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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Ryan Howser, AICP, Senior Planner
Daniel Torres, PE, Principal Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: SKP237
Project Name: Esteban Rodriguez
Parcel Numbers: 4300000534, 4300000537, and 4300000538

OWNER:	REPRESENTATIVE:
Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO, 80831-7685	William Guman & Associates 731 N Weber Street Colorado Springs, CO, 80903

Commissioner District: 2

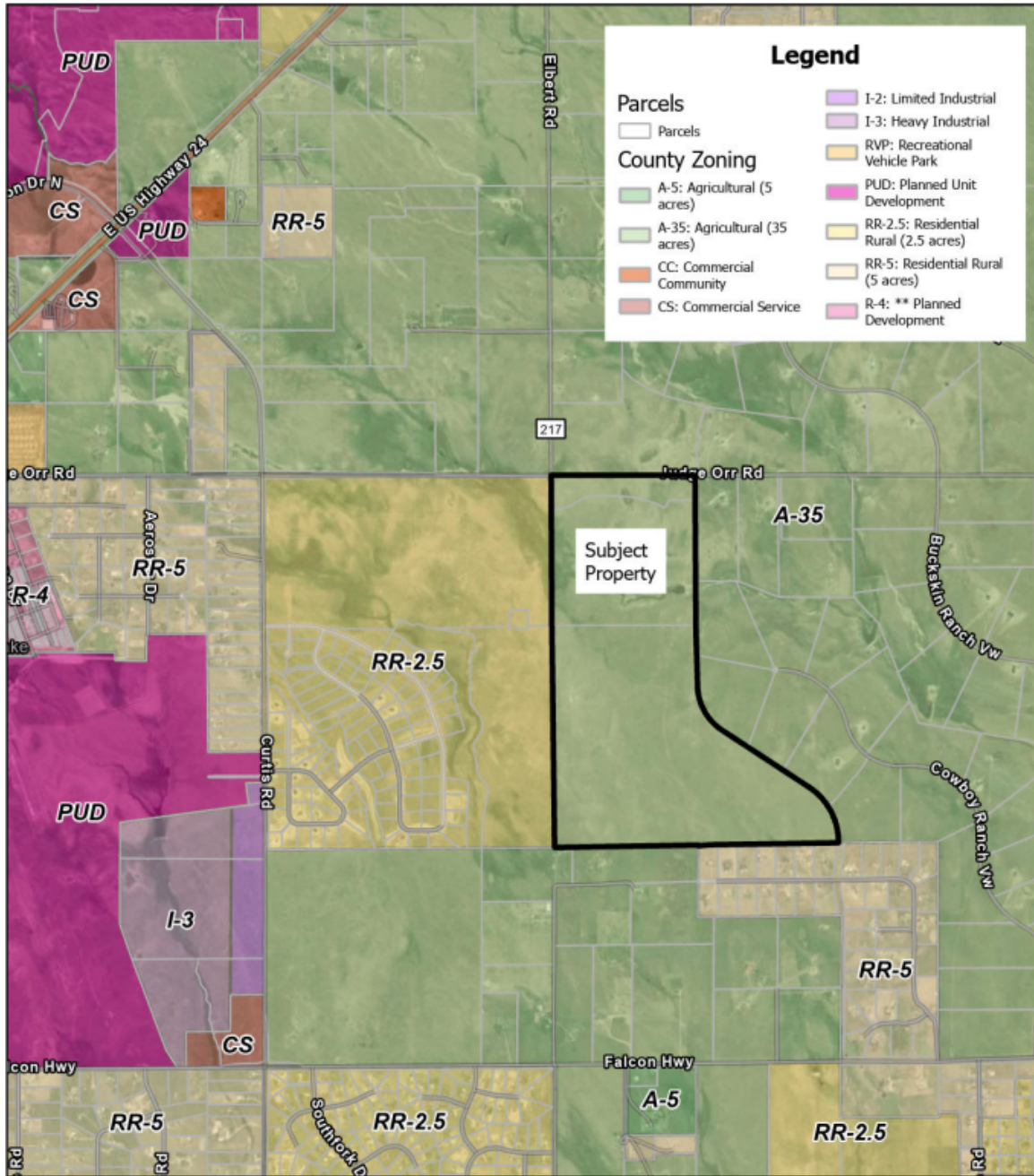
Planning Commission Hearing Date:	9/19/2024
Board of County Commissioners Hearing Date: 10/10/2024	

EXECUTIVE SUMMARY

A request by Brent Houser Enterprises, LLC for approval of a 493.21-acre Sketch Plan consisting of approximately 119.73 acres allocated toward single-family residential uses with a minimum lot size of 5 acres, 312.84 acres allocated toward single-family residential uses with a minimum lot size of 2.5 acres, 15.07 acres allocated toward commercial uses, 8.52 acres allocated toward parks and open space, 5.90 acres allocated toward stormwater detention facilities, and 30.21 acres allocated toward proposed rights-of-way. At full build-



out, the maximum development potential contemplated within the Sketch Plan area consists of 142 single-family residential lots and 15.07 acres of commercial development. The property is currently zoned A-35 (Agricultural) and is located on the south side of Judge Orr Road, approximately 1 mile east of the intersection of Judge Orr Road and Curtis Road/Stapleton Road.



Zoning Map

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

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

B. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, 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 west 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 north 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 northwest corner of the intersection of Elbert Road and Judge Orr Road is the proposed Jane Davis Ranch Sketch Plan, which comprises a full potential build-out of 94 single-family residential lots with minimum lot sizes of 5 or 2.5 acres, and 5.18 acres of land allocated toward commercial uses. The Jane Davis Ranch Sketch Plan is currently under review by County staff.

To the south of the subject property is the Sagecreek North subdivision, which is comprised of single-family residential lots with a minimum lot size of 2.5 acres. Sagecreek North was approved by the BoCC on April 18, 1985.

D. ANALYSIS

1. Land Development Code 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 proposed Sketch Plan is consistent with the Your El Paso Master Plan (2021), as identified below in this report. The Sketch Plan application meets the Sketch Plan



submittal requirements, the standards for Divisions of Land in Chapter 7 of the El Paso County Land Development Code (as amended).

2. Zoning Analysis

The Sketch Plan depicts single-family residential and commercial uses. The applicant will be required to obtain approval of several Map Amendment (Rezoning) requests from the A-35 (Agricultural) zoning district to accommodate the proposed Sketch Plan. Portions of the property may be rezoned to RR-5 (Residential Rural) and RR-2.5 (Residential Rural) for the residential components, and either CC (Commercial Community), CS (Commercial Service), or CR (Commercial Regional) for the commercial component. Preliminary Plan(s) and Final Plat(s) will be required prior to commencement of any residential or commercial development.

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 located within the Highway 24 Large-Lot Residential Priority Development Area.

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.

- *While an overall density of 2.5 acres per lot should be maintained within this area, consistent with the Large-Lot Residential placetype, **denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended***



to provide a transition to expanding Suburban Residential development in Falcon and areas to the south.

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 2060. The following information pertains to water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 32 AFY is anticipated for Region 3.



See the water section below for a summary of the water findings and recommendations.

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 Community Services, Environmental Division, Colorado Parks and Wildlife, the El Paso County Conservation District, and the Central Colorado Conservation District were each sent a referral and have 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

Potential flooding and shallow groundwater have been noted as geologic constraints to development. The Colorado Geologic Survey has reviewed the proposed Sketch Plan and has provided the following comment:

CGS recommends that the Sketch Plan note that no basements or below-grade inhabitable space are allowed without a yearlong monitoring program that gathers groundwater elevation data. This information will determine if an underdrain system or combination of other mitigation, such as raising site grades or garden-level basement construction, is warranted for the subdivision.

The note has been added to the Sketch Plan; additionally, further site-specific investigation of geologic conditions is required at the Preliminary Plan and Final Plat stages, and the appropriate notes and restrictions will be required to be added at those times.

2. Floodplain

FEMA Flood Insurance Rate Map panel numbers 08041C0566G, 08041C0567G 08041C0558G, and 08041C0559G 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 modifications to the floodplain.

3. Drainage and Erosion

The development is located within the Geick Ranch and Haegler Ranch drainage basins. Haegler Ranch drainage basin is included in the El Paso County drainage basin fee program and fees will be due at the time of Final Plat recordation.

The portion of the site located within the Geick Ranch drainage basin generally flows from west to east into the 100-year floodplain identified as the Geick Ranch West Tributary drainageway. The portion of the site located within the Haegler Ranch drainageway generally flows from north to south. Per the Master Development Drainage Plan submitted, stormwater will be conveyed into 5 onsite full spectrum detention facilities that will provide the necessary stormwater quality and detention mitigation for the development. Additionally, the Master Development Drainage Plan indicates that channel stabilization will be required for the Geick Ranch West Tributary. Additional analysis of the channel 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 southeast 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 Collector roadway in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

The Master Traffic Impact Study submitted estimates the development will generate approximately 2,188 average daily trips. Upon assumed development buildout, signalization of the intersection of Highway 24 and Stapleton Road is expected to occur. CDOT has required escrow funds as contribution toward signalization of this 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 9, 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. 19-471), 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

Sanitation is proposed to be 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 for the Preliminary Plan 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 Map Amendment; 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. STATUS OF MAJOR ISSUES

There are no major issues.

