public OS: 18.58 ac

Total Private OS: 31.88 ac
Total: 50.46 ac (public and private open space)

12.7% Total Open Space provided.

Public Open Space areas will be maintained by the Jane Davis Ranch Metropolitan District or HOA. Private Open Space areas will be maintained by the owner on whose lot the Open Space easements may be located.

GEOLOGICAL CONDITIONS

Geologic hazards found to be present at this site include faults, seismicity, and radon. Records show that dating back to 1900 Colorado Springs has not experienced an earthquake greater than 1.6 in magnitude. The nearest recorded earthquakes over 1.6 occurred in December of 1995 in Manitou Springs, which experienced magnitudes ranging between 2.8 and 3.5. Additional earthquakes over 1.6 occurred between 1926 and 2001 in Woodland Park, which experienced magnitudes ranging from 2.7 to 3.3. Both locations are near the Ute Pass Fault, which is more than 10 miles from our site. Potential earthquakes felt at this site will most likely result from minor shifting of the Pikes Peak Batholith, which includes pull from minor movements along faults found in the Denver basin. Authors of our Soils and Geology Report are of the opinion that ground motions resulting from minor earthquakes may affect structures (and the surrounding area) at this site if minor shifting were to occur. Based upon our geologists' experience with similar subsurface conditions, their recommendation is that the site be classified as Site Class B, with average shear wave velocities ranging from 2,500 to 5,000 feet per second for the materials in the upper 100 feet. This is accordance with the Pikes Peak Regional Building Code, 2017 Edition, which indicates maximum considered earthquake spectral response accelerations of 0.213g for a short period (S_s) and 0.059g for a 1-second period (S_1).

Northern El Paso County and the 80133 zip code in which the site is located, has an EPA assigned Radon Zone of 1. A radon zone of 1 predicts an average indoor radon screening level greater than 0.4 pCi/L (picocuries per liter), which is above the recommended levels assigned by the EPA. *The EPA recommends corrective measures to reduce exposure to radon gas.*

In terms of mitigation, Geologic conditions found to be present at this site include potentially expansive and compressible soils, ponding water, shallow groundwater, and flood prone areas. The geologic hazards do not prohibit the subdivision or can be mitigated. The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

In conclusion, the geologist's evaluation determined that the proposed development is feasible. The geologic conditions identified are considered typical for the Front Range region of Colorado.

Mitigation of geologic conditions is most effectively accomplished by avoidance. However, when avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and suitable construction practices. The specific methodologies are found in the Soil and Geology report provided as part of this submittal.

ADHERENCE WITH THE 2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso Master Plan (the “Master Plan”) addresses issues directly related to the Jane Davis Ranch Sketch Plan and development. Policies specifically related to this Sketch Plan request include:

Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity*

The Sketch Plan proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road corridor. New lots will be similar in character to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.*

Jane Davis Ranch is proposed as a development of single-family rural residences within a non-urban density area (Rural Placetype) of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 – *Preserve the character of rural and environmentally sensitive areas.*

The subdivision design with RR-2.5 and RR-5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5.0 and A-35, as well as A-5. The Applicant proposes to avoid overlot grading across the 397.32-acre site, and instead will limit grading to driveways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Low density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.1- *Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.*

The design of the Jane Davis Ranch subdivision will locate new home driveways with direct access onto proposed internal Rural Local streets. Up to 94 proposed residences will have driveways off these internal Rural Local streets. Additionally, there will be Rural Minor Collector and Rural Major Collector classifications within the subdivision. Jane Davis Ranch plans no direct driveway access for any new lot to any proposed Major Collector, Stapleton Road, Judge Orr Road, or Elbert Road minimizing any traffic impact from new lots onto these existing arterials.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – *Ensure adequate provision of utilities to manage growth and development.*

Concerning utilities, at future Development Plan/Final Plat submittals, Jane Davis Ranch will seek commitment letters for delivery of electrical service and natural gas from established utility providers in the vicinity. On-site wells will provide water to each new lot and wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by Jane Davis Ranch environmental and geotechnical engineers, it has been determined that the site is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

Goal 5.4- *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs).

