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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Gabe Sevigny, Planner II
Beck Grimm, IE Engineer I
Craig Dossey, Executive Director

RE: Project File #: P-18-001
Project Name: Rollin Ridge Estates Residential
Parcel Nos.: 61270-00-064 and 61270-00-065

OWNER:	REPRESENTATIVE:
TC&C, LLC Carl Turse, MM 17572 Colonial Park Drive Monument, CO 80132	PJ Anderson 31 N Tejon St, Suite 500 Colorado Springs, CO 80903

Commissioner District: 1

Planning Commission Hearing Date:	7/2/2019
Board of County Commissioners Hearing Date:	7/23/2019

EXECUTIVE SUMMARY

A request by TC&C, LLC, for approval of a map amendment (rezoning) from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district. The property includes 48.84 acres and is located at the southwest corner of the Hodgen Road and Highway 83 intersection and is within Section 27, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000).

This application is being reviewed concurrently with a preliminary plan (SP-18-001) to create sixteen (16) single family residential lots and a planned unit development (PUD-18-003) to create three (3) commercial lots.



A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by TC&C, LLC, for approval of a map amendment (rezoning) of 48.84 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural).

Waiver(s)/Deviation(s): No waivers or deviations are requested with this application.

Authorization to Sign: There are no documents associated with this application that require signing.

B. Planning Commission Summary

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a Map Amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North:	PUD (Planned Unit Development)	Residential
South:	RR-5 (Residential Rural)	Residential
East:	PUD (Planned Unit Development)	Vacant
West:	RR-5 (Residential Rural)	Residential

E. BACKGROUND

The property was zoned A-4 (Agricultural Farming) on January 4, 1955, when zoning was initially established for this area of the County. Due to changes of the nomenclature of the El Paso County Land Development Code (2019), the A-4 (Farming) zoning district has been renamed as the RR-5 (Residential Rural) zoning district.

The current configurations of a 5.13 acre parcel and a 51.87 acre parcel were created by a boundary line adjustment (EXBL-11-001) that was deposited in 2011. However, the current configuration is subject to change, pending approval of the concurrently reviewed preliminary plan (SP-18-001). Staff has no objections to the rezoning of the subject property.

F. ANALYSIS

1. Land Development Code Analysis

The map amendment (rezone) request complies with the requirements of Section 5.3.5.B of the Code. This application meets the map amendment (rezone) submittal requirements and the standards for a map amendment (rezone) in Chapter 5 of the Code.

Immediately to the north and east across Hodgen Road and Highway 83 is PUD zoned property having one (1) dwelling unit per 2.5 acres. Directly to the south and west are properties zoned RR-5 (Residential Rural), which are comprised of one (1) dwelling unit per 5 acres. The applicant has placed a one-hundred (100) foot no build easement along the southern boundary line and a seventy-five (75) foot no build easement along the west boundary line to transition between the varying densities.

2. Zoning Compliance

The applicant is requesting to rezone 48.84 acres from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district. The RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family residential development. The density and dimensional standards for the RR-2.5 (Residential Rural) zoning district are as follows:

- Minimum lot size - 2.5 acres
- Minimum width at the front lot line - 200 feet
- Setbacks - 25 in the front and rear, 15 on the sides
- Maximum height - 30 feet

A preliminary plan (under concurrent review) and a final plat will be needed to establish compliance with the minimum lot size of the RR-2.5 (Residential Rural) zoning district. Any future residential permits will be required to comply with the minimum setback requirements of the RR-2.5 zoning district.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.1- *Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.*

Policy 6.1.3- *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

Policy 6.1.11- *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Policy 6.4.4- *Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.*

The subject property is zoned RR-5 (Residential Rural) and is adjacent to RR-5 (Residential Rural) zoning to the west and south and Planned Unit Development (PUD) zoning to the north and east. Both of the adjacent PUD zoned areas, High Forest Ranch to the east and Cherry Creek Crossing to the north, have an overall density of one (1) dwelling unit per 2.5 acres.