I. 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 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 Esteban Rodriguez 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, drainage, and bridge 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.
3. The subdivider(s) agrees on behalf of him/herself and any successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would disclose the fee obligation before sale of the property.

J. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 22 adjoining property owners on September 9, 2024 for the Planning Commission and Board of County Commissioners meeting. Responses will be provided at the hearing.

K. ATTACHMENTS

Map Series
Letter of Intent
Sketch Plan
Draft Resolution

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

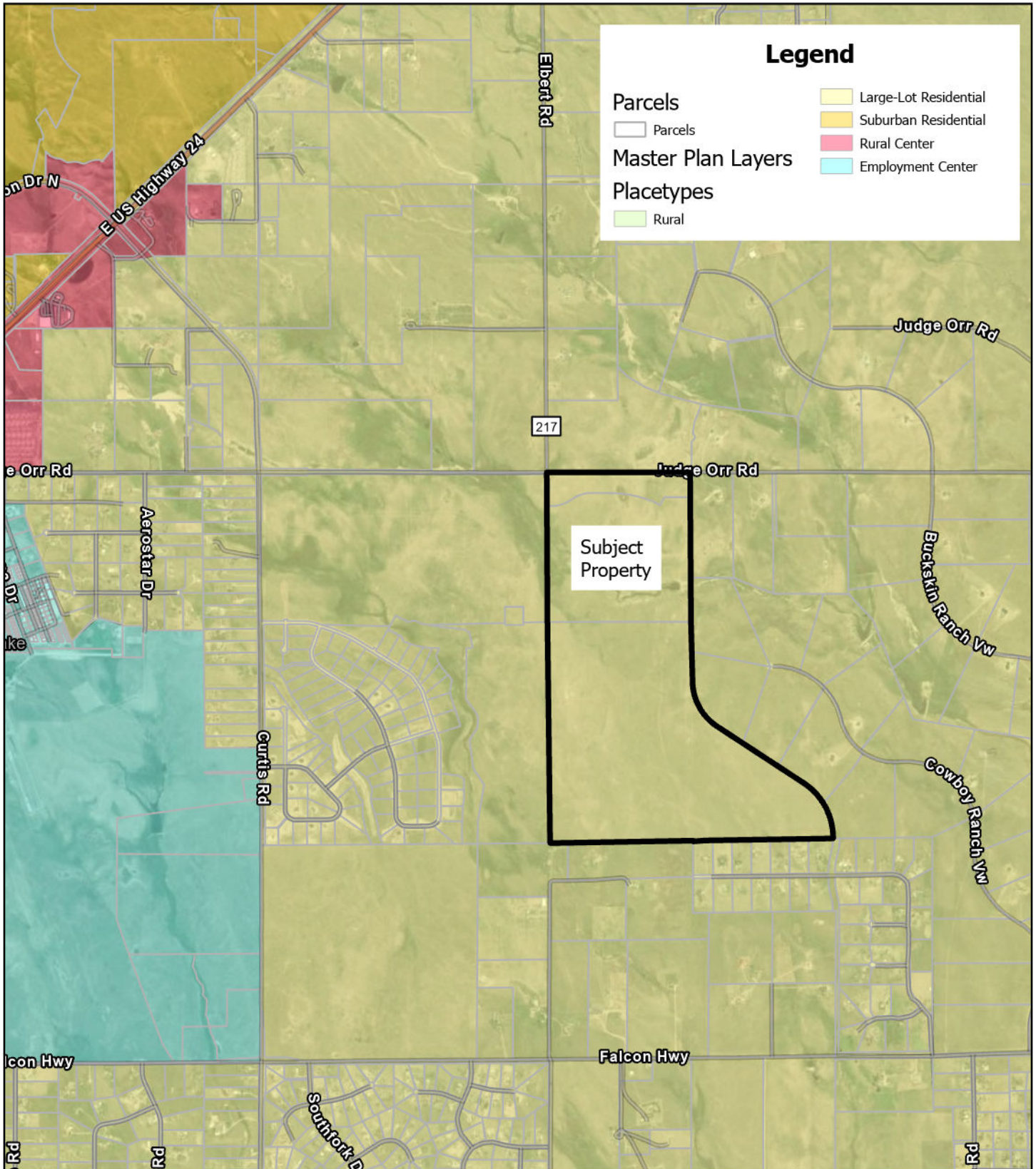


Aerial Map

File No. SKP237

Map Series No. 1

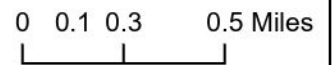


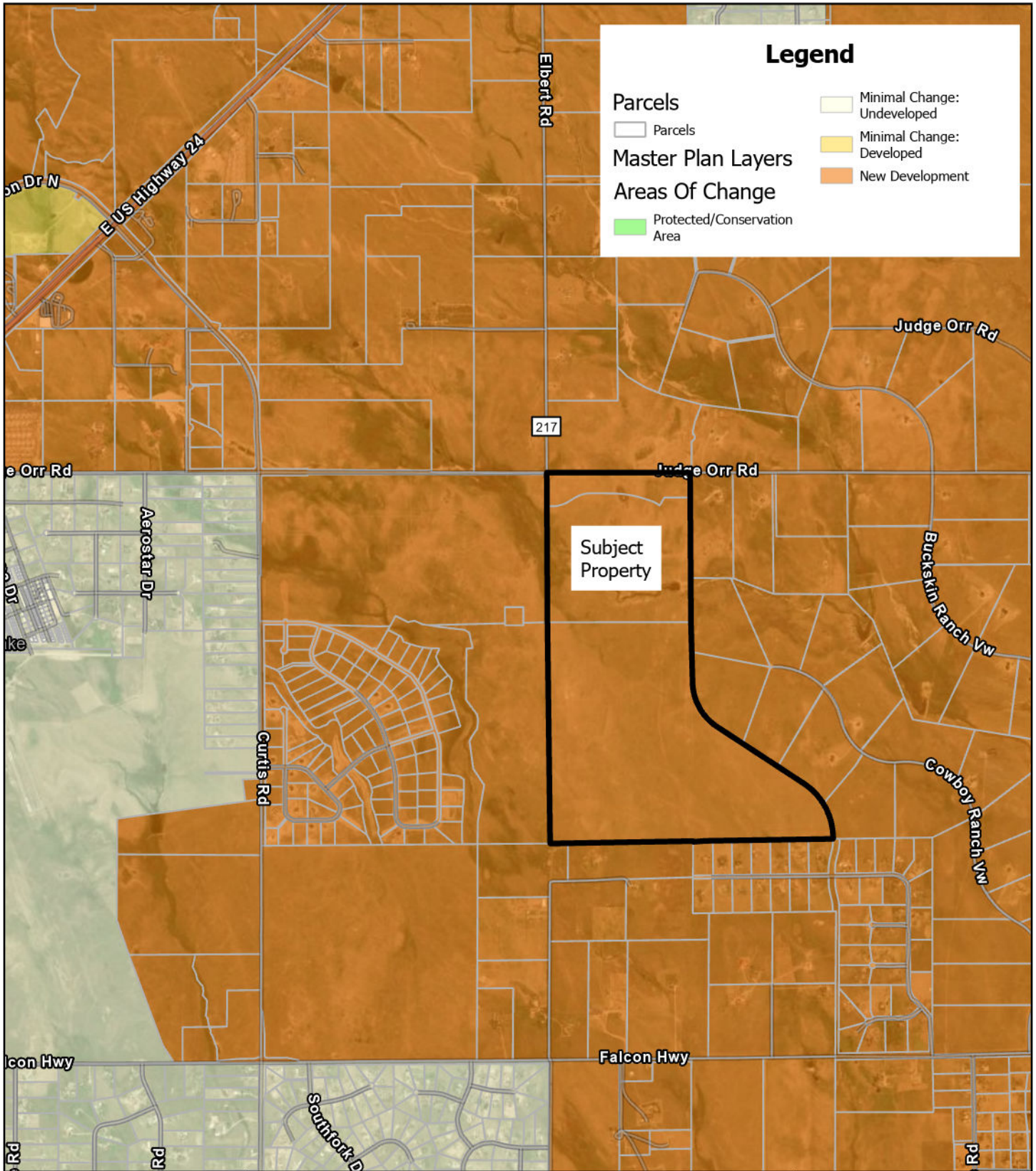


Placetype Map

File No. SKP237

Map Series No. Z

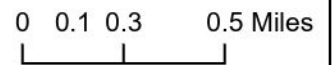




Area of Change Map

File No. SKP237

Map Series No. 2





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: ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

TSN # 4300000534, 4300000537, 4300000538

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

OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner: Brent Houser Enterprises, LLC
c/o Esteban Rodriguez
11890 Garrett Road
Peyton, CO 80831-7685
(719) 499-2363
Estebrod17@gmail.com

Applicant/Planner: William Guman & Associates, Ltd.
Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700
bill@guman.net

El Paso County Planner: Ryan Howser, Senior Planner
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6049

Property Address: Judge Orr Road, Peyton, CO 80831

TSN: 4300000534, 4300000537, 4300000538

Current Zoning:	A-35 Agriculture
Proposed Zoning:	RR-2.5 Residential Rural 2-1/2acre min. lot size RR-5.0 Residential Rural 5.0acre min. lot size CC Commercial Community

There are no known overlay zone districts on the property.