Environment & Natural Resources, Core Principle: *Prioritize and protect the County's natural environment.*

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The area surrounding the property has sufficient carrying capacity to support the new development regarding roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply

this development with essential services will be sought and provided at future levels of Development Planning/Final Platting.

The Sketch Plan design, which includes 94 homes on 2.5 and 5.0 acre lots, ensures that development of this site will remain compatible and contiguous with existing low-density rural residential areas. With a density of .23 DU/AC, Davis Ranch is compatible with numerous other subdivisions adjacent to and within a 2-mile radius of the property.

GAS SERVICE

The applicant will seek natural gas service by utility service providers already established in the vicinity at future levels of Development Plan/Final Platting.

FIRE PROTECTION

Fire protection shall be provided by the Peyton Fire Protection District.

ELECTRICAL SERVICE

The electric service provider for the area is Mountain View Electric Association, Inc.

POLICE PROTECTION

Police protection will be provided by the El Paso County Sheriff's Office.

SCHOOL DISTRICT

The property lies within the Peyton School District (23).

RECREATION FACILITIES

Jane Davis Ranch will provide a combination of public and private open spaces including a park site, detention pond parcels, and 8' trail easements located within certain buffer areas to provide connectivity to the Private Open Space easements and Public Open Space areas. The 50.46 acres of public and private open space amounts to 12.7% of the site dedicated to recreational opportunities.

WATER SERVICE

The following information is provided at the request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

Water Quality, Quantity and Dependability:

A water resources report and water supply information summary have been provided to the County with this Sketch Plan application.

The water resource report provides data for the Planning Commission and the Board of County Commissioners (BoCC) which confirms the proposed water supply for all of Jane Davis Ranch is sufficient in terms of quality, quantity, and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability, and quality for the proposed subdivision.

Jane Davis Ranch is a proposed single family residential and commercial development located east of Peyton, CO. The proposed development is comprised of seven different existing parcels which are currently owned by the Davis Family. The total acreage encompassed by these six parcels is 397.32 acres. The subdivision is proposed to be subdivided into ninety-four (94) residential lots and two (2) commercial lots. All 94 residential lots and 2 commercial lots are to be served by on-site residential and commercial wells drilled into the not-nontributary Denver aquifer below the Jane Davis Ranch property. The proposed subdivision lies within the Upper Black Squirrel Creek Designated Groundwater Basin and is managed by the Upper Black Squirrel Creek Groundwater Management District.

The not-nontributary Denver Aquifer, which will serve as the water source for the Jane Davis Ranch Subdivision, is estimated to provide a 300-year supply of 45.19 AF/year of water. Each residential lot is assumed to require 0.443 AF/year/lot of water, totaling 40.756 AF/year of residential demand at full build-out. The two commercial properties are estimated to demand 4.40 AF/year of water at full-build. Therefore, total demand at full build-out is estimated to total 45.185 AF/year, which is less than the 300-year supply out of the Denver Aquifer to the Jane Davis Ranch Subdivision.

Maximum depletions to the alluvium from pumping out of the Denver aquifer in this area amount to 4% of pumping from the aquifer. Using the demands listed above, maximum depletions at full build-out are estimated to be 1.8074 AF/year by the year 300 of pumping. Replacement flows back to the alluvium will be returned at 90% of indoor and domestic uses from the residential and commercial properties. Total indoor usage from the residential and commercial properties are estimated to be 28.15 AF/year at full buildout. The corresponding return flows back to the alluvium via non-evaporative septic systems is assumed to result in an annual volume of 25.335 AF/year, which exceeds the estimated depletions to the alluvium, which is calculated above.

The water quality in the Denver aquifer formation in this area has typically been suitable for residential potable use. Water samples were obtained from the existing well (well permit #163012-F) constructed via an exterior hose bib existing on the side of the house located at 9350 Elbert Road. Water samples were obtained from this tap on 04/04/2023, with water

quality testing performed Colorado Analytical Laboratories and Hazen Research, Inc., per the El Paso County Land Development Code section 8.4.7(B). All results were found to be below primary and secondary Maximum Contaminant Limits (MCLs).