Within one (1) mile to the northwest of the subject property is additional RR-2.5 (Residential Rural) zoned property that is located in the Jackson Ranch development. The higher density Walden III Subdivision, which includes RR-0.5 (Residential Rural one-half acre minimum lot size) zoning, and the Pleasant View Subdivision, which includes RS-20000 (Residential Suburban) zoning, are located within two (2) miles to the northeast of the subject property.

The proposed map amendment is located within or contiguous with zoning in the subject area. The proposed rezone also provides a buffer between existing residential uses and the proposed commercial uses as proposed with the concurrent application for a map amendment to a PUD (Planned Unit Development) (PUD-18-003).

The proposed rezoning is contiguous to and compatible with previously developed areas. The proposed rezoning application from RR-5 to RR-2.5 (Rural Residential) is a logical extension and provides an appropriate density transition from existing development in the area and is compatible in terms of allowed uses and density.

4. Small Area Plan Analysis

The subject property is located within the Tri-Lakes Comprehensive Plan (2000). The Plan states, “The primary purpose of this Plan is to function as the overall guidance document of the County Master Plan for the Tri-Lakes Planning Area. It should be relied on by the Planning Commission and the Board of County Commissioners for guidance, direction and expectations concerning broader land use planning issues including growth management, compatibility, land use equity, property rights, and service standards.” (page 4)

Policy 7.1.9 *Carefully consider the environmental, visual, economic, and land use impacts of new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.*

Policy 7.1.13 *Carefully consider land uses in or near transitional zones to ensure the orderly progression between uses of differing types and densities.*

Policy 7.1.14 *Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated Planning Area.*

Policy 7.1.15 *Carefully consider requests for rezoning, particularly where the proposed zone change varies from adjacent properties and/or the recommendations in the Plan.*

The subject property is specifically located within the West Cherry Creek Sub-Area No. 8 of the Plan, which states:

“This Sub-Area should remain primarily rural and/or rural residential with lot sizes averaging a minimum of five acres exclusive of roads and tracts not devoted to open space areas. Large lot clustering options, utilizing minimum two and one-half (2 ½) acre lots should be considered to this overall density approach and if adequate mechanisms for implementation are available.”

The concurrent Preliminary Plan has a proposed one-hundred (100) foot no build area along the south boundary line and a seventy-five (75) foot no build area along the west boundary line that provides a transition from the proposed higher density of one (1) dwelling unit per 2.5 acres to the one (1) dwelling unit per 5 acres existing development. The additional setbacks proposed by the applicant decrease the overall density to 1 dwelling unit per 2.8 acres.

Staff recommends that if the concurrently reviewed Preliminary Plan is approved depicting the “no build” areas, which serve as density buffers and improve the overall density transitions, then the proposed zoning of RR-2.5 (Residential Rural) zoning district can be found to be compliance with the Tri-Lakes Comprehensive Plan (2000).

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Community Services Department, Environmental Division was sent a referral and has the following comments:

1. Documentation regarding the USCOE's jurisdictional determination shall be provided prior to project commencement if ground-disturbing activities will occur within the pond's ordinary high water mark or associated swales. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act.
2. The Natural Resources Report states that "the project area lacks adequate riparian or wetland habitat for Preble's." The applicant is hereby on notice that the USFWS has regulatory jurisdiction over threatened and endangered species and migratory birds, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to, the Endangered Species Act.
3. The Natural Resources Report provides recommendations regarding migratory birds which should be followed in order to avoid possible violations of the Migratory Bird Treaty Act. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to, the Migratory Bird Treaty Act.
4. The project may interfere with Abert's squirrel, mountain lion, black bear, elk and mule deer habitat. Information regarding wildlife protection measures shall be provided including fencing requirements, garbage containment, and riparian/wetland protection/buffer zones, as appropriate. Information can be obtained from Colorado Parks and Wildlife.

The Master Plan for Mineral Extraction (1996) identifies potential Stream Terrace 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.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified in the review of this application. The concurrent preliminary plan (SP181) identifies areas of geologic concerns that have been addressed with the proposed application for a preliminary plan.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. See the discussion above within the “Other Master Plan Elements” section of this report regarding comments provided by the El Paso County Community Services Department, Environmental Division.

3. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0285G shows the property lies within the zone X area, which is determined to be outside the 500-year floodplain.

4. Drainage and Erosion

The property is located primarily within the West Cherry Creek (CYCY0400) drainage basin; however, the southwest corner of the property is located within the Smith Creek (FOMO40000) drainage basin. The West Cherry Creek drainage basin is an unstudied and no fee basin. The Smith Creek drainage basin is a fee basin, but no drainage or bridge fees are required at the map amendment (rezone) stage of development.

A preliminary drainage report is included with the concurrently reviewed preliminary plan application (SP-18-001). The preliminary drainage report provides hydrologic analysis to identify and mitigate impacts to the surrounding properties. No public drainage improvements will be required.

5. Transportation

The proposed access to the site is located on Hodgen Road and the proposed Cherry Crossing Drive. All proposed roads will be public and dedicated to El Paso County for maintenance. A traffic impact study is included with the concurrently reviewed preliminary plan application (SP 18-001). The traffic impact study concluded that the Level of Service (LOS) for the intersection of Hodgen Road and Cherry Crossing Drive will be at an LOS D or better. Public roadway improvements to Hodgen Road include auxiliary turn lanes.

The Rolling Ridge subdivision will be subject to the El Paso County Road Impact Fee Program (Resolution 18-471), as amended.

H. SERVICES

1. Water

A finding of water sufficiency is not required at the rezoning stage of development. However, a finding of sufficiency is requested with the concurrently reviewed preliminary plan (SP-18-001) application. The County Attorney’s Office has provided a recommendation regarding a finding of sufficiency for water quantity and

dependability for the associated preliminary plan. El Paso County Public Health also made a recommendation for a finding of sufficiency in terms of water quality. The State Engineer's Office has provided an opinion on the associated preliminary plan applications that water supply can be provided without causing injury.

2. Sanitation

Wastewater service will be provided via individual onsite wastewater treatment systems (OWTS). El Paso County Public Health was sent a referral and has no outstanding issues with the application.

3. Emergency Services

The property is within the Donald Wescott Fire Protection District. The District was sent a referral and has provided no comments. The District provided a letter of commitment dated December 15, 2017, for the Rollin Ridge Estates development, including the Rollin Ridge Office/Commercial Center.

4. Utilities

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the proposed development.

5. Metropolitan Districts

The property is not included within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

I. APPLICABLE RESOLUTIONS

Approval Page 27

Disapproval Page 28

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. 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 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019); staff recommends the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include, but are not limited to: the Colorado 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 the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified fifteen (15) adjoining property owners on June 13, 2019, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Rezone Map

El Paso County Parcel Information

P-18-001

File Name: SP-18-001/PUD-18-003

Zone Map No. --

PARCEL	NAME
6127000064	TC&C LLC
6127000065	TC&C LLC

Date: June 7, 2019

ADDRESS	CITY	STATE	ZIP	ZIPLUS
17572 COLONIAL PARK DR	MONUMENT	CO	80132	2209
17572 COLONIAL PARK DR	MONUMENT	CO	80132	2209



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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**ROLLING RIDGE
LETTER OF INTENT
ZONE CHANGE RR-5 TO RR-2.5**

Owners/Applicants: TC&C, LLC
Carl Turse, Managing Member
17572 Colonial Park Drive, Monument, Colorado 80132

Consultants: Land Resource Associates
David Jones
9736 Mountain Road, Chipita Park, Colorado 80809
(719) 684-8413

P. J. Anderson
31 North Tejon Street, Suite 500
Colorado Springs, Colorado 80903
(719) 331-2732
Email: pja5713@gmail.com

Engineering: JPS Engineering
19 East Willamette Avenue
Colorado Springs, Colorado 80903
(719) 477-9429
www.jpsegr.com

Entech Engineering, Inc.
505 Elkton Drive
Colorado Springs, Colorado 80907
(719) 531-5238

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, Colorado 80903
(719) 633-2868

Petrock & Fendel, PC
700 17th Street, Suite 1800
Denver, Colorado 80202
(303) 534-0702

Letter of Intent
Page 2 of 4

Site Location: Southwest corner of Colorado Highway 83 and Hodgen Road. El Paso County Tax Schedule Nos. 61270-00-064 & 61270-00-065. Addresses: 16390 Highway 83 and 3285 Hodgen Road, Colorado Springs, CO 80921

Request: Request by TC&C, LLC for approval of a change of zoning from RR-5 to RR-2.5 on 48.84 acres.