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The three properties included within the **Esteban Rodriguez Subdivision Sketch Plan** application are 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 south of Judge Orr Road, approximately two miles east of Hwy24 and 1-1/2 miles west of Peyton Highway. The site roughly extends from Elbert Road east along Judge Orr Road and has approximately 2,630 feet of frontage along Judge Orr Road.

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 also 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 or more. This Placetype is more connected and less remote than the *Rural* Placetype that comprises the larger eastern half of the county. The Esteban Rodriguez Subdivision Sketch Plan proposes for up to 142 single family residential lots of 2.5 and 5.0 acres each and three smaller parcels totaling 15.07 acres with frontage onto Judge Orr Road as *CC-Commercial Community*. These would primarily serve residents within or near the Esteban Rodriguez Subdivision and nearby communities.

The Master Plan identifies the entire Esteban Rodriguez Subdivision 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.

Based on FEMA FIRM number 08041CO5596 dated December 7, 2018, the large drainageway crossing the site is a Zone A FEMA floodplain. Zone A is defined as an area within the Special Flood Hazard Area (SFHA) with no base elevations determined. This is a no-build area, identified on the Sketch Plan as Public Open Space. Walking paths, trails, and other designated routes as

indicated will be provided within. Additional access and extensions with connectivity to recreational spaces will be provided 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.

DEVELOPMENT REQUEST

Sketch Plan approval of this property is being sought without any waiver or deviation requests. The zoning would be changed from the current A-35 agricultural zoning to RR-2.5, RR-5 and CC. That is, residential rural 2.5 acres, residential rural 5.0 acres and Commercial Community 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 .29 dwellings units per acre.

Pursuant to this Sketch Plan application, the applicant proposes to develop the site with up to one hundred and forty-two (142) new single-family residential lots, three (3) commercial support lots, and Parks and Open Space. Large Lot Single-Family detached residential dwelling units best recognize and respect the character of the surrounding rural area. The total acreage of the proposed Esteban Rodrigues Subdivision development is approximately 493.21 acres.

Infrastructure to serve the new lots, including roadways, 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 rural character of the surrounding Falcon/Peyton communities.

Surrounding properties are largely rural, single-family homesites with some farm homesteads. Land use within these properties has traditionally been ranchland with some farming. Existing Planned Unit Development (PUD) is also located within a 2-mile radius of the site.

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., 218 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately west of and adjacent to the subject property, and the proposed 398.91-acre *Jane Davis Ranch* (e.g., pending application in progress to approve approximately 92 lots to be zoned RR-2.5 and RR-5.0) also immediately north of the subject property.

EXISTING AND PROPOSED IMPROVEMENTS

The property is vacant, and no improvement has been made to it. The owner intends to be the developer of the site and will be responsible for construction of new internal roads, drainage structures, utilities, and other infrastructure as required by the county.

Electric and telecommunication service points-of-connection will be extended from the roadway to all new lots. Extension of natural gas service will be sought from Colorado Springs Utilities. Water will be provided via individual on-site wells and individual septic systems will be provided per lot in accordance with El Paso County Department of Health policy guidelines. Both are acceptable by the county for lot sizes 2.5 acres and larger.

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.

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 Esteban Rodriguez Subdivision Sketch Plan provides areas denoted as Public Open Space. Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8' trail

easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.

Public Park: 8.52 ac (Public Open Space)
Detention Ponds: 5.90 ac (Public Open Space)
Trail Easements: 0.94 ac (Public Open Space)
Floodplain Areas: 41.00 ac (Public Open Space)

Total: 56.36 ac (Public Open Space)

12.8% Total Open Space provided.

The Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA, yet to be established. The HOA or Metropolitan District will need to be established prior to preliminary plan approval.

**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 Esteban Rodriguez Subdivision 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 new Large Lot Single Family Residential lots is compatible with the other larger existing adjacent residential lots in the Judge Orr Road corridor. New lots will be similar in character to existing lots and paved roads serving the new lots will be compatible with the types of roadways in nearby adjacent neighborhoods.

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

The Esteban Rodriguez Subdivision is proposed as a development of Large Lot Single-Family residences within a non-urban density area (Large Lot Residential 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, RR-5 and CC zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5.0, A-35, and A-5. The Applicant proposes to avoid overlot grading across the entire 493.21 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. A lower density will help to sustain the appearance and unique environmental conditions of adjacent properties. The Commercial Community zoning will allow the establishment of retail sales and service establishments that will serve the neighborhood.

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 Esteban Rodriguez Subdivision will locate new home driveways with direct access onto proposed paved rural minor collector, and rural local streets. Up to 142 proposed residences will have driveways off these streets for access; no direct driveway access for any new lot is planned for Judge Orr Road to minimize any increased traffic load 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.*

Regarding utilities, future Development Plan/Final Plat submittals of the Esteban Rodriguez Subdivision 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 environmental and geotechnical engineers for this Sketch Plan application, 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 considers 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 about 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 Esteban Rodriguez Subdivision Sketch Plan design, which provides for up to 142 homes on 2.5 and 5.0 acre lots, Commercial/Retail/Commercial Services, and Parks and Open Space uses ensures that development of this site will remain compatible and contiguous with existing larger lot low-density residential areas within the nearby community. With a density of .29 DU/AC, the Esteban Rodriguez Subdivision 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.

WATER SERVICE

The following information is provided by 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 the Rodriguez Subdivision 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.

The Esteban Rodriguez Subdivision is a proposed single family residential and commercial development located east of Peyton, CO. The proposed development is comprised of three different existing parcels which are currently owned by Esteban Rodriguez. The total acreage encompassed by these three parcels is 493.21 acres. The subdivision is proposed to be subdivided into one hundred and forty-two (142) residential lots and three (3) commercial lots. All 142 residential lots and 3 commercial lots are to be served by on-site residential and commercial wells drilled into the not-nontributary Denver aquifer below the Esteban Rodriguez 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 Esteban Rodriguez Subdivision, is estimated to provide a 300-year supply of 55.61 AF/year of water. Each residential lot is assumed to require 0.288 AF/year/lot of water, totaling 41.472 AF/year of residential demand at full build-out. The three commercial properties are estimated to demand 13.838 AF/year of water at full build-out. Therefore, total demand at full build-out is estimated to total 55.353 AF/year, which is less than the 300-year supply out of the Denver Aquifer to the Rodriguez 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 2.214 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 51.22 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 46.100 AF/year, which is well in excess of 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).

Because of the absence of any and 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 Esteban Rodriguez Subdivision Sketch Plan provides for two separate points-of-access from Judge Orr Road into the community. No lots adjacent to Judge Orr Road are proposed to have direct access/egress onto Judge Orr Road and will be accessed via internal roadways.

***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-de-sacs. 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 the Esteban Rodriguez Subdivision, 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.

***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 could reduce vehicular travel and ultimately congestion and stress on roadway infrastructure.*

TRANSPORTATION IMPACT STUDY GUIDELINES

A Master Transportation Impact Study (TIS) is submitted for this project based upon the El Paso County Engineering Criteria Manual (ECM) per ECM appendix B.1.1, since this project is a residential development exceeding 100 acres and is phased over a multi-year build-out.

ROAD IMPACT FEES

Per resolution 19-471 Road Impact Fees are applicable and due for this project.

CHAPTER 7 AND CHAPTER 8 OF THE LAND DEVELOPMENT CODE CRITERIA FOR APPROVAL

In approving this Sketch Plan, the BoCC will find that:

The proposed subdivision is in general conformance with the goals, objectives, and policies of the **2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN**, as described in Pages 5-9 of this Letter of Intent.

The proposed subdivision is in conformance with the requirements of this Code; no waivers or deviations from the Code are requested or proposed.

*The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area; as previously described, 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 west of and adjacent to the subject property, and the proposed 398.91-acre *Jane Davis Ranch* (e.g., pending application in progress to approve approximately 92 lots to be zoned RR-2.5 and RR-5.0) also immediately north of the subject property.*

Furthermore, the subdivision design with RR-2.5 and RR-5 zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5.0, A-35, and A-5.

The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies; A water resources report and water supply information summary have been provided to the County with this Sketch Plan application.

The Water Resource Report prepared for the Esteban Rodriguez Subdivision provides data for the Planning Commission and the Board of County Commissioners (BoCC) which confirms the proposed water supply for all of the Rodriguez Subdivision 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.

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 and any geologic hazards do not prohibit the subdivision and can be mitigated; A Geological Hazard Report and Soils Report has been provided and submitted for the Esteban Rodriguez Subdivision Sketch Plan. No known geological hazards are present which may preclude the site from development as proposed. As described previously, existing drainageways will be mitigated and preserved as Public Open Space easements, all of which will be designated as no-build areas.

The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]. No known commercial mining operations exist on the site.

The design of the subdivision protects the natural resources or unique landforms; existing natural resources and unique landforms will be protected and designed to be within no-build areas.

The proposed methods for fire protection are adequate to serve the subdivision; the Peyton Fire Protection District will extend service within the Esteban Rodriguez Subdivision Sketch Plan area. A Letter of Intent to Serve this subdivision will be provided by the Peyton Fire Protection District at a future level of planning and submittal.