The Langlier Index value was recorded at -1.83 which indicates the possibility of corrosive water. It is recommended that any homes or additions built in this subdivision use non-copper piping for water distribution from well to home and within the home.

Because of the absence of all evidence of fecal contamination in the form of E. Coli or Total Coliform, or that all sampled and analyzed constituents were below all primary and secondary standards the proposed water source emanating from the Denver Aquifer is deemed safe for public consumption.

TRANSPORTATION

The Jane Davis Ranch Sketch Plan provides for three separate point-of-access from Stapleton Road, Judge Orr Road, and Elbert Road into the community. At this sketch plan stage, access is conceptual. The sketch plan shows a temporary access from Stapleton Road to serve the northern and southern parcels. A note has been added to the sketch plan stating “temporary access, to be determined at preliminary plan stage” at the intersection of Stapleton Road and our internal street on the south boundary of Parcel D. The County has stated, in their review, that specific details including location, turn movement restrictions, when it would be closed, etc., and a deviation request with justification may be submitted at the preliminary plan stage.

Subdivision Access Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from other neighborhoods by roads that dead end at cul-des-sac. Having two points of access allows for a more contiguous street network and would remove these barriers.

Walking trails indicated within the Sketch Plan (8' wide trail easements are proposed) help to provide connectivity throughout Jane Davis Ranch, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to Park and Open Space and the Commercial Retail/Commercial Service areas.

TRANSPORTATION IMPACT STUDY GUIDELINES

Providing multiple points of access to a subdivision also improves efficiency in emergency response times and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access, especially with multimodal options for walking and biking has the opportunity to reduce vehicular travel and ultimately congestion and stress on roadway infrastructure.

B.1.1. Types of Study

A.

Master TIS. *Where large, complex projects (big box retail or residential developments over 100 acres) are planned or a project is phased over a multi-year build-out, it may be appropriate to prepare a Master TIS for the initial action followed by periodic updates for specific phases. The Master TIS must include overall phasing of improvements to coincide with project phasing.*

The transportation engineering consultant for Jane Davis Ranch prepared a Master TIS as part of this Sketch Plan submittal. The trip generation of the project is relatively low, but the site encompasses a relatively large area with proposed roadway connections to three adjacent arterial roadways. The site is also relatively close to the US Highway 24 & Stapleton intersection.

B.2.3. Study Area

The limits of the transportation network to be studied shall be based on the size and extent of the proposed development, the existing and future land uses, and traffic conditions on and near the site.

The limits of the study area shall be agreed to by the ECM Administrator before preparing the TIS. The Master TIS shall generally establish the study area for all subsequent Individual TISs.

The Jane Davis Ranch study area includes the proposed access points, adjacent arterial roadways and existing county road intersections. The study area also includes the US Highway 24 intersections with Judge Orr Road, Stapleton Road, and Elbert Road. Judge Orr Road/US Highway 24 and Stapleton/US Highway 24 have been included, as CDOT has commented on most other development projects in the area and have required these intersections to be included in TIS reports. CDOT is requiring escrow contributions from all area development projects toward a future traffic signal at Stapleton/US Highway 24.

A.

Study Area Basis for Master TIS.

- *All adjacent and internal collector and arterial roadways;*
- *Offsite collector and arterial links within the study area that are impacted by 10 percent or more by the project;*
- *Continuity and adequacy of pedestrian and bicycle facilities to the nearest attraction (existing or planned);*
- *Access to the most direct public transportation services facility or public transportation services route where public transportation services are available; or*

- *Any pedestrian routes within 2 miles of a school.*

The TIS report includes adjacent arterial roadways and internal collector roadways. Some Internal Rural Local roadways are also shown to clarify overall circulation. Offsite Collector and arterial links impacted by 10 percent or more have been included. Bicycle, pedestrian, and multi-modal transportation have been addressed in the report.

B.2.4. Evaluation Elements

A.

