

**EXISTING EASEMENTS (as listed in the title policy)**  
 Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book 4 at page 78 of the records of El Paso County, Colorado. **Blanket easement**
2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. **Blanket easement**
3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. **Blanket easement**
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13. Subject to aviation easement recorded in book 5789 at page 1288, El Paso County, Colorado. **Blanket easement**
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). **Per Plan**
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 9814516. (Affects 9-13-64). **Per Plan**
16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). **Per Plan**
17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). **Per Plan**

**Prepared and Submitted by:**  
 William Guman & Associates, L.T.D.  
 815 N. Weber St.  
 Colorado Springs, CO 80903  
 Attn: Bill Guman/ Jason Alwine

**Submitted on Behalf of:**  
 Realty Development Services  
 25 N. Tejon St., 3rd Floor  
 Colorado Springs, CO 80903  
 Attn: Raymond O'Sullivan

**Mineral Rights Owners of Record:**

Singer Brothers  
 P.O. Box 755  
 Tulsa, OK 74101-0755

U.S. Government  
 General Services Administration  
 Washington, D.C. 20405

Sandra Creager et al  
 3840 Constitution Avenue  
 Colorado Springs, CO 80909

Georgia Drennie et al  
 3840 Constitution Avenue  
 Colorado Springs, Co 80909

**Existing Adjacent Roads and Widths:**

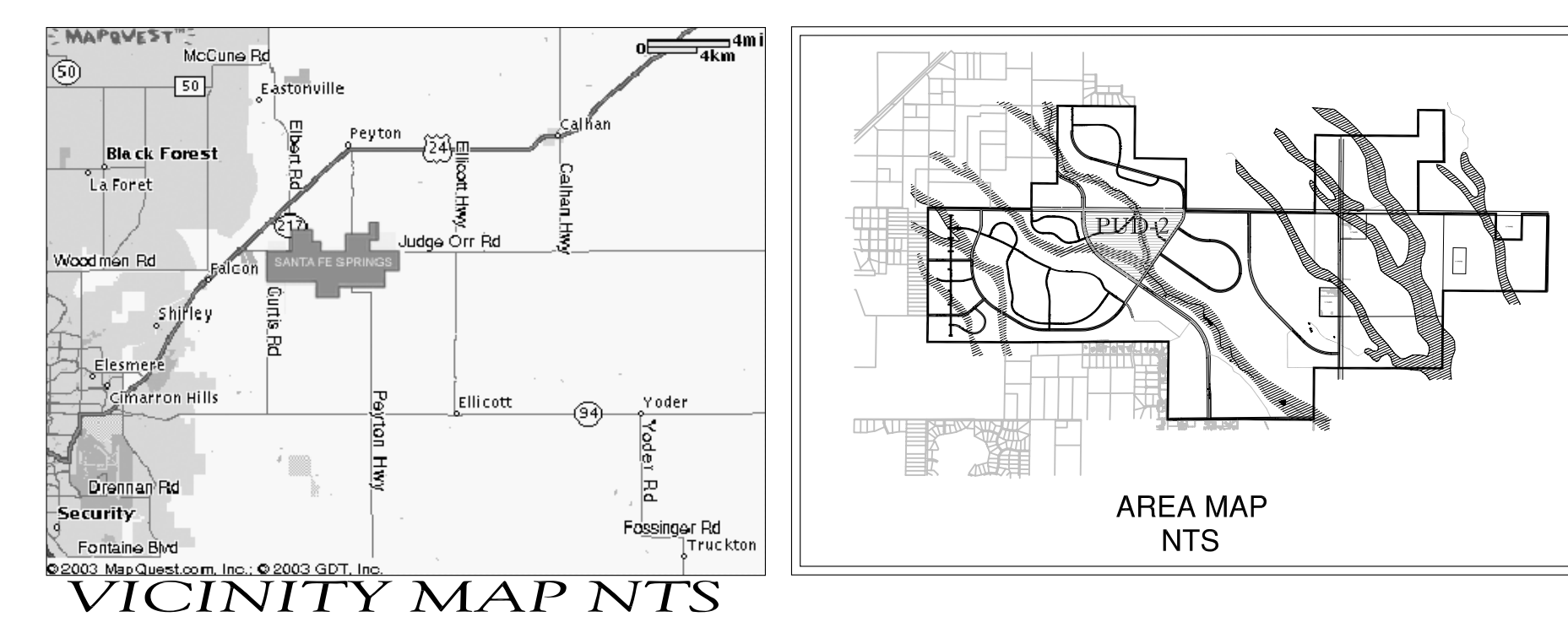
Road Name	Width	Type
Falcon Hwy.	25.0'	Maj. Arterial Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial Asphalt
Elbert Rd.	25.1'	Maj. Arterial Asphalt

**LEGAL DESCRIPTION:**

A tract of land located in Section 1 and 2, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 2; thence S 89° 28' 49" E along the North line of said Section 2, a distance of 2,646.56 feet to the point of beginning of the tract herein described;

Thence S 00° 31' 11" W, a distance of 465.81 feet; thence southeasterly along the arc of a 2,550.00 foot radius curve to the left through a central angle of 55° 44' 55" (the long chord of which bears S 27° 21' 16" E, a long chord distance of 2,384.42 feet), an arc length of 2,481.14 feet; thence S 55° 13' 44" E, a distance of 2,087.88 feet; thence N 54° 46' 16" E, a distance of 1,326.32 feet; thence N 36° 58' 14" E, a distance of 2,242.17 feet; thence northeasterly along the arc of a 1,001.61 foot radius curve to the left through a central angle of 39° 23' 03" (the long chord of which bears N 17° 16' 42" E, a long chord distance of 675.01 feet), an arc length of 688.49 feet; thence N 00° 26' 50" E, a distance of 193.88 feet to a point on the north line of said Section 1; thence N 89° 17' 01" W along said north line, a distance of 2,515.37 feet to the northeast corner of said Section 2; thence N 89° 28' 49" W along the north line of said Section 2, a distance of 2,598.25 feet to the point of beginning. Said tract contains 286.15 acres, more or less.