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; there are no known environmental or other constraints that would preclude development of this site as proposed in the Sketch Plan. Topography, soil types and geologic hazards and other environmental resources are not compromised by development of this site. The entire property is outside of any airport overlay zone, including Meadow Lake Airport and the Colorado Springs Municipal Airport (Note: despite this, the owner is agreeable to including a Notice of Avigation Easement to the Sketch Plan and plans advising potential homebuilders of the site's proximity to an airport).

END

A. SUBDIVIDERS

Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685

B. APPLICANT

William Guman & Associates, Ltd.
Attn: Bill Guman, P.L.A., A.S.L.A., A.P.A.
731 North Weber Street, Suite 10

Ecosystem Services, LLC
Attn: Grant Gurnee, PWS
1455 Washburn Street
Erie, CO 80516

LSC Transportation Consultants, Inc.
Attn: Jeff Hodson, PE
2504 E. Pikes Peak Ave., Suite 304
Colorado Springs, CO 80909

RESPEC /JDS-Hydro
Attn: Kalli Zigler
2910 Austin Bluffs Pkwy., Suite 100
Colorado Springs, CO 80918

C. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

D. BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 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 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER OF SAID SECTION;

THENCE ON THE EAST LINE OF SAID SECTION 2, S00°40'17"E A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE S57°24'59"E A DISTANCE OF 1,845.86 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OF 493.2194 ACRES.

E. NOTES

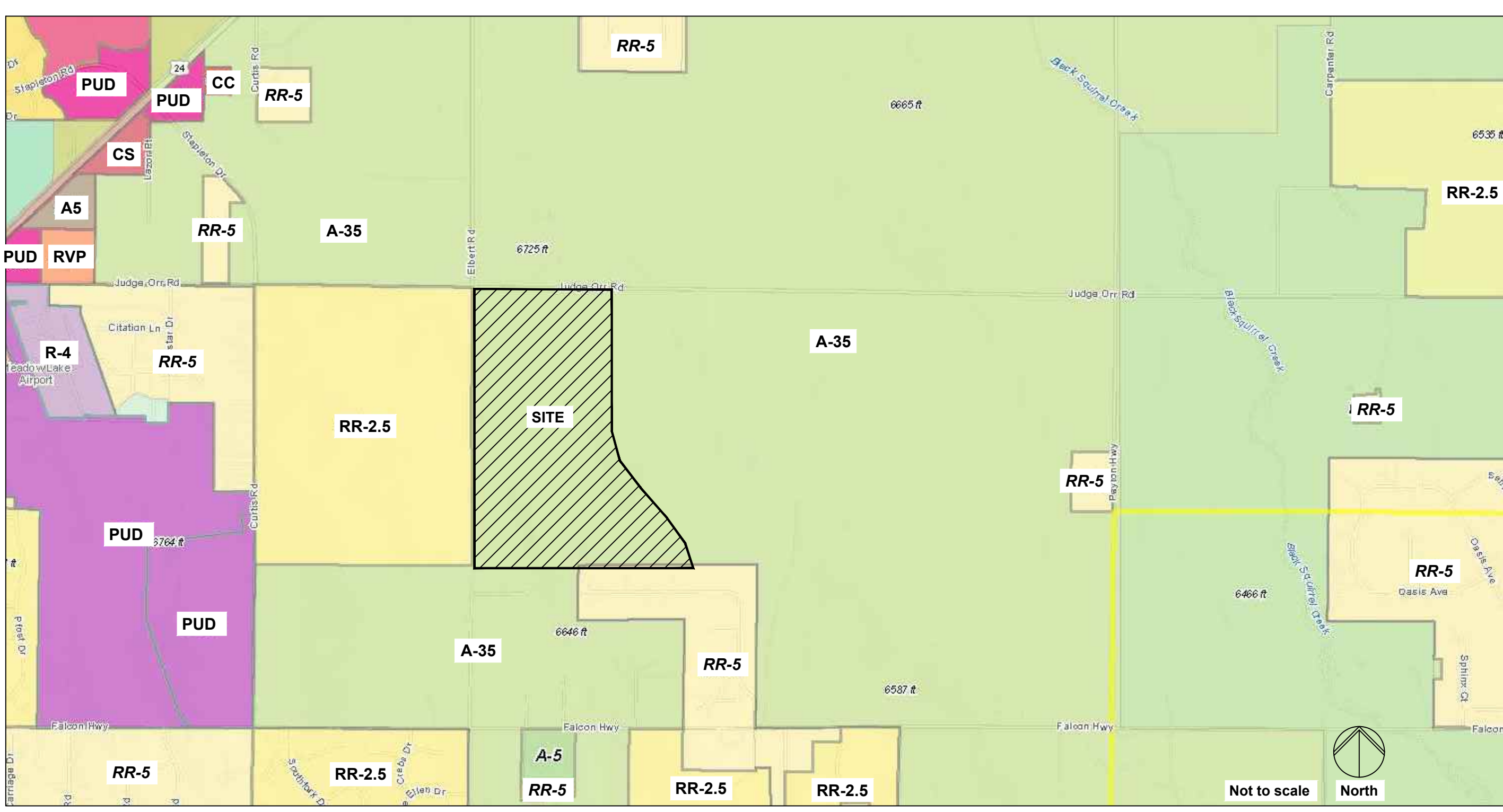
- 1. Acreages and percentages are rounded up to equal 100%.
2. All areas designated as wetlands and drainage ways, buffers, setbacks, and easements are considered as "No-Build Areas" unless otherwise indicated.
3. This proposed Sketch Plan is located within the Peyton Fire Protection District.
4. After approval, this Sketch Plan will expire in 5 years unless a Final Plat is submitted.
5. Streets and access locations and configurations are conceptual and subject to change. Detailed street plans will be prepared and reviewed at the subdivision process.
6. Access locations onto Judge Orr Road will be finalized at the Preliminary Plan or Development Plan level of submittal. No residential lot will have direct lot access onto Judge Orr Road.
7. Trails are conceptual only. Detailed trail plans will be prepared and reviewed at the Preliminary Plan stage.
8. El Paso County Regional Trails along Judge Orr Road are to be coordinated with El Paso County Parks and Recreation at the Preliminary Plan stage. The Neighborhood Park will also be further refined at the Preliminary Plan stage.
9. A floodplain development permit is required prior to making any modifications within the indicated 100-year floodplain, including but not limited to grading, drainage, and all roadway crossings.
10. A completed U.S. Army Corps of Engineers (COE) permit shall be provided to the El Paso County Planning Department prior to project commencement if ground disturbing activities are scheduled to occur in any wetland area.
11. The wetland boundaries as indicated on the Sketch Plan are conceptual and subject to change. All existing wetland areas are to be mapped per the National Wetland Inventory Map provided within the Wetland, Wildlife and Natural Features Report prepared by ECOS.
12. In the event the project will create ground disturbing activity in habitat occupied by threatened or endangered species, and/or where development may occur within 300 feet of the centerline of any stream or floodplain, whichever is greater, the applicant will obtain documentation from U.S. Fish and Wildlife Service (FWS) prior to proceeding with the project.
13. Information pertaining to wildlife protection measures will be provided by the applicant including fencing requirements, trash and debris containment, protection and enhancement of natural vegetation, weed control and riparian and wetland protection and buffer areas, as appropriate with future zoning and development plan submittals.
14. Development proposed by this Sketch Plan is primarily larger lot single-family residential compatible with that of adjacent Rural Residential (RR) zone districts. 62% of proposed lots will adhere to zoning and development criteria for RR-2.5 and 23% for RR-5.0 zone districts within the overall 493.21 acre development.
15. Approximately 16.83 acres with frontages along Judge Orr Road are proposed for commercial uses and will be compatible with the zoning and development criteria of the county's CC-Commercial Community zone district.
16. Utilities for all proposed development will be via on-site well and septic as supported by the Water Resources Report submitted with this Sketch Plan application.
17. Phasing limits for all proposed development are indicated on this Sketch Plan. Phasing will be implemented based upon prevailing market conditions and is subject to change.
18. Detention ponds and cross-lot drainage ditches will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA. To be established at the Preliminary Plan stage.
19. A Noise Study may be prepared with subsequent submittals if proposed commercial properties do not sufficiently buffer traffic noise generated from Judge Orr Road.
20. This Sketch Plan proposes to provide fees in lieu of land for future school development. The project site is located entirely within the Peyton School District No. 23.
21. All electric service is to be provided by Mountain View Electric Association (MVEA). Black Hills Energy and natural gas easements will be provided as required.
22. Site lighting, if required, will satisfy the requirements of Section 6.2.3. of the El Paso County Land Development Code.
23. The Esteban Rodriguez Subdivision will comply with all 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 Parks and 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 all listed species.
24. The following Districts will serve the Esteban Rodriguez Subdivision property:
a. Esteban Rodriguez Subdivision Metropolitan District or HOA (to be established) for maintenance of any/all common spaces, detention ponds, and drainage easements.
b. Peyton School District No. 23
c. Peyton Fire Protection District (Fire emergency).