Evaluation Elements for a Master TIS. *The purpose of the Master TIS is to provide a general sense of the overall impacts to the transportation system and to identify the larger scale improvement needs necessitated by the proposed zoning (i.e., widening of arterials, connecting key gaps in the roadway system, etc.). For example, for a large development plan with a multi-phase build-out, the Master TIS would not only address the overall project, but also identify key measurable criteria that would trigger the construction of some incremental portion of the overall infrastructure improvement plan. Typically, with each phase of the project a new individual site TIS specific to that phase would be prepared. This new study would verify the accuracy of the original traffic projections, both on site and background, and check the criteria identified for infrastructure improvements and other pertinent information.*

The key elements of the project impact assessment for a Master TIS shall include the following minimum evaluations:

- *Conformity with the adopted MTCP and ECM;*
- *Peak hour link volume and LOS;*
- *Appropriateness of access locations;*
- *Multi-modal and Transportation Demand Management (TDM) opportunities;*
- *Pedestrian/bicycle requirements and improvements;*
- *Safety and accident analysis. Other items requested by the ECM Administrator in the Scoping Meeting; and*
- *Neighborhood and public input issues.*

In cases where a developer seeks vesting with a Site Specific Development Plan, the Master TIS is required to present all the detailed information required in an Individual Site Transportation Impact Study.

The TIS includes information and references to the adopted MTCP and ECM. The study includes peak-hour volumes and levels of service analysis. The report specifically comments on access locations, includes recommendations, and calls out locations where deviations may be required for intersection spacing. The study addresses TDM and non-motorized transportation elements. From a safety standpoint, the report calls out preliminary auxiliary turn-lane needs, identifies that intersection/access sight-distance criteria will need to be met, and identifies that participation in a future traffic signal at US Highway 24/Stapleton will be a requirement at the appropriate stage of development. The report identifies a potential future roundabout at the intersection of Stapleton/Judge Orr. The report also calls out potential deviations that may be required.