Site and Plan Information/Justification for Request:

The proposed rezoning is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan and the 1987 Black Forest Preservation Plan Update. In addition, there has been a significant change in circumstances since the original zoning of this property as well as the dates of the two Comprehensive Plans.

RR-5 to RR-2.5. Sixteen single family residential lots each containing a minimum of 2.5 acres are proposed. The Property falls within Sub-Area 8 – West Cherry Creek of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for this Sub-Area, Map 7.1, are High Density and Medium Density residential with a commercial node geared toward the needs of local residents shown at the northeast corner of the Property located at the intersection of Highway 83 and Hodgen Road. While neither residential density term appears to be specifically defined, lots containing a minimum of 2.5 acres are believed to be consistent with the Plan.

An important objective of the Tri-Lakes Plan is to *“carefully consider the environmental, visual, economic, and land use impacts of new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density”*. Objective 7.1.9, p. 70.

Buffering/Mitigation:

South: The property to the south contains five acre lots. In order to meet the above objective, there are only five Rolling Ridge lots adjoining the five existing platted lots to the south. In addition, the Rolling Ridge plan provides a 100' deep “no construction disturbance” buffer adjoining the existing lots. This buffer will be designated as an easement on the plat and included in the HOA documents. This results in a setback of 100 feet versus the standard 25 feet in the RR-2.5 Zone. These five lots, which contain the 100 foot no construction disturbance easement, result in an average lot size of 3.4 acres.

West: There is a 20 acre unplatted parcel containing one single family residence to the west of the Property. The Tri-Lakes Plan indicates that 2.5 acre development would be recommended in this location and current market conditions would indicate that if developed, the property would likely contain 2.5 acre lots compatible with the adjoining Cherry Creek Crossing subdivision to the north and the proposed Rolling Ridge Subdivision. The minimum building setback for lots adjoining the westerly property line has been increased from the required 25' to 75'.

North: The land to the north, Cherry Creek Crossing, is zoned PUD and contains 110 2.5 acre residential lots and PUD commercial. The properties are separated by the 180' wide Hodgen Road right of way minimizing adjoining impacts. In addition, the adjoining land uses are similar to those proposed requiring no impact mitigation.

East: There is a 40 acre PUD privately owned open space parcel separated from the Property by the 180 foot wide Highway 83 right of way. Because of the elevated Highway 83 and lower topography, the Property is not visible from the majority of the 40 acres. In addition, the open space land use is not incompatible with the proposed RR-2.5 land uses.

The sixteen single family lots will be subject to a comprehensive set of Covenants, Conditions and Restrictions and an owners' association. Among other things, the owners' association will be responsible for ensuring compliance with the plan for augmentation for use of the Dawson aquifer groundwater. Water will be provided by individual wells. A Ruling of the Referee was recently entered in Case No. 17CW3076 approving a plan for augmentation for use of Dawson aquifer groundwater for residential and commercial use for 300 years.

Change in Character and Circumstances:

Although Colorado case law does not require an applicant to show a change in the character of the area since the land was last zoned if the proposed rezoning is consistent with the County master plan, there has been a significant change in character in this area since the Property was zoned to what is now the RR-3 (Rural Residential District – 5 acre minimum lot size) in 1955.