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

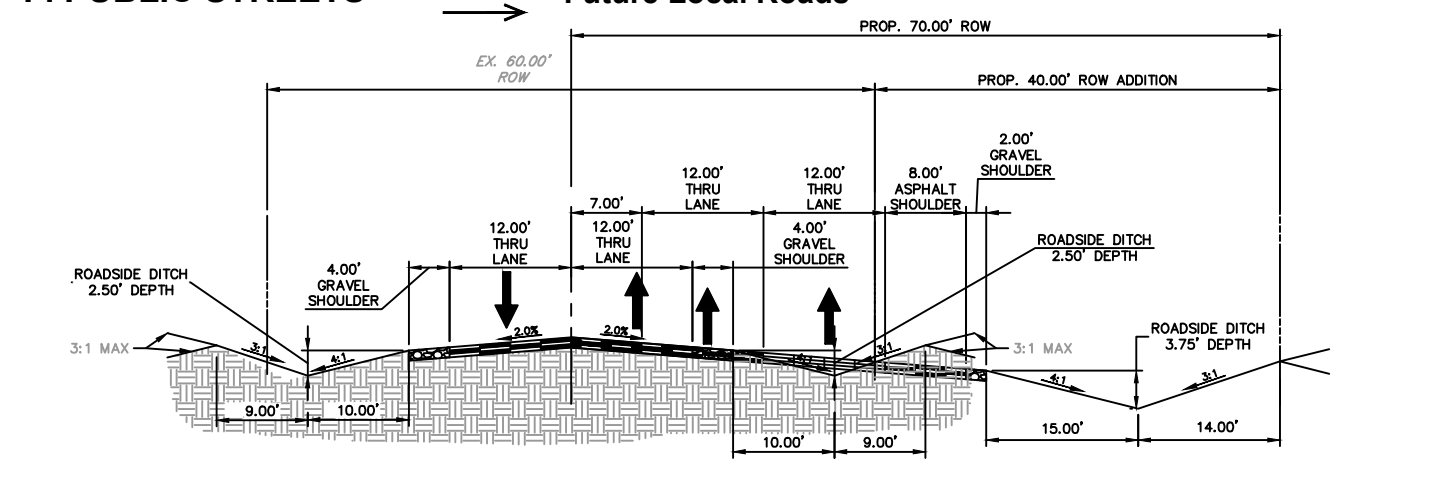
L. ZONING MAP



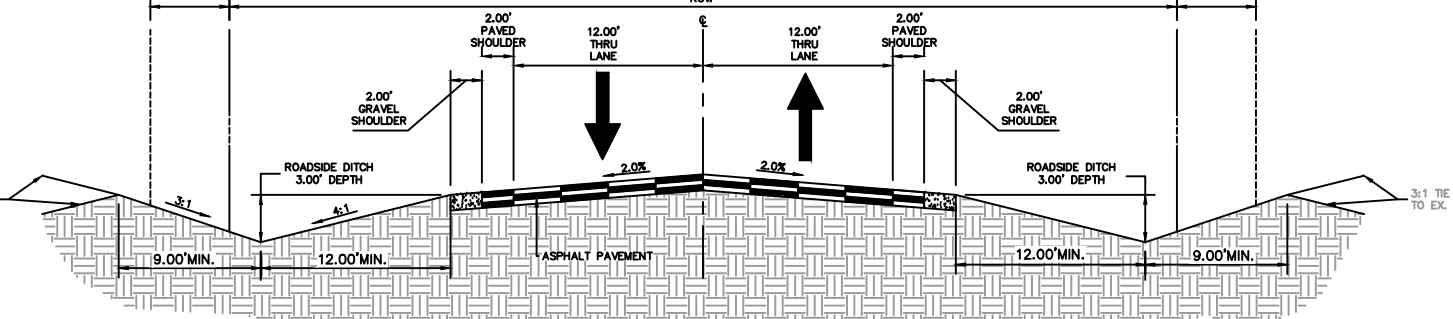
E. NOTES CONT'D.

- d. Peyton Fire Protection District (Emergency services).
e. El Paso County Conservation District.
f. Pikes Peak Library District.
g. El Paso County Roads and Bridges.
h. Upper Black Squirrel Creek Ground Water.
25. Mail box kiosk locations and design will be determined at time of Final Plat in coordination with the U.S. Postal Service.
26. Perimeter buffers along existing adjacent zoning of A-35 shall be 20 feet where noted on the Sketch Plan. All other buffers to adjacent zoning will be 15 feet as noted on this Sketch Plan.

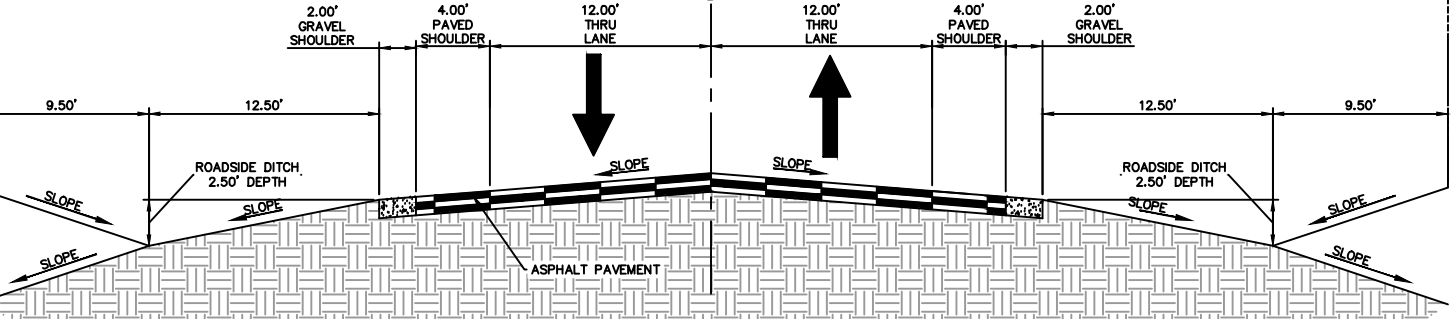
F. PUBLIC STREETS



1. Existing Judge Orr Road - Typical Section (NTS) POSTED SPEED LIMIT = 45 MPH. DESIGN SPEED LIMIT = 50 MPH. NOTE: ULTIMATE SECTION HAS BEEN OVERLAYED.



2. Typical Rural Local Road (NTS) POSTED SPEED LIMIT = 30 MPH. DESIGN SPEED LIMIT = 30 MPH.



3. Typical Rural Minor Collector Roadway (NTS) POSTED SPEED LIMIT = 30 MPH. DESIGN SPEED LIMIT = 40 MPH.

- 1. Internal streets will meet the standards of the El Paso County Engineering Criteria Manual. A deviation request of the ECM will be submitted for review and approval for any design that does not conform with these standards.
2. All internal streets are designated as public, will be paved, and will provide for levels of vehicular circulation required by the Traffic Impact Study.
3. Until approved by the County Engineer, all access points shown from the property onto Judge Orr Road are conceptual and non-binding upon the county. Approval of this Sketch Plan shall not be interpreted to include approval of any access to any existing public roads. The County Engineer shall approve accesses in accordance with the requirements and procedures of the Engineering Criteria Manual at the time of Development Plan and/or subdivision submittal and review.

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

- 1. The "Floodplain - No Build / OS" easements, into which some residential lots will encroach, are included in the Sketch Plan calculations as "Public Open Space" areas. Lots that encroach into the "Floodplain - No Build / OS" easements will be platted as open space easements in future zoning and development submittals. These areas shall remain Public Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build area.
2. The Sketch Plan provides areas denoted as Public Open Space. Public Open Space includes a Park site, Floodplain Areas, Detention Pond parcels, and 8' trail easements located within certain Buffer Areas to provide connectivity to Public Open Space areas.
3. The Public Open Space areas will be maintained by the Esteban Rodriguez Subdivision Metropolitan District or HOA, yet to be established.
4. See Sketch Plan Sheet 1.3 for acreage and tract data for all Open Spaces.
5. Park improvements provided by the owner may be applied to Park Land Dedication and/or fees with review and approval by El Paso County Parks. Any park improvements will be coordinated at a later date with El Paso County Parks via Park Land Credits.

H. SOILS AND GEOLOGIC HAZARDS

- 1. Areas of proposed development that are found to be impacted by ground water, imported fill, loose and/or expansive soils, etc., will be mitigated by avoidance, re-grading, engineering design, and construction techniques. A map of any potential hazard areas of concern and recommended mitigation measures are found in the Geological Hazard Study and Wastewater Study prepared by RMG Engineers and Architects (April 27, 2023). Further studies of these conditions that warrant additional mitigation will be provided with the Preliminary Plan or Final Plat.
2. No basements or below-grade inhabitable space (crawlspaces) are allowed until a yearlong monitoring program that gathers groundwater elevation data is completed.

I. PHASING PLAN

- 1. The Esteban Rodriguez Subdivision will be developed in multiple phases and platted in multiple filings. This Sketch Plan initially proposes three phases of development as indicated on Sketch Plan Sheet SKP1.3, and is subject to change. Subsequent phasing plans will be developed based upon prevailing market conditions and absorption of developed lots.
2. Preliminary phasing boundaries as indicated on this Sketch Plan are subject to change. Proposed development and build-out of internal streets, park and open space, and installation of utilities will be determined with each phase.

