

ZONING MAP TRIPLE H RANCH

LOCATED IN SECTION 19 AND 20 OF THE TOWNSHIP 13 SOUTH, RANGE 63 WEST, 6TH P.M.
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

PARCEL A:

THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2001 UNDER RECEPTION NO. 201191931.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 19,092,957, SQUARE FEET (438.31397 ACRES), MORE OR LESS.

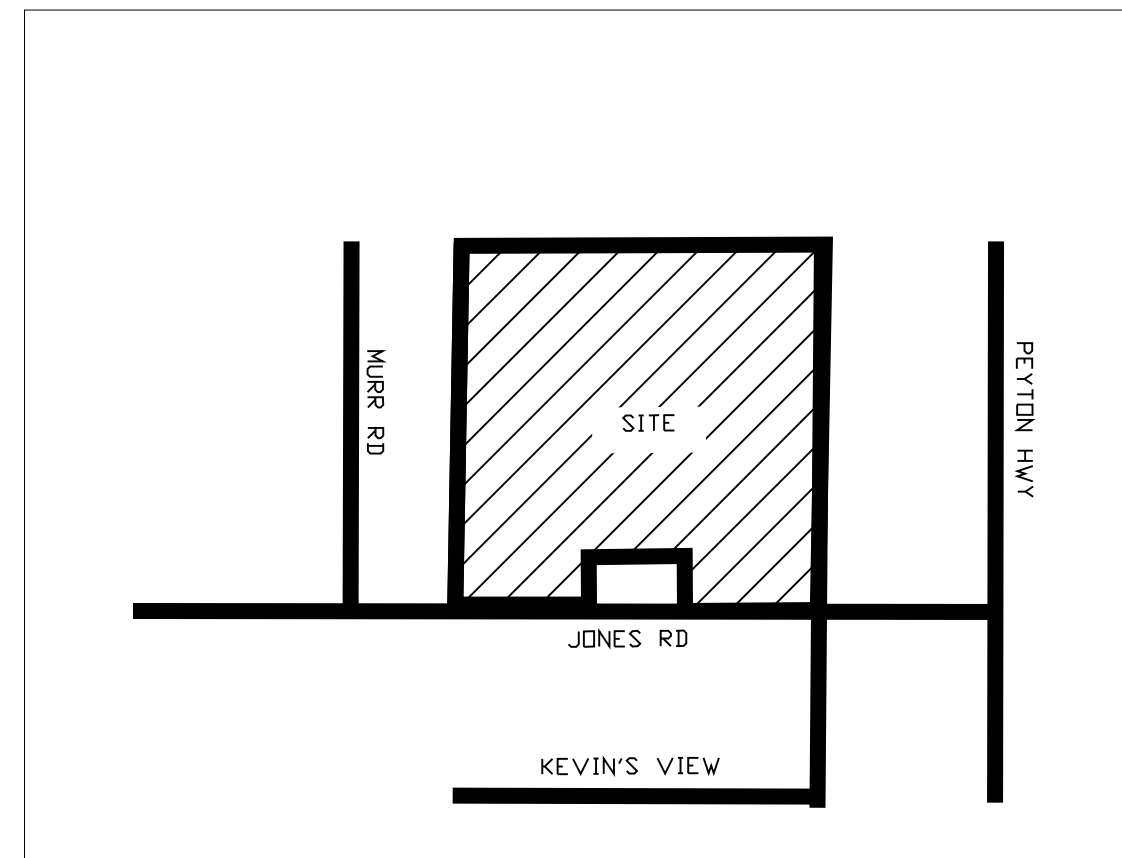
PARCEL B:

THE WEST HALF OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN RIGHT OF WAY DEED RECORDED AUGUST 10, 1917 IN BOOK 441 AT PAGES 451 AND 452.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 13,693,656 SQUARE FEET (314.36309 ACRES), MORE OR LESS.

THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 32,786,613 SQUARE FEET (752.67706 ACRES), MORE OR LESS.

VICINITY MAP



SITE DATA

Tax ID Number: 3300000388 and 3300000168
Total Area: 752.68 AC
Concept Zoning: A-35
Proposed Zoning: RR-2.5
Current Use: Vacant
Sketch Plan: NA

PROJECT TEAM

OWNER: P760 LAND, LLC
13395 VOYAGER PKWY., SUITE 130 PMB 2059
COLORADO SPRINGS, CO 80921

APPLICANT: P760 LAND, LLC
13395 VOYAGER PKWY., SUITE 130 PMB 2059
COLORADO SPRINGS, CO 80921

CONSULTANT: N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903



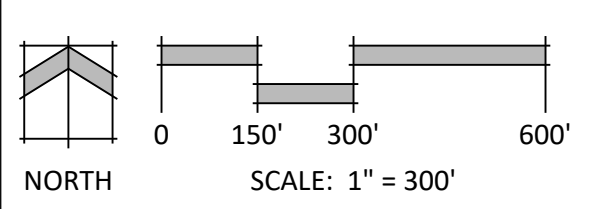
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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TRIPLE H RANCH

ZONING MAP

00001 Jones Road,
Peyton, CO 80831

DATE: 01.10.2025
PROJECT MGR: A. BARLOW
PREPARED BY: T. KNAB / B. SWENSON



REZONE MAP

1 OF 1