CDOT Access Permitting

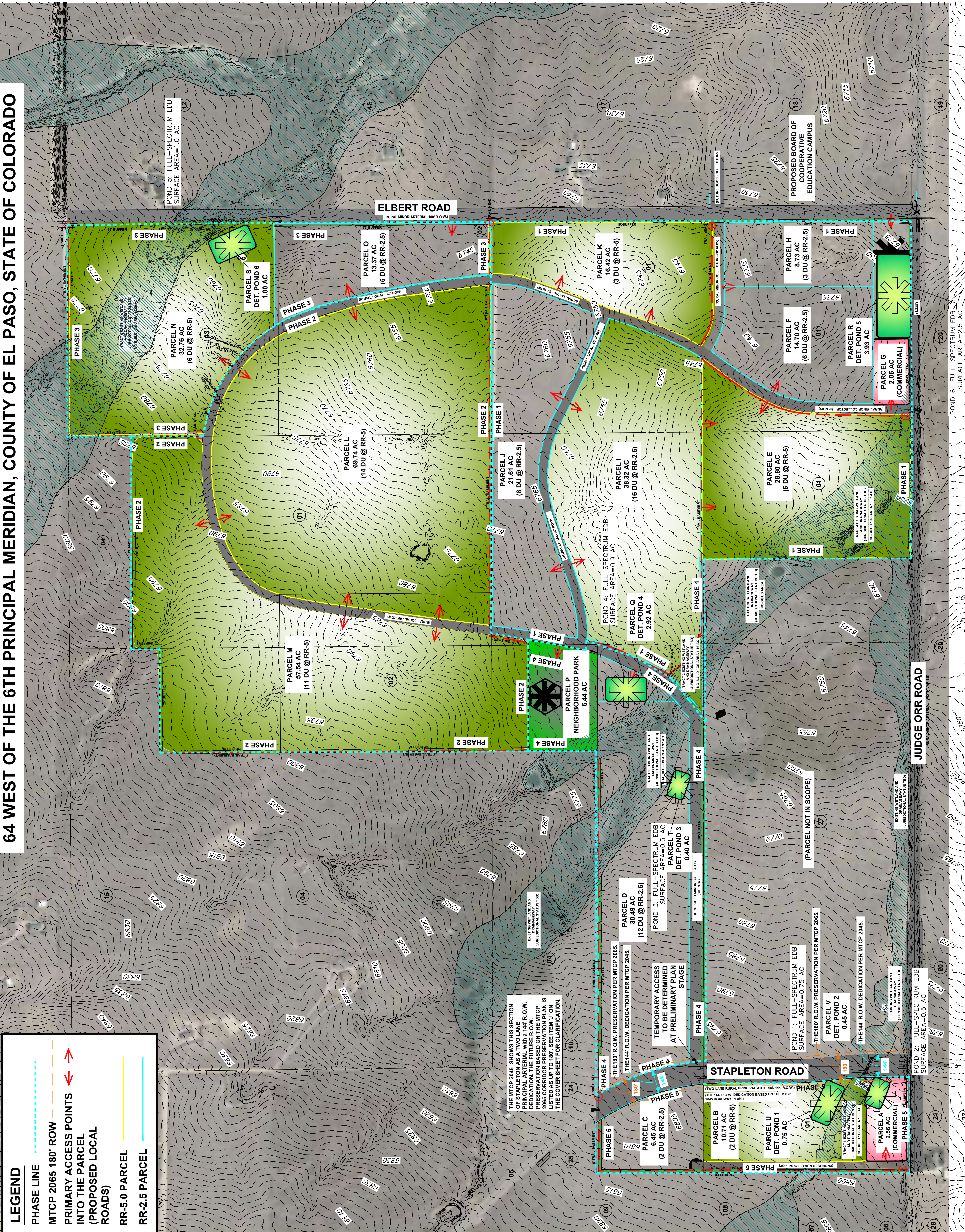
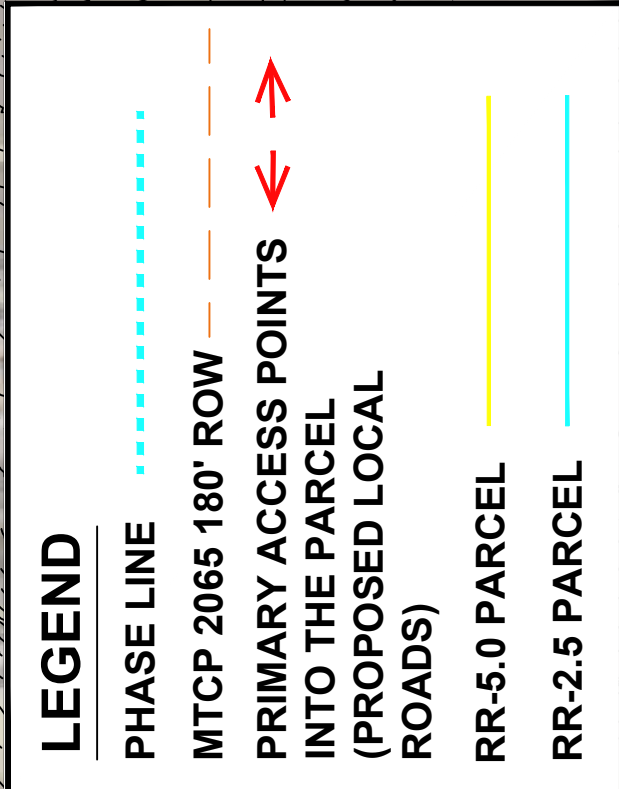
The report calls out that a CDOT Access Permit(s) will be required but clarifies that this is the Sketch Plan stage. CDOT will comment on the TIS, but submittal of an application for CDOT Access Permit would be premature at the Sketch Plan stage of the process.










END.

JANE DAVIS RANCH SKETCH PLAN

TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER

OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 SOUTH, RANGE



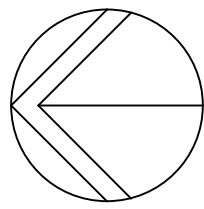
LAND USE SUMMARY TABLE:			
LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
 LOW DENSITY RR-2.5 ZONING	133.67 ac	33.6%	52
 LOW DENSITY RR-5 ZONING	215.97 ac	54.4%	41
 COMMERCIAL CC ZONING	4.61 ac	1.2%	n.a.
 OPEN SPACE PARK ZONING	6.44 ac	1.6%	n.a.
 DETENTION NO-BUILD	9.45 ac	2.4%	n.a.
 TRAIL AND TRAIL HEAD	2.68 ac	<1.0%	n.a.
 15-20' BUFFER	3.08 ac	<1.0%	n.a.
 PROPOSED R.O.W.	21.41 ac	5.4%	n.a.
TOTAL:	397.32 ac	100%	93
 FLOODPLAIN	31.88 ac		n.a.