J. FLOODPLAIN NOTES

- 1. Portions of the Esteban Rodriguez property are bisected by and located within a designated FEMA Floodplain as determined by the FEMA National Flood Insurance Program Flood Insurance Map, numbers 08041C0586G, 08041C0599G, 08041C0566G, 08041C0567G with an effective date of December 7, 2018. The existing floodplain boundaries may be revised and/or the Base Floodplain Elevation (BFE) may be modified. Coordination with FEMA will be completed to establish revised floodplain limits and BFE. If the submittal and review of a floodplain revision by EPC and FEMA occurs independently of this Sketch Plan it shall be approved prior to the platting of any lots currently located within floodplain boundaries.
2. No development of homes, barns, ancillary structures, or fences will be permitted in areas of lots encroaching into any floodplain.

K. TRANSMISSION EASEMENT

- 1. This Sketch Plan indicates a Transmission Easement is located along the property's western boundary. The owner (Grantor) executed an Option for Transmission Easement Agreement with Mountain View Electric Association (MVEA) (Grantee) on June 14, 2014 (copy of Agreement is submitted with this application). The Agreement has not recorded by Grantor or Grantee as of this date and therefore "legally" does not exist.
2. The Transmission Easement is 150' but based upon the Grantee's legal description the actual easement width varies. The graphic representation indicated on the Plan is accurate per the legal description.
3. The Owner and Applicant will resolve the recordation of the Transmission Easement at a future level of zoning and development plan submittal.

M. VICINITY MAP



N. SITE DATA

Table with 3 columns: Existing Land Use, Existing Zone District, Site Acreage, Total Acreage, Proposed Land Uses, Proposed Maximum Number of Units, Maximum Gross Density.

O. AIRSPACE AVIGATION EASEMENT

A. Brent Houser Enterprises, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Sketch Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminal Instrument Procedures (TERPS) over Esteban Rodriguez Subdivision.

The aforementioned easement and right-of-way includes but is not limited to:

- 1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dist, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation of or flight in air; and
3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Esteban Rodriguez Subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
5. The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision, solely for the above stated purposes.

B. Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:

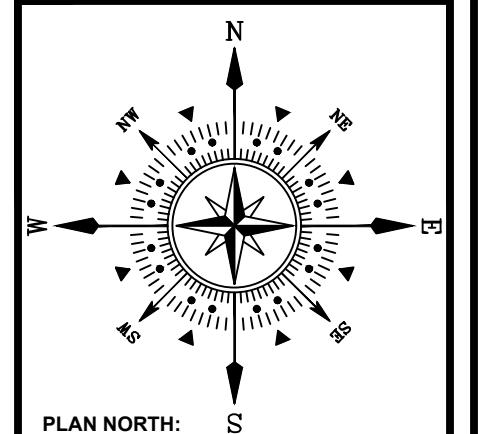
- 1. Brent Houser Enterprises LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Esteban Rodriguez Subdivision, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
2. Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
3. The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport, and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
4. This grant of avigation easement shall not operate to deprive Brent Houser Enterprises, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
5. It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executives, successors, and assigns of Brent Houser Enterprises, LLC, and that for the purposes of this instrument, the Esteban Rodriguez Subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
6. The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
7. Brent Houser Enterprises, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

P. SHEET INDEX

- SKP 1.1 Subdividers/Applicant | Legal Description | Notes, Zoning Map | Vicinity Map | Site Data | Internal Street Detail | Transmission Easement | Airspace Avigation Easement
SKP 1.2 Sketch Plan | Land Use Summary Table | Parcel Summary Table | Adjacent Owners
SKP 1.3 Parcel/Open Space/Trails/Phasing Plan | Open Space and Trails Schedule | Open Space Tract Schedule | Trail Head Detail | Phasing Schedule

William Guman & Associates, Ltd. LANDSCAPE ARCHITECTURE 731 North Weber Street Colorado Springs, CO 80903 (719) 633-9700 www.GumanLtd.com bill@guman.net

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ESTEBAN RODRIGUEZ SUBDIVISION JUDGE ORR ROAD PEYTON, CO 80831 493.21 ACRE SKETCH PLAN PROJECT NAME: PROJECT ADDRESS: PROJECT DESCRIPTION: DATE: 08/22/2023 DESIGNED: WFG CHECKED: GEM

WILLIAM FREDERICK GUMAN LA 1677 ORIGINAL DATE OF LICENSE: 01/15/2013 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

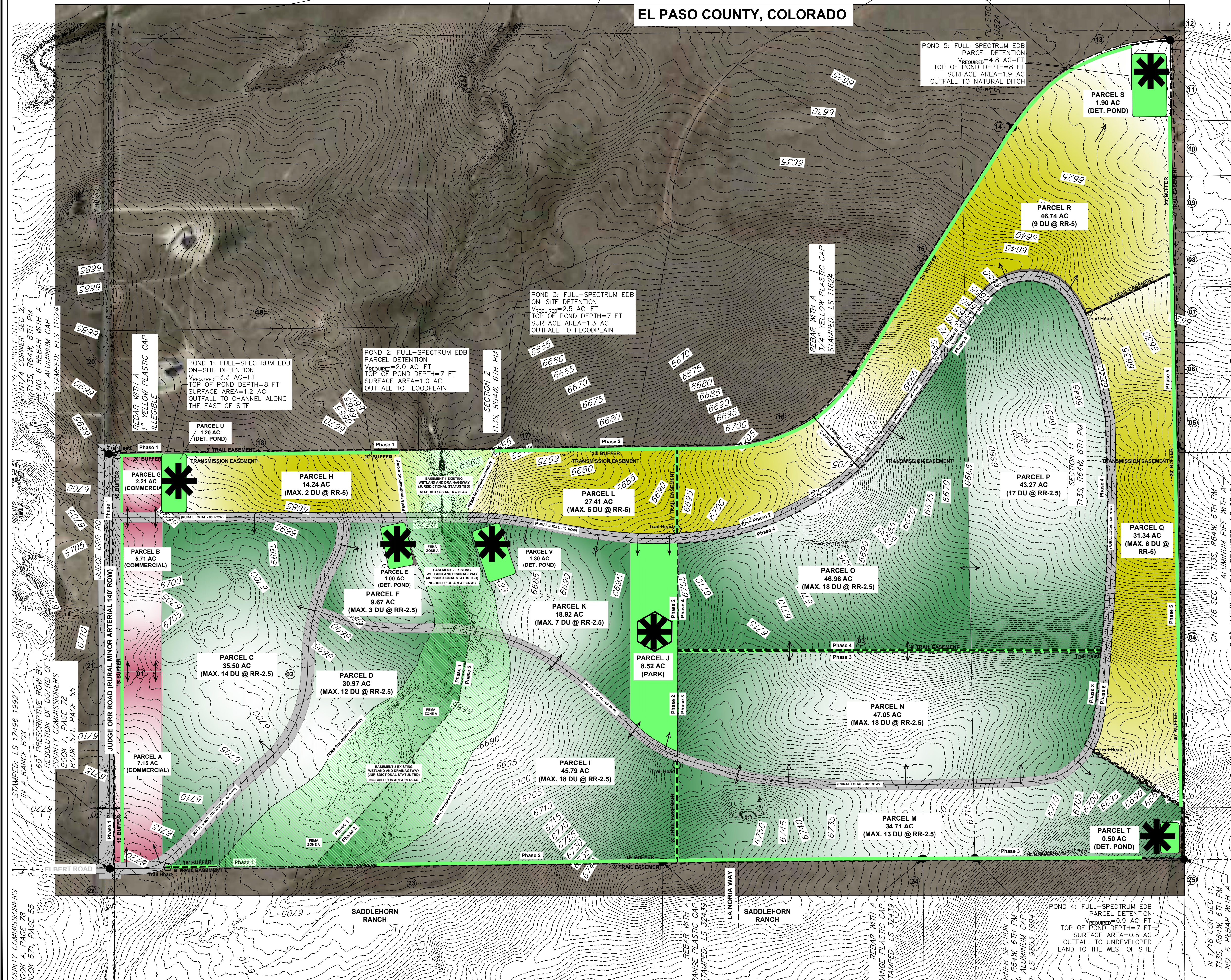
Table with 3 columns: REVISIONS, DATE, BY, DESCRIPTION. Includes revisions for 03/12/24 and 05/31/24.

PLANNING SCALE: 1" = 300' (OR AS NOTED ON PLAN) SHEET TITLE: SKETCH PLAN SHEET NO. SKP1.1 1 of 3 SHEETS FILE NO. FILE#SKP237

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



LAND USE SUMMARY TABLE:

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
LOW DENSITY 2.5 ACRE LOTS	312.84 ac	63.4%	120
LOW DENSITY 5 ACRE LOTS	119.73 ac	24.3%	22
COMMERCIAL COMMUNITY	15.07 ac	3.1%	n.a.
OPEN SPACE, PARKS	8.52 ac	1.7%	n.a.
DETENTION NO-BUILD	5.90 ac	1.2%	n.a.
8' TRAIL ESMT. AND TRAIL HEAD	.94 ac	<1.0%	n.a.
15-20' BUFFER	n.a.	n.a.	n.a.
PROPOSED R.O.W.	30.21ac	6.1%	n.a.
TOTAL:	493.21 ac	100%	142
FLOODPLAIN NO-BUILD/OS	41.00 ac	n.a.	n.a.