**Rezoning Plan- PUD 2**

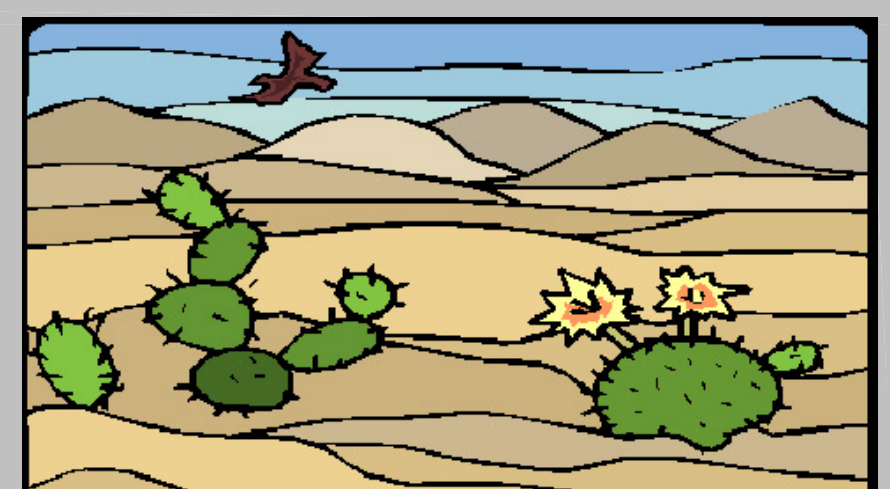
**William Guman & Associates, Ltd.**  
 MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

815 North Weber Street  
 Colorado Springs, CO 80902  
 719.635.9700  
 719.635.8629 Fax  
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**RDS Realty Development Services**

25 North Tejon Street, 3rd Floor  
 Colorado Springs, Colorado 80903  
 719-227-1022

**Santa Fe Springs**  
 El Paso County, Colorado



DATE: September 10, 2004 REVISIONS:  
 BY: WFG, JRA, LRG SFS PUD-2 BOCC APPROVAL  
 FILE NO.: 01/07/05  
 REVISIONS: SFS PUD-2 Planning Comments  
 06/28/05

SCALE: 1"= 5000'

north

0 500 1000 1500

**SHEET:**  
 1 OF 3



**PUD 2 LAND USE KEY**

Land Use	Gross AC	%	Total DU	Use
R-1	39.71	13.9%	180	SFR
R-3	37.01	12.9%	235	MFR
<b>SUBTOTAL:</b>	<b>76.72</b>	<b>26.8%</b>	<b>415</b>	<b>5,41 DU/AC</b>
SS	7.86	2.7%		Elementary School
PBC	23.96	8.3%		Business Center
PBD	2.25	0.8%		Business District
PBP	6.31	2.2%		Business District
<b>SUBTOTAL:</b>	<b>40.38</b>	<b>14.1%</b>		
OS/P	32.66	11.4%		Open Space/Park
Pres. Esmt.	57.35	20.1%		Preservation/No-Build
Trail Esmt.	13.75	4.8%		Trail System
LS Esmt.	15.73	5.5%		Landscape Easement
Detention Pond	15.67	5.5%		Preservation/No-Build
<b>SUBTOTAL:</b>	<b>135.16</b>	<b>47.2%</b>		
Road R.O.W.	33.89	11.5%		
<b>TOTAL:</b>	<b>286.15</b>	<b>100.00%</b>		<b>PUD - Incl. Future Filings</b>

- Notes:**
- This Plan is an amendment to a portion of the Santa Fe Springs Phase One Planned Unit Development Plan (February 1990) as approved by the El Paso County Board of County Commissioners.
  - Acres and percentages are rounded up to equal 100%.
  - Proposed uses are permitted principal uses as defined by the El Paso County Land Development Code.
  - All proposed uses are as permitted in a PUD (Planned Unit Development) as approved by the Board of County Commissioners.
  - Areas designated as Preservation Easements and Landscape Easements are no-build zones. These are to be owned and maintained in perpetuity by the Santa Fe Springs Metropolitan District. All developed parks and community centers are to be maintained by the Santa Fe Springs Metropolitan District.
  - All public roadways are to be dedicated to and maintained by El Paso County.
  - This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, Community map number 08041c0575f, effective date March 17, 1997. No structures are permitted with designated floodplain areas.
  - This property is subject to the Santa Fe Springs Development Guidelines as recorded under Reception NO. \_\_\_\_\_ of the records of El Paso County.
  - The electrical substation site is to be owned and maintained by the Mountain View Electrical Association. All water issue related sites, such as the waste water treatment facility and the water tank site, are to be owned and maintained by the Sunset Metropolitan District.

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