- A. "FLOORPLAN - NO BUILD" OFF-AGE IS INCLUDED WITHIN THE PROPOSED PARK ACRES AS A "PRIVATE OPEN SPACE" AND IS DESIGNATED AS SUCH FOR EACH LOT WHICH INCREASES INTO THE FLOORPLAN.
- B. "OPEN SPACE" AREAS INCLUDE PUBLIC PARK PARCEL, DETENTION PARCELS, & TRAIL EASEMENTS, AND PRIVATE FLOORPLAN - NO BUILD OS.
- C. "ROW" - AREAS INCLUDE ALL INTERNAL STREET RIGHTS-OF-WAY, JUDGE OWEN ROAD R.O.W. AND STAPLETON ROAD R.O.W.
- D. "TRAIL EASEMENT" INCLUDES A PROPOSED 8' WIDE COUNTY TRAIL EASEMENT TO PROVIDE CONNECTIVITY PARK AND

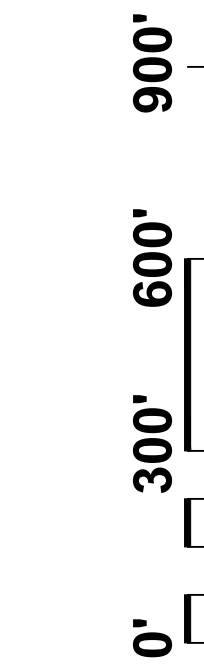
PHASE	PARCEL	SUMMARY	ACREAGE	PROPOSED USE/ZONE	MAX. UNITS
5	A		2.56	COMMERCIAL	n.a.
5	B		10.71	RR-5.0	2 DU
5	C		10.71	RR-5.0	2 DU
5	D		30.49	RR-2.5	12 DU
1	E		28.80	RR-5.0	5 DU
1	F		33.40	RR-5.0	5 DU
1	G		14.70	RR-2.5	6 DU
1	H		2.05	COMMERCIAL	n.a.
1	I		32.73	RR-2.5	10 DU
1	J		18.18	RR-2.5	10 DU
1	K		21.61	RR-2.5	8 DU
1	L		16.42	RR-5.0	3 DU
2	K		69.74	RR-5.0	14 DU
2	M		57.54	RR-5.0	11 DU
2	N		57.54	RR-5.0	11 DU
3	O		13.37	RR-2.5	5 DU
4	P		6.44	PARK	n.a.
4	Q		2.92	DETENTION	n.a.
1	R		3.93	DETENTION	n.a.
3	T		1.00	DETENTION	n.a.
3	U		1.00	DETENTION	n.a.
5	V		0.75	DETENTION	n.a.
5	W		0.45	DETENTION	n.a.

ADJACENT PROPERTY OWNERS:

