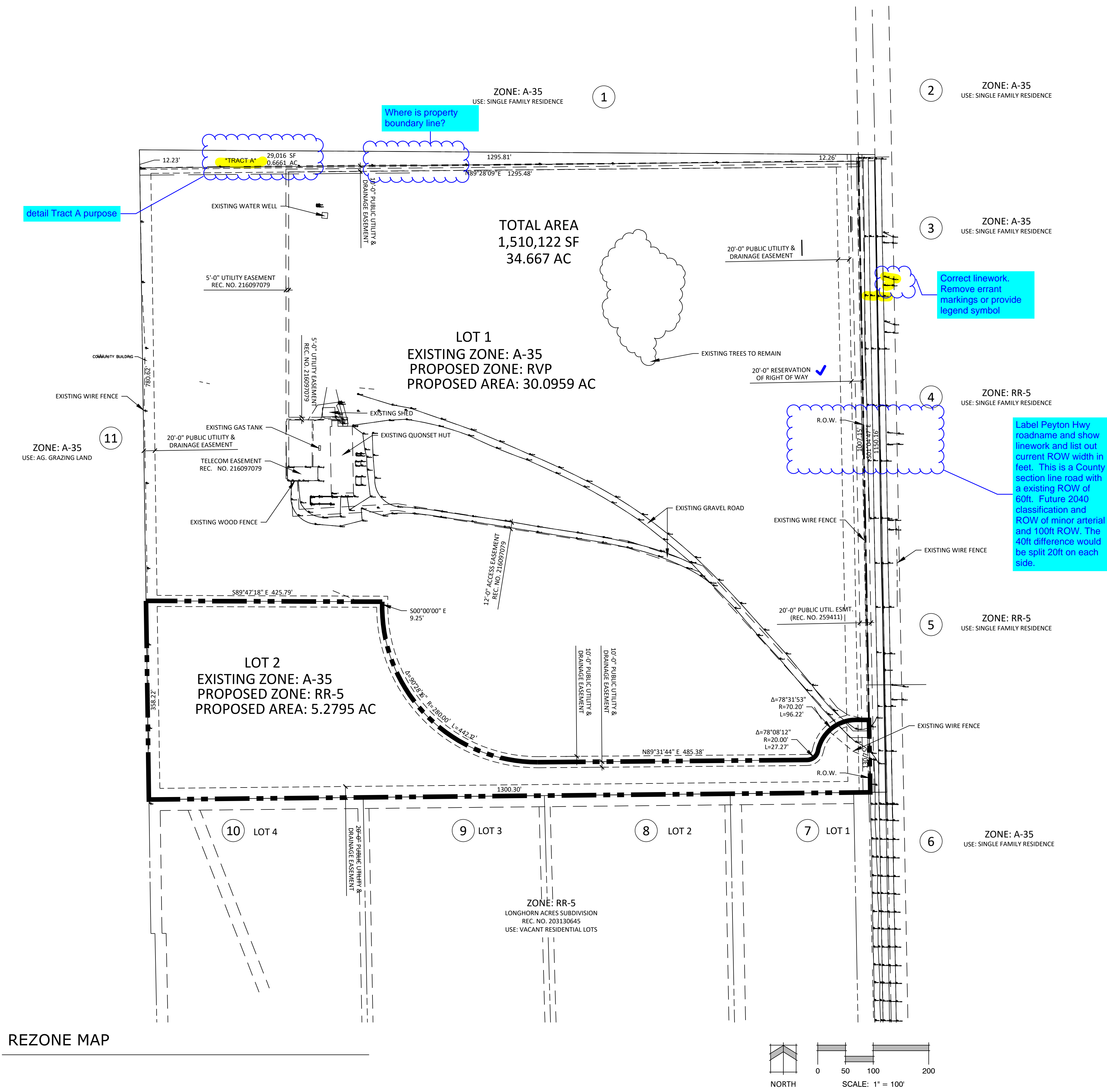


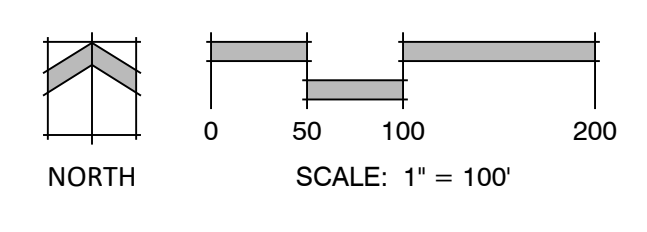


N.E.S. Inc.
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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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REZONE MAP



LEGAL DESCRIPTION - LOT 2

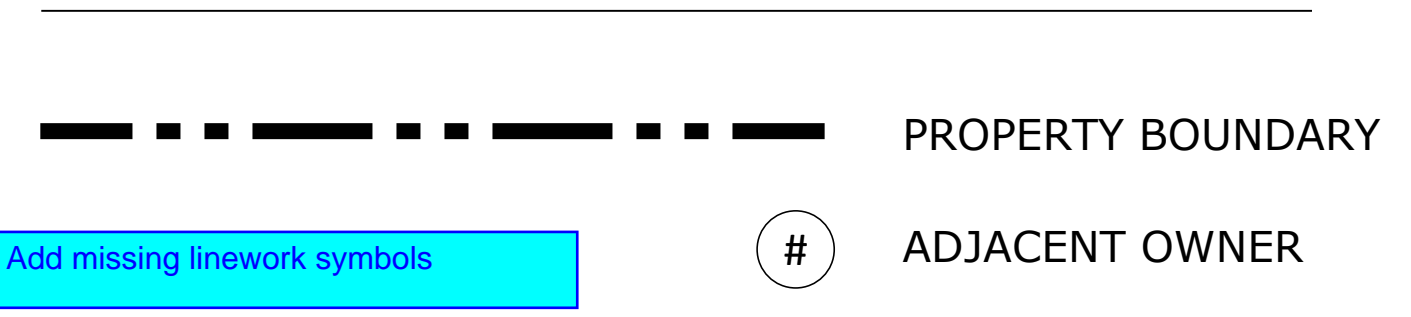
A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASE OF BEARING: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "COOT LS 2591 2007" IN A RANGE BOX, BEARING S91°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 1,161.80 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE OUTLAIN DEED RECORDED UNDER RECEPTION NO. 21860406 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;
 THENCE ON SAID SOUTHERLY LINE, S89°25'57"W A DISTANCE OF 1,336.30 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY;
 THENCE ON SAID WESTERLY LINE, N02°01'47"W A DISTANCE OF 308.23 FEET;
 THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:
 1. S88°47'18"E A DISTANCE OF 425.70 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 288.00 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°35'28"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 229.978 SQUARE FEET OR 5.2795 ACRES.

