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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# LAZY Y ROCKING J RVP

12960 N PEYTON HWY  
EL PASO COUNTY,  
COLORADO

DATE: 06/09/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

SHEET

ISSUE INFO

DATE:	BY:	DESCRIPTION:
2/27/2024	JS	PER EPC COMMENTS
3/29/2024	JS	PER EPC COMMENTS

ISSUE / REVISION

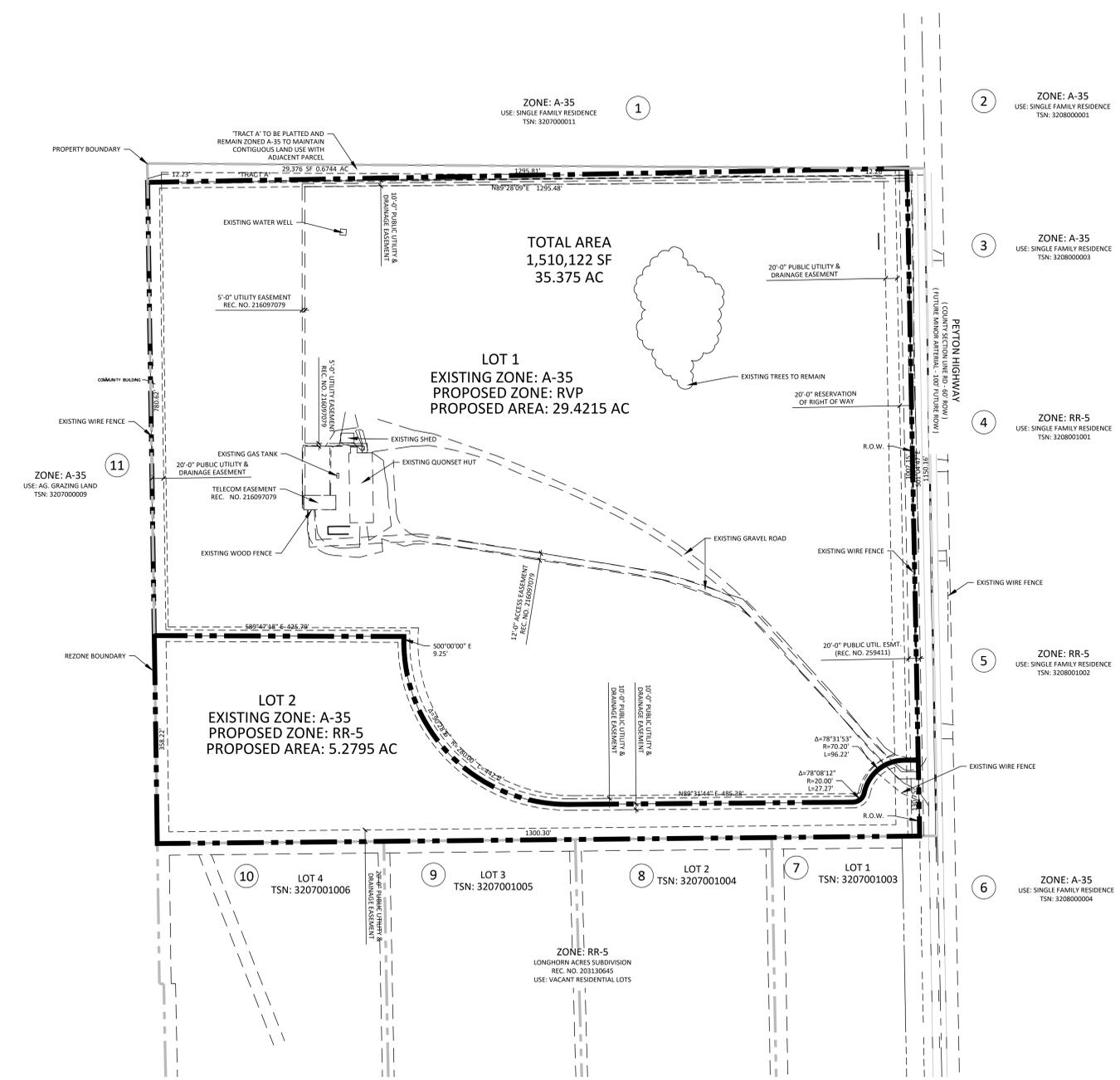
SHEET TITLE

SHEET NUMBER

# 1

1 OF 1

P2315



## 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 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 1.5 1186 1997 IN A RANGE BOX AND AT THE NORTH END BY A 1.27" ALUMINUM CAP STAMPED 1000 LS 2388 2007 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, N61°04'47"W A DISTANCE OF 1,300.30 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUILTCAM DEED RECORDED UNDER RECEPTION NO. 31606436 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, S89°29'32"W A DISTANCE OF 1,330.30 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY;

THENCE ON SAID WESTERLY LINE, N00°30'14"W A DISTANCE OF 388.22 FEET;

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

- S89°47'18"E A DISTANCE OF 425.79 FEET;
- S00°00'00"E A DISTANCE OF 9.25 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 97°28'18" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
- N89°31'44"E A DISTANCE OF 463.38 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'32" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF REVERSE CURVE;
- 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;
- N89°52'02"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:	Longhorn Acres Land & Cattle, LLC 12960 Peyton Highway, PO Box 516 Peyton, CO 80831
PREPARER:	N.E.S. Inc. 819 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
PROPERTY ADDRESS:	12960 N Peyton Hwy Peyton, CO 80831
TAX ID NUMBERS:	3207000007
SITE ACREAGE:	35.375 AC
EXISTING ZONING:	A-35
PROPOSED ZONING:	RVP, RR-5
PROPOSED LAND USE:	RR-5 Residential Lot Total: 5.2795 AC RR-5: 5.1285 AC R.O.W.: 0.151 AC RVP Lot Total: 29.4215 AC (90 RV Sites, 31 Camp Sites) RVP: 28.2519 AC R.O.W.: 1.1696 AC Tract A (Existing): 0.6744 AC Existing & Reserved ROW Total: 1.9201 AC

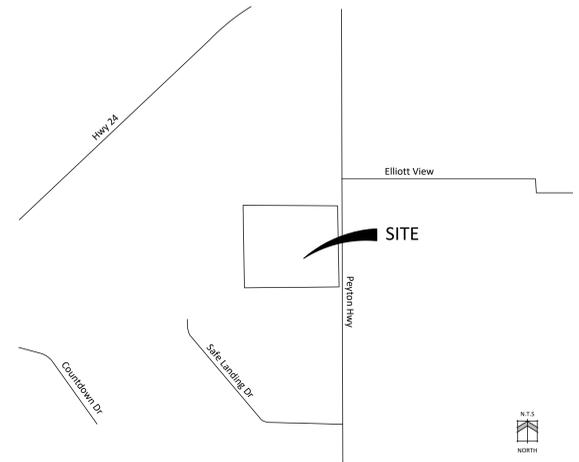
## REZONE MAP

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

- REZONE BOUNDARY
- PROPERTY BOUNDARY
- EASEMENT
- ROW
- # ADJACENT OWNER

## VICINITY MAP



P:\Scott and Dana Smith\Longhorn Acres Drawings\Planning\REZONE\1\_4\222024\_120530 PM\_Smith