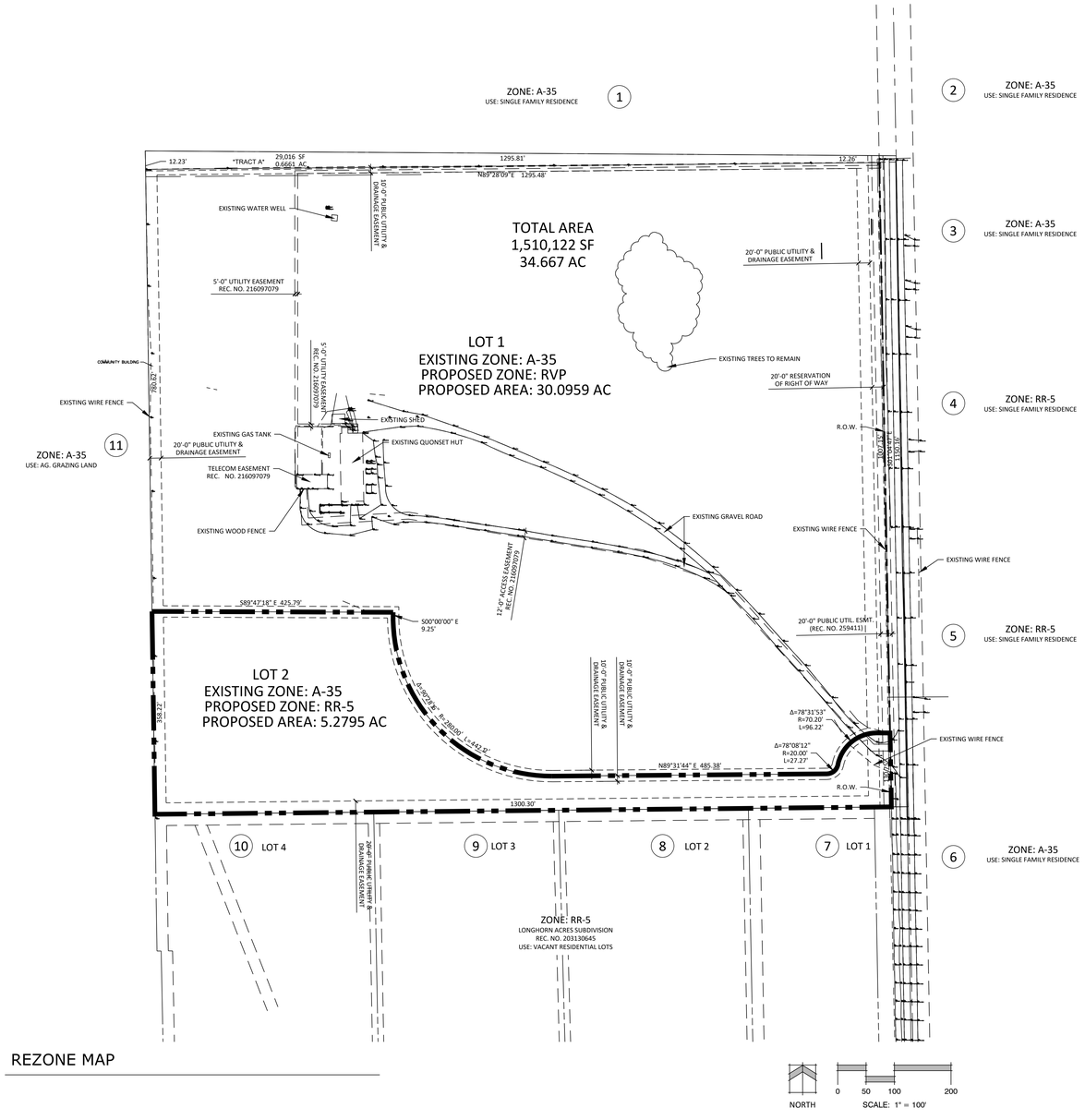


REZONE MAP

LEGAL DESCRIPTION - LOT 2

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2002" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1,161.93 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216054536 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, S89°25'33"W A DISTANCE OF 1,330.30 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY;

THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 358.22 FEET;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. S89°47'18"E A DISTANCE OF 425.79 FEET;
2. S00°00'00"E A DISTANCE OF 9.25 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
4. N89°31'44"E A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF TANGENT;
7. N89°55'26"E A DISTANCE OF 53.39 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 130.49 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 229,976 SQUARE FEET OR 5.2795 ACRES.

SITE DATA

OWNER/APPLICANT:	Placeholder
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
PROPERTY ADDRESS:	12960 N Peyton Hwy Peyton, CO 80831
TAX ID NUMBERS:	3207000007
SITE ACREAGE:	34.667 AC
EXISTING ZONING:	A-35
PROPOSED ZONING:	RVP, RR-5
PROPOSED LAND USE:	
RR-5 Residential Lot:	5.279 AC,
RVP Lot:	30.0959 AC (90 RV Sites, 31 Camp Sites)

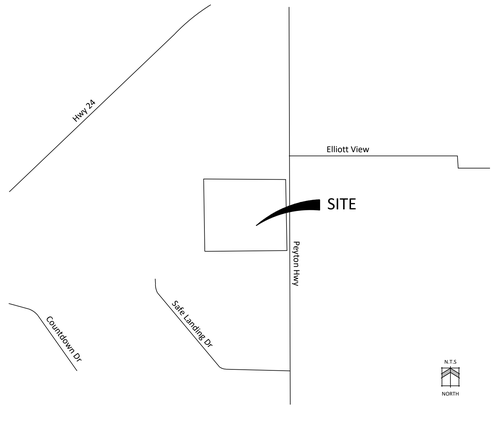
	ADJACENT PROPERTY OWNER NAME	ADDRESS
1	12990 PEYTON HIGHWAY LLC	PO BOX 26480 COLORADO SPRINGS CO, 80936-6480
2	LORI ANN HOWELL	PO BOX 62777 COLORADO SPRINGS CO, 80962
3	FIELDS FAMILY LIVING TRUST (DARRELL & TERESA FIELDS)	12915 PEYTON HWY PEYTON CO, 80831-8523
4	ANDREW BARNES	12845 PEYTON HWY PEYTON CO, 80831-8538
5	RODNEY & CECILIA NORVELL	12845 PEYTON HWY PEYTON CO, 80831-8538
6	CHRISTINE HIXON	12711 PEYTON HWY PEYTON CO, 80831-8510
7	MICHAEL & WENDY HANSARD	1155 GREENBRIER DR COLORADO SPRINGS CO, 80916-3971
8	MICHAEL & WENDY HANSARD	1155 GREENBRIER DR COLORADO SPRINGS CO, 80916-3971
9	EDWARD & MARY HENNING	28952 LOTUSGARDEN DR CANYON COUNTRY CA, 91387-1836
10	EDWARD HENNING	28952 LOTUSGARDEN DR CANYON COUNTRY CA, 91387-1836
11	HERITAGE 1917 LLC	7120 FALCON GRASY HTS PEYTON CO, 80831

LEGEND

PROPERTY BOUNDARY

(#) ADJACENT OWNER

VICINITY MAP



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

LONGHORN ACRES

12960 N PEYTON HWY
EL PASO COUNTY,
COLORADO

PROJECT INFO

DATE: 12/21/2023
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

SEAL

REZONE MAP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

REZONE MAP

SHEET TITLE

1

SHEET NUMBER

1 OF 1

PLAN FILE #

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