Exact population numbers are not available for this particular area. However, the population of El Paso County was approximately 125,000 in 1955 and had grown to 688,284 by 2017. Hodgen Road did not exist on either side of State Highway 83 in 1955. It was extended to the west of Highway 83 along the northerly boundary of the Property in 2003. Hodgen Road is now the main east/west transportation corridor in northern El Paso County with the Pikes Peak Rural Transportation Authority and El Paso County having expended more

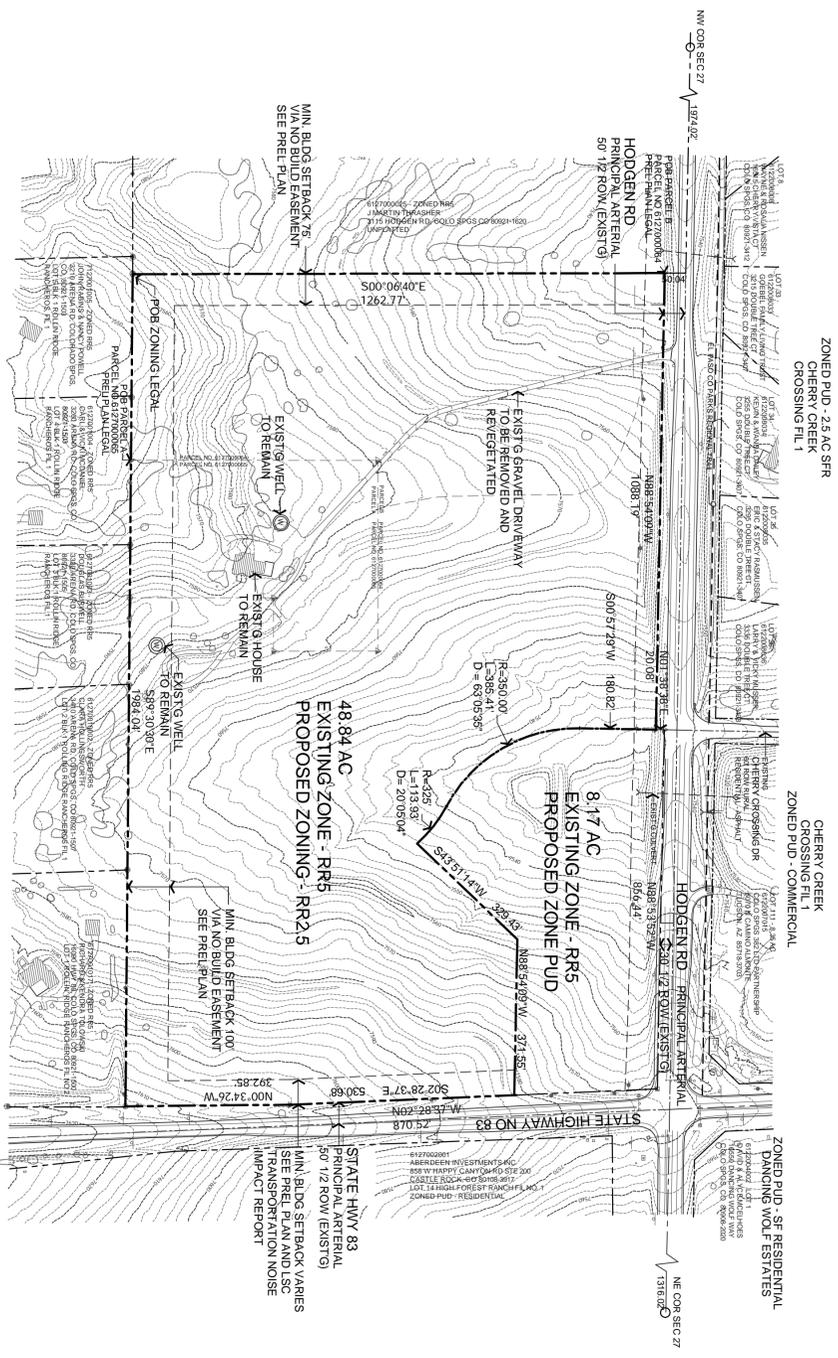
than \$30,000,000 in public funds improving this corridor from I-25 to Eastonville Road. Traffic counts from June, 2017, indicate 3,500 average daily trips on Hodgen Road west of Highway 83, 8,000 average daily trips east of Highway 83 and 10,000 average daily trips on Highway 83 bordering the easterly boundary of the Property.