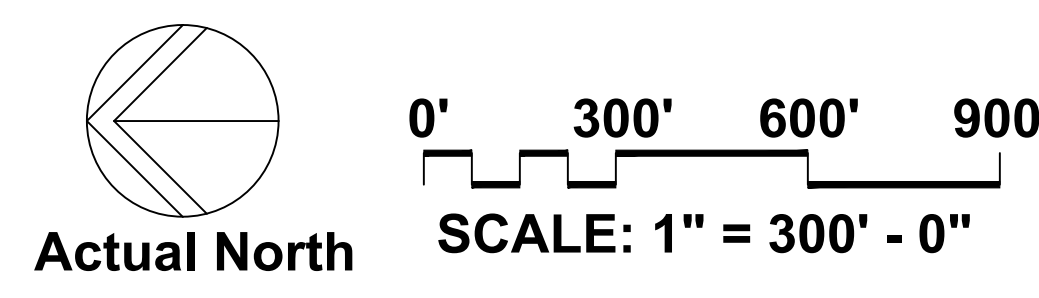
A. "FLOODPLAIN, NO-BUILD" AREAS ARE INCLUDED WITHIN THE PROPOSED LOT BUT WILL BE DESIGNATED AS "NO-BUILD" AREAS FOR FACILITY WHICH ENCROACHES INTO THE FLOODPLAIN.
 B. "OPEN SPACE AREAS INCLUDE PARK PARCEL, DETENTION PARCELS, FLOODPLAINS AND 8' TRAIL EASEMENTS."
 C. "R.O.W." AREAS INCLUDE ALL INTERNAL STREET RIGHTS-OF-WAY AND JUDGE ORR ROAD R.O.W.
 D. "TRAIL EASEMENT" INCLUDES A PROPOSED 8' WIDE COUNTY TRAIL EASEMENT TO PROVIDE CONNECTIVITY TO PARK AND GENERAL OPEN SPACE AREA.

PARCEL SUMMARY

PARCEL	ACREAGE	PROPOSED USE/ZONE	MAXIMUM UNITS
A	7.15	COMMERCIAL	n.a.
B	5.71	COMMERCIAL	n.a.
C	35.50	RR-2.5	14 DU
D	30.97	RR-2.5	12 DU
E	1.00	DETENTION	n.a.
F	9.67	RR-2.5	3 DU
G	2.21	COMMERCIAL	n.a.
H	14.24	RR-5.0	2 DU
I	45.79	RR-2.5	18 DU
J	8.52	PARK	n.a.
K	18.92	RR-2.5	7 DU
L	27.41	RR-5.0	5 DU
M	34.71	RR-2.5	13 DU
N	47.05	RR-2.5	18 DU
O	46.96	RR-2.5	18 DU
P	43.27	RR-2.5	17 DU
Q	31.34	RR-5.0	6 DU
R	46.74	RR-5.0	9 DU
S	1.90	DETENTION	n.a.
T	0.50	DETENTION	n.a.
U	1.20	DETENTION	n.a.
V	1.30	DETENTION	n.a.

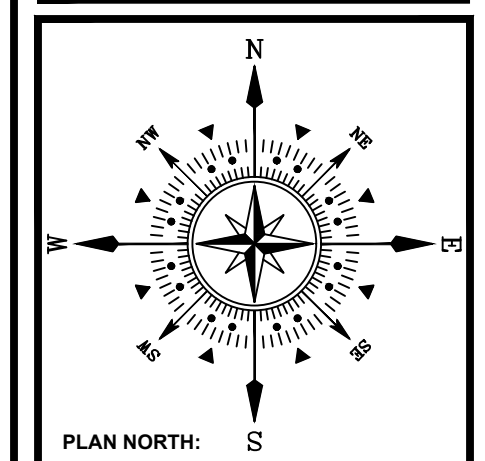
ADJACENT PROPERTY OWNERS:

KEY	NAME AND ADDRESS	KEY	NAME AND ADDRESS
01	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000534	14	Jonathan David Oldja 12444 Pine Valley Circle Peyton, CO 80831-4101 TSN 4300000617
02	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000537	15	Daniel G. Carless, Jr. 1083 Prickly Pear Place Colorado Springs, CO 80921 TSN 4300000618
03	Brent Houser Enterprises, LLC 11890 Garrett Road Peyton, CO 80831-7685 TSN 4300000538	16	Walker Clout 605 Ocean Club Court Fernandina Beach, FL 32034 TSN 4300000619
04	Jenny A Olson Trust 7350 Falcon Grassy Heights Peyton, CO 80831-7936 TSN 4300000502	17	Dwayne Lee Simmons 2039 N. Academy Blvd. Colorado Springs, CO 80909 TSN 4300000534
05	Edgar E. Hall 16380 Sagecreek Road Peyton, CO 80831-7928 TSN 431100101	18	Adam C. Moody 15365 Judge Orr Road Peyton, CO 80831 TSN 4300000528
06	James C. Costa 16440 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001002	19	Daniel Fitzpatrick 15525 Judge Orr Road Peyton, CO 80831-8567 TSN 4300000569
07	James R. Dagan 16480 Sagecreek Road Peyton, CO 80831-7923 TSN 4311001003	20	Andrew Townsend 16360 Judge Orr Road Peyton, CO 80831 TSN 4200000454
08	Lance Erickson 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 4311001004	21	Charlotte A. Howard 3232 Muirfield Drive Colo. Springs, CO 80907-7805 TSN 4200000362
09	Jacob Schiferl 16520 Sagecreek Road Peyton, CO 80831-7919 TSN 4411001005	22	Jane Davis Living Trust 9060 Elbert Road Peyton, CO 80831-8319 TSN 4200000470
10	Daniel McCray 16440 Sagecreek Road Peyton, CO 80831-7910 TSN 4311001006	23	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000599
11	Laurel M. Vickers 16760 Sagecreek Road Peyton, CO 80831-7910 TSN 4311001007	24	Gorilla Capital Co. 1342 High Street Eugene, OR 97041 TSN 4300000602
12	JWK Trust 16850 Sagecreek Road Peyton, CO 80831-7910 TSN 4312001009	25	7120 SUDDEV, LLC 7120 Falcon Grassy Heights Peyton, CO 80831-7995 TSN 4300000496
13	Nicholas Byard 7883 Morton Drive Fountain, CO 80817-1450 TSN 4300000615		



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ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
493.21 ACRE SKETCH PLAN

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

REVISIONS:

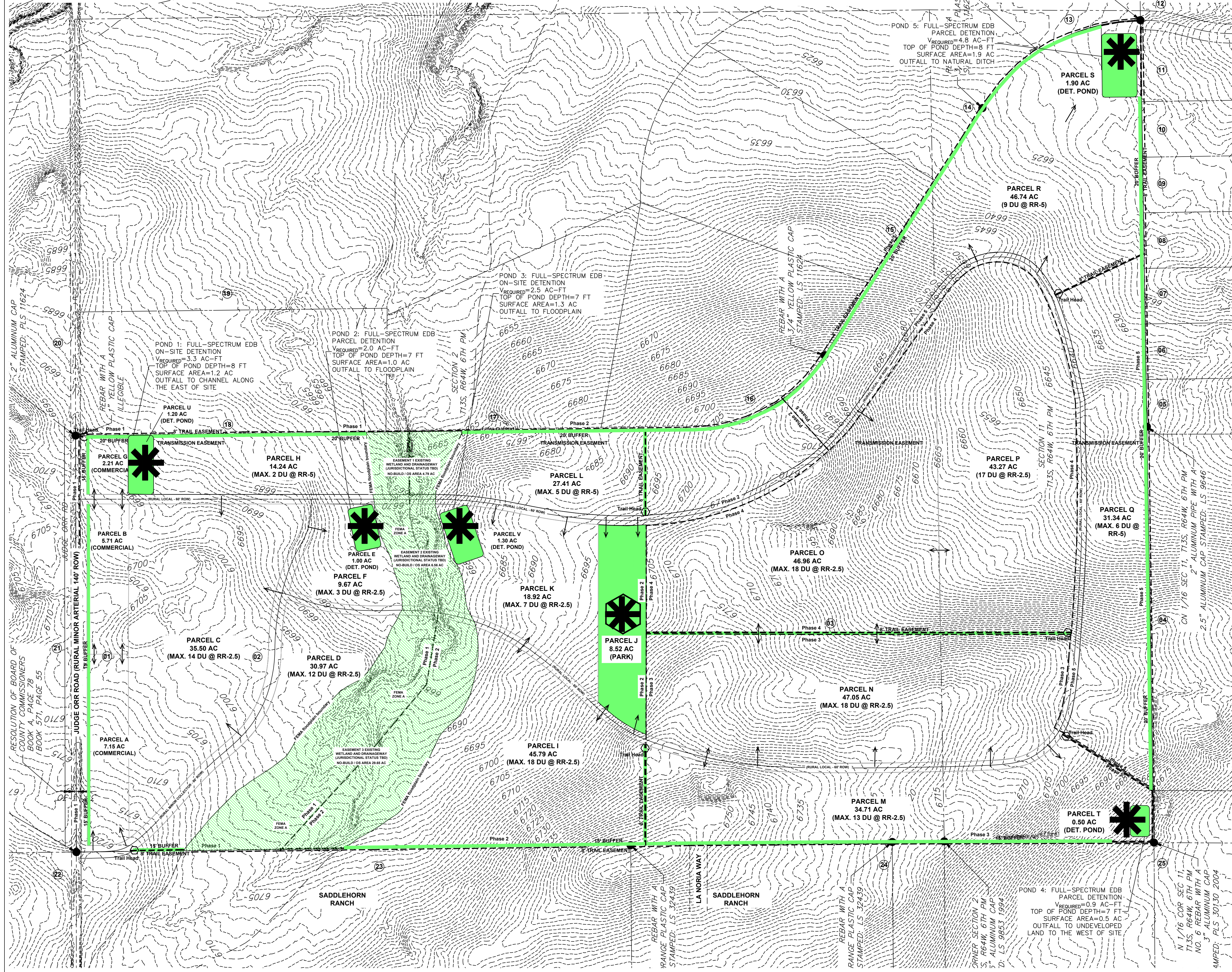
DATE:	BY:	DESCRIPTION:
03/12/24	GEM	REVISED PER COUNTY COMMENTS

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)
 SHEET TITLE:
SKETCH PLAN
 SHEET NO.
SKP1.2
 2 OF 3 SHEETS
 FILE NO.
 FILE#SKP237

ESTEBAN RODRIGUEZ SUBDIVISION SKETCH PLAN

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 2, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST HALF OF SECTION 2, AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO



OPEN SPACE SCHEDULE

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
OPEN SPACE PARK ZONING	8.52 ac	1.7%	n.a.