01	Jana Davis Living Trust 9689 Elbert Road Payton, CO 80831 - 8319 TSN 4200000377	15	Jerry F. Agor 9385 N. Curtis Road Payton, CO 80831 - 8226 TSN 4234001001
02	Junior J. Davis 9050 Elbert Road Payton, CO 80831 - 8319 TSN 4200000218	16	Joseph A. Stenstrom 9055 Elbert Road Payton, CO 80831 TSN 4200000244
03	Junior J. Davis 9350 Elbert Road Payton, CO 80831 - 8319 TSN 4200000241	17	Thomas J. Elliott 8995 Elbert Road Payton, CO 80831 - 8319 TSN 4200000245
04	RobertD. Gieck Trust 8349 S. Allison Street Littleton, CO 80128 - 6101 TSN 4200000209	18	Charlotte A. Howard 3232 Muirfield Drive Colo. Spgs., CO 80907 TSN 4200000382
05	Mabel L. Browne 9555 Curtis Road Payton, CO 80831 - 7759 TSN 4200000047	19	Brent Houser, Ent., LLC 11890 Garrett Road Payton, CO 80831 - 7688 TSN 4200000539
06	Jennings Family Trust 2030 Labor Court Colorado Springs, CO 80919 - 4843 TSN 4233002607	20	Gorilla Capital Co. 1342 High Street Eugene, OR 97401 TSN 4200000599
07	FFR7, LLC 1220 Valley Street Colorado Springs, CO 80915 TSN 4233002086	21	J.D. Englaus 14775 Judge Orr Road Payton, CO 80831 - 8422 TSN 4234003301
08	Jennings Family Trust 2030 Labor Court Colorado Springs, CO 80919 - 4843 TSN 4233002604	22	Rodolfo Escobedo 10075 Burgess Road Colorado Springs, CO 808 TSN 4234003302
09	Albert Omar Lopez 7040 Colorado Springs Colorado Springs, CO 80927 TSN 4233002003	23	Daniel Duane Combs 9410 N. Curtis Road Payton, CO 80831 - 7922 TSN 4304003303
10	Roberto S. Torres 9484 Winged Foot Road Payton, CO 80831 TSN 4233002002	24	Jennifer Renzelman 14930 Sycamore Road Payton, CO 80831 - 8202 TSN 4233000034
11	Bryan B. Morgan Living Trust 4828 Old Farm Drive #314 Colorado Springs, CO 80917 - 1089 TSN 4220000015	25	George Tasoulis 227 W. Sylvester Place Littleton, CO 80129 - 629 TSN 4233000034
12	P.O. Box 219 Lake Hopatcong, NJ 07849 - 0219 TSN 4200000103	26	Peter J. Hagen 704 Silver Oak Grove Colorado Springs, CO 808 TSN 4200000377
13	Cronick Ranch Partners, LLC 1083 Pony Park Place Colorado Springs, CO 80921 TSN 4200000021	27	Pete Lien & Sons, Inc. Rapid City, SD 57709 - 0 TSN 4200000045
14	Bryan B. Morgan Living Trust 4828 Old Farm Drive #314 Colorado Springs, CO 80917 - 1089 TSN 4220000015	28	William R. Burn 29551 Saratoga Ave Big Pine Key, FL 33043 TSN 4304005019



Actual North
SCALE: 1" = 300' - 0"



Actual North
SCALE: 1" = 300' - 0"

SKP1.2

SKETCH
PLAN

SHEET NO.

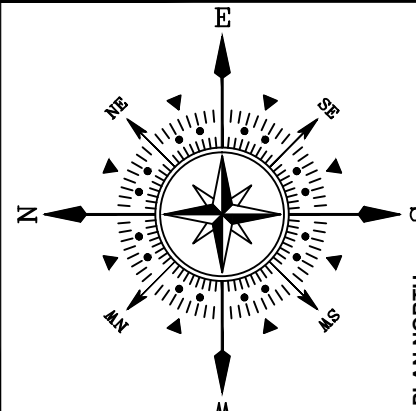
FILE NO. FILE# SKP232

William Guman
& Associates, Ltd.

URBAN PLANNING | COMMUNITY DESIGN |
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JANE DAVIS RANCH
9350 ELBERT ROAD
PEYTON, CO 80831

SKETCH PLAN

PROJECT NAME:

DATE:	05/30/2023
DESIGNED:	WFG
CHECKED:	GEM

U.S. State Department License Seal Program

REVIEWS:		DATE:	BY:	DESCRIPTION:
		11/01/23	WFG	Swiest classifications Parcel amendments
		5/31/24	WFG	Planning amendments Parcel amendments
		9/1/02/4	WFG	Responded to County Comments
		4/23/25	GEM	Responded to County Comments
		5/02/25	GEM	Responded to County Comments
		5/19/25	GEM	Responded to County Comments
NOTES:				

PLAN SCALE: 1" = 300'0" (OR AS NOTED ON PLAN)

SHEET TITLE:

**SKETCH
PLAN**

SHEET NO.

SKP1.2

FILE NO. FILE# SKP232

SKETCH PLAN (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP232
JANE DAVIS RANCH SKETCH PLAN

WHEREAS, Jane Davis Living Trust & Junior J. Davis did file an application with the El Paso County Planning and Community Development Department for approval of a Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on July 17, 2025; 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, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;
5. 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.
6. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.1.c of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The proposed Subdivision is in conformance with the requirements of the Code;
3. The proposed Subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area;
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
5. Services are or will be available to meet the needs of the Subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
6. The soil is suitable for the Subdivision;
7. The geologic hazards do not prohibit the Subdivision, or can be mitigated;
8. The Subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. § 34-1-302(1), et seq.];
9. The design of the Subdivision protects the natural resources or unique landforms;
10. The proposed methods for fire protection are adequate to serve the Subdivision; and

11. The Subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the application of Jane Davis Living Trust & Junior J. Davis for approval of a Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, meets the criteria for approval outlined in Section 7.2.1.D.1.c of the Land Development Code and be approved by the El Paso County Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property within the Sketch Plan, including, but not limited to, Map Amendments, Preliminary Plans, and Final Plats shall be in general or substantial conformance with the approved Jane Davis Ranch Sketch Plan. Amendments to the Sketch Plan may only be made subject to the limitations contained in the El Paso County Land Development Code (as amended).
2. 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 Preble's Meadow Jumping Mouse as a listed species.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any Final Plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of Preliminary Plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 17th day of July 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 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 SOUTH LINE OF SECTION 34, TOWNSHIP 12 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 3.25" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX, ASSUMED TO BEAR S89°59'23"E.

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF SAID SECTION 34, N89°59'23"W A DISTANCE OF 2,110.20 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°26'09"W A DISTANCE OF 1,316.09 FEET;

THENCE S89°57'13"W A DISTANCE OF 528.02 FEET;

THENCE S89°56'16"W A DISTANCE OF 2,615.89 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 215041135 AND 215041136 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°58'34"W, HAVING A RADIUS OF 1,555.00 FEET, A CENTRAL ANGLE OF 25°36'01" AND AN ARC LENGTH OF 694.79 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S89°58'45"E A DISTANCE OF 194.82 FEET;

THENCE N89°51'55"E A DISTANCE OF 1,969.50 FEET;

THENCE N00°23'27"W A DISTANCE OF 658.47 FEET;

THENCE N00°28'50"W A DISTANCE OF 1,312.87 FEET;

THENCE N00°30'33"W A DISTANCE OF 755.55 FEET;

THENCE N89°37'43"E A DISTANCE OF 657.85 FEET;

THENCE N00°25'03"W A DISTANCE OF 165.39 FEET;

THENCE N89°37'42"E A DISTANCE OF 1,316.67 FEET;

THENCE N00°29'40"W A DISTANCE OF 386.90 FEET, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE ON SAID NORTH LINE, N89°39'41"E A DISTANCE OF 1,318.81 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 34

THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER, S00°29'00"E A DISTANCE OF 2,636.78 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 34;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, S00°28'37"E A DISTANCE OF 2,636.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,240,833 SQUARE FEET OR 372.8382 ACRES.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N56°29'00"W A DISTANCE OF 90.43 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 215041136 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°56'57"W A DISTANCE OF 582.45 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ON SAID WEST LINE, N00°12'57"W A DISTANCE OF 1,262.86 FEET;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, N00°12'57"W A DISTANCE OF 656.08 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ON SAID NORTH LINE, S89°58'45"E A DISTANCE OF 347.63 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STAPLETON ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 215041136 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S57°00'47"W, HAVING A RADIUS OF 1,455.00 FEET, A CENTRAL ANGLE OF 32°50'36" AND AN ARC LENGTH OF 834.04 FEET, TO A POINT OF TANGENT;
2. S00°08'36"E A DISTANCE OF 421.95 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,555.00 FEET, A CENTRAL ANGLE OF 05°24'11" AND AN ARC LENGTH OF 146.64 FEET, TO A POINT OF TANGENT;
4. S05°32'47"E A DISTANCE OF 200.32 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,455.00 FEET, A CENTRAL ANGLE OF 05°12'20" AND AN ARC LENGTH OF 132.19 FEET, TO A POINT OF TANGENT;
6. S00°20'27"E A DISTANCE OF 201.65 FEET;
7. S44°45'51"W A DISTANCE OF 40.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,066,496 SQUARE FEET OR 24.4834 ACRES.