In addition, the 383 acre Cherry Creek Crossing project, immediately to the north of Rolling Ridge, received PUD zoning in 1998 to include 2.5 acre parcels and commercial uses at the NW corner of Hodgen Road and State Highway 83. Also in 1988, the 40 acre Dancing Wolf Estates project at the NE corner of Hodgen and State Highway 83 received PUD zoning for 2.5 acre parcels and commercial use.

Districts Serving the Property:

Academy School District 20
Mountain View Electric Association
Donald Wescott Fire Protection District
Black Hills Energy

ZONING MAP RR5 TO RR2.5
ROLLIN RIDGE ESTATES
 EL PASO COUNTY, COLORADO
 TC & C, LLC 17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209



ZONING MAP
RR5 TO RR2.5



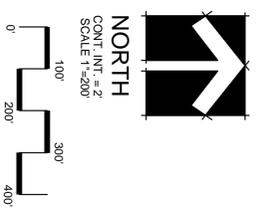
- DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)**
- DRAINAGE & UTILITY EASEMENTS (UNLESS OTHERWISE INDICATED)
 - FRONT - 15'
 - SIDE - 10'
 - REAR - 10'
 - MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CO LDC)
 - BUILDING SETBACKS (UNLESS OTHERWISE INDICATED)
 - FRONT - 25'
 - SIDE - 25'
 - REAR - 25'

PROPERTY OWNERS

TC&C, LLC
 CARL TURSE, MANAGING MEMBER
 17572 COLONIAL PARK DRIVE
 MONUMENT, CO 80132

EL PASO COUNTY PARCEL NUMBERS

PARCEL NO. 6127000065 - PARCEL A
 PARCEL NO. 6127000064 - PARCEL B



ZONE CHANGE RR5 TO RR2.5
LEGAL DESCRIPTION - SINGLE FAMILY RESIDENTIAL TRACT.

A TRACT OF LAND BEING THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2170699966 OF THE EL PASO COUNTY CLERK AND RECORDED TOGETHER WITH A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946 OF SAID COUNTY RECORDS, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" BEAR (NO CAP), FROM WHICH THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, AS MONUMENTED BY A 5/8" BEAR WITH ORANGE CAP STAMPED "P. S. 32429" BEARS N00°06'59"W, A DISTANCE OF 1262.77 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°06'59"W ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED IN DEEDS RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RECEPTION NO. 200156068, SAID CORNER OF THAT RIGHT-OF-WAY PARCEL, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076668;

THENCE S88°54'09"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RIGHT-OF-WAY PARCEL, AND ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, A DISTANCE OF 966.23 FEET TO A POINT OF BEGINNING CURVATURE;

THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°05'04", AN ARC LENGTH OF 115.95 FEET (THE LONG CHORD OF WHICH BEARS S15°51'14"E, A DISTANCE OF 329.43 FEET);

THENCE S88°54'09"E, A DISTANCE OF 371.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HWY 83;

THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES;

ZONE CHANGE RR5 TO RR2.5

1) THENCE S02°28'37"E, A DISTANCE OF 530.68 FEET;

2) THENCE S09°24'26"E, A DISTANCE OF 392.45 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF ROLLIN RIDGE RANCHEROS, FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID TRACT, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN RIDGE RANCHEROS, FILING NO. 2 AND THE NORTHERLY LINE OF SAID ROLLIN RIDGE RANCHEROS, FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS, A DISTANCE OF 1964.04 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 48.84 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
 KEVIN F. LLOYD, COLORADO P.L.S. NO. 26985
 FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
 WOODLAND PARK, COLORADO 80866
 719-687-0920



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 PAGE 2 OF 2

ISSUED FOR: COUNTY REVIEW	PROJECT NO. P18-001
COMPUTER FILE	SHEET NUMBER 1
ISSUE DATE DEC 18, 2017	DATE APR 30, 2018
DRAWN BY DFJ	CHECKED BY
CHECKED BY	DATE JUL 8, 2018