Park site is intended as Public Open Space
Park site will be maintained by the Davis Ranch Metropolitan District of an HOA.

DETECTION NO-BUILD	5.90 ac	1.2%	n.a.
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Detention parcels are intended as Public Open Space
Detention areas will be maintained by the Rodriguez Metropolitan District of an HOA.

15-20' BUFFER	n.a.	n.a.	n.a.
---------------	------	------	------

A 15' Buffer is located along all adjacent public streets. A 20' Buffer is located along all adjacent A-35 properties.

8' TRAIL ESMT. AND TRAIL HEAD	0.94 ac	1.0%	n.a.
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8' Trail is located within the 15-20' Buffer areas.
Trail Easements are intended as Public Open Space
Trail Easements will be maintained by the Rodriguez Metropolitan District of an HOA.

FLOODPLAIN NO-BUILD / OS	41.00 ac	n.a.	n.a.
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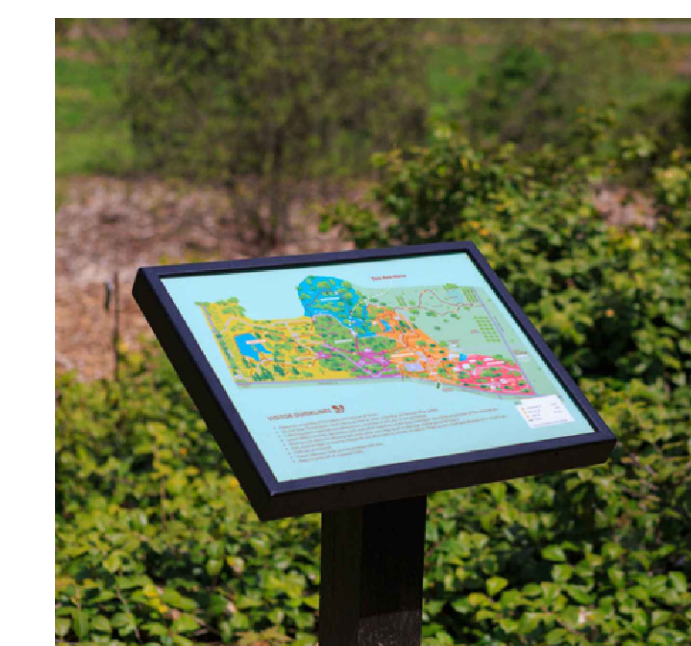
Floodplain - No Build OS easements are Public Open Space areas. Lots that encroach into the Floodplain - No Build / OS easements will be platted at a future zoning and development plan submittal indicating that these areas will remain Public Open Space with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within all no-build areas.

Buffers are intended as Public Open Space
Buffer areas will be maintained by the Davis Ranch Metropolitan District of an HOA.

Total acreage of Floodplain - No Build / OS tracts is included in the total acreage of the 2.5 and 5 acre parcels in which future lots will be developed.

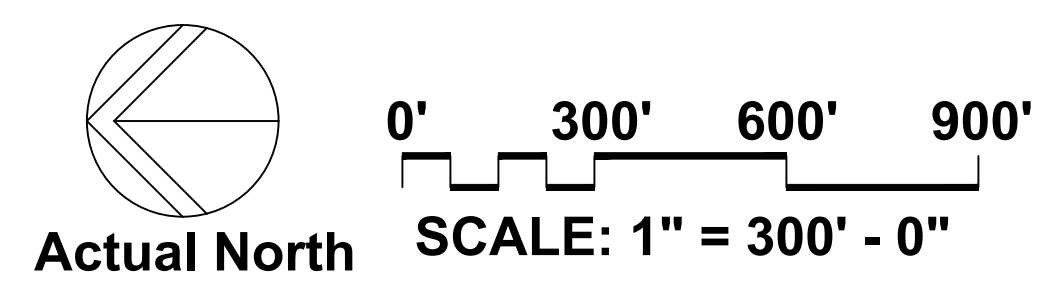
Floodplain - No Build / OS tracts are Public Open Space. Trail Easements cross through this area.

TYPICAL TRAILHEAD MARKER



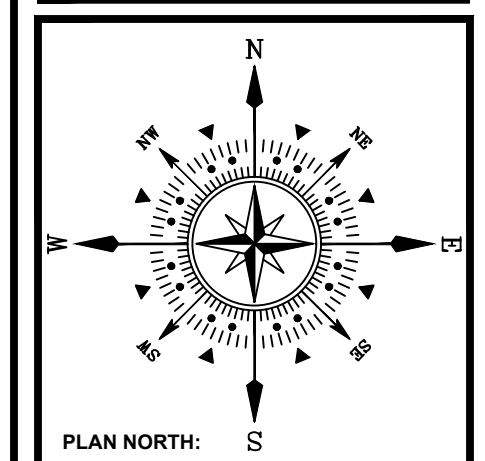
PHASING SCHEDULE

PHASE	PARCEL	TOTAL UNITS	ACREAGE
1	A	Commercial	7.15 AC
1	B	Commercial	5.71 AC
1	C	Commercial	35.50 AC
1	D	Commercial	30.97 AC
1	E	Detention	1.00 AC
1	F	Commercial	9.67 AC
1	G	Commercial	2.21 AC
1	H	Commercial	14.24 AC
1	I	Detention	1.20 AC
2	I	Commercial	45.79 AC
2	J	Park	8.52 AC
2	K	Commercial	18.92 AC
2	L	Commercial	27.41 AC
2	V	Detention	1.30 AC
3	M	Commercial	34.71 AC
3	N	Commercial	47.05 AC
3	T	Detention	0.50 AC
4	O	Commercial	46.96 AC
4	P	Commercial	43.27 AC
5	Q	Commercial	31.34 AC
5	R	Commercial	46.74 AC
5	S	Detention	1.90 AC



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ESTEBAN RODRIGUEZ SUBDIVISION
JUDGE ORR ROAD
PEYTON, CO 80831
 PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: 493.21 ACRE SKETCH PLAN

DATE: 08/22/2023
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
03/12/24	GEM	REVISED PER COUNTY COMMENTS

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)
 SHEET TITLE: SKETCH PLAN
 SHEET NO. SKP1.3
 3 OF 3 SHEETS
 FILE NO. FILE#SKP237

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. SKP237
ESTEBAN RODRIGUEZ SKETCH PLAN

WHEREAS, Brent Houser Enterprises, LLC did file an application with the El Paso County Planning and Community Development Department for approval of the Esteban Rodriguez 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 September 19, 2024; 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, when approving a Sketch Plan, the Planning Commission and Board of County Commissioners shall find 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):

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, the El Paso County Planning Commission recommends that the application of Brent Houser Enterprises, LLC for approval of the Esteban Rodriguez Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, 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 Esteban Rodriguez 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, drainage, and bridge 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.
3. The subdivider(s) agrees on behalf of him/herself and any successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The

fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would disclose the fee obligation before sale of the property.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein 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)

Thomas Bailey	aye / no / non-voting / recused / absent
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
Brandy Merriam	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 19th day of September, 2024, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____

Chair

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SECTION 2 AND SECTION 11, TOWNSHIP 13 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 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 2" ALUMINUM CAP STAMPED "PLS 11624" IN A RANGE BOX, ASSUMED TO BEAR N89°53'34"E.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 2,622.41 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2, S00°40'17"E A DISTANCE OF 3,885.66 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 56°44'42" AND AN ARC LENGTH OF 990.39 FEET, TO A POINT OF TANGENT;

THENCE S57°24'59"E A DISTANCE OF 1,845.68 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 56°37'52" AND AN ARC LENGTH OF 1,186.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°05'27"W A DISTANCE OF 2,560.17 FEET;

THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE ON SAID WEST LINE, N00°19'54"E A DISTANCE OF 1,320.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE ON THE WEST LINE OF SAID SECTION 2, N00°42'27"W A DISTANCE OF 5,465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21,484,637 SQUARE FEET OR 493.2194 ACRES.