SITE DATA

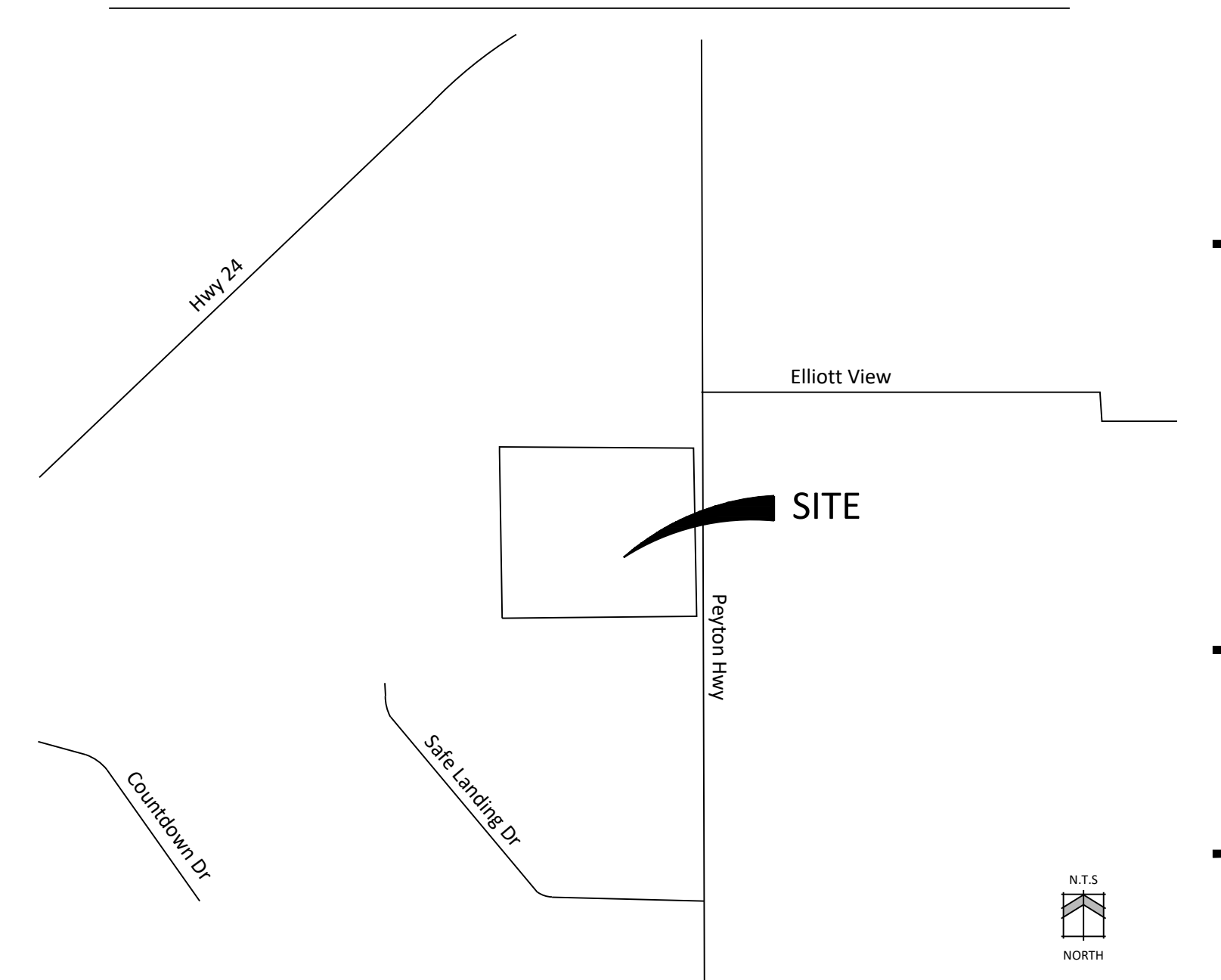
OWNER/APPLICANT:	Placeholder	Update to current/correct owner
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903	
PROPERTY ADDRESS:	12960 N Peyton Hwy Peyton, CO 80831	
TAX ID NUMBERS:	320700007	
SITE ACREAGE:	34.667 AC	Does not match Assessor 36.24
EXISTING ZONING:	A-35	
PROPOSED ZONING:	RVP, RR-5	This equals more then the above site acreage
PROPOSED LAND USE:	RR-5 Residential Lot RVP Lot:	Tract A size and use details ROW preservation area acreage. Ensure equals parcel size in total

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



VICINITY MAP



PCD File P2315

LONGHORN ACRES

12960 N PEYTON HWY
EL PASO COUNTY,
COLORADO

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

REZONE MAP

REZONE MAP

1

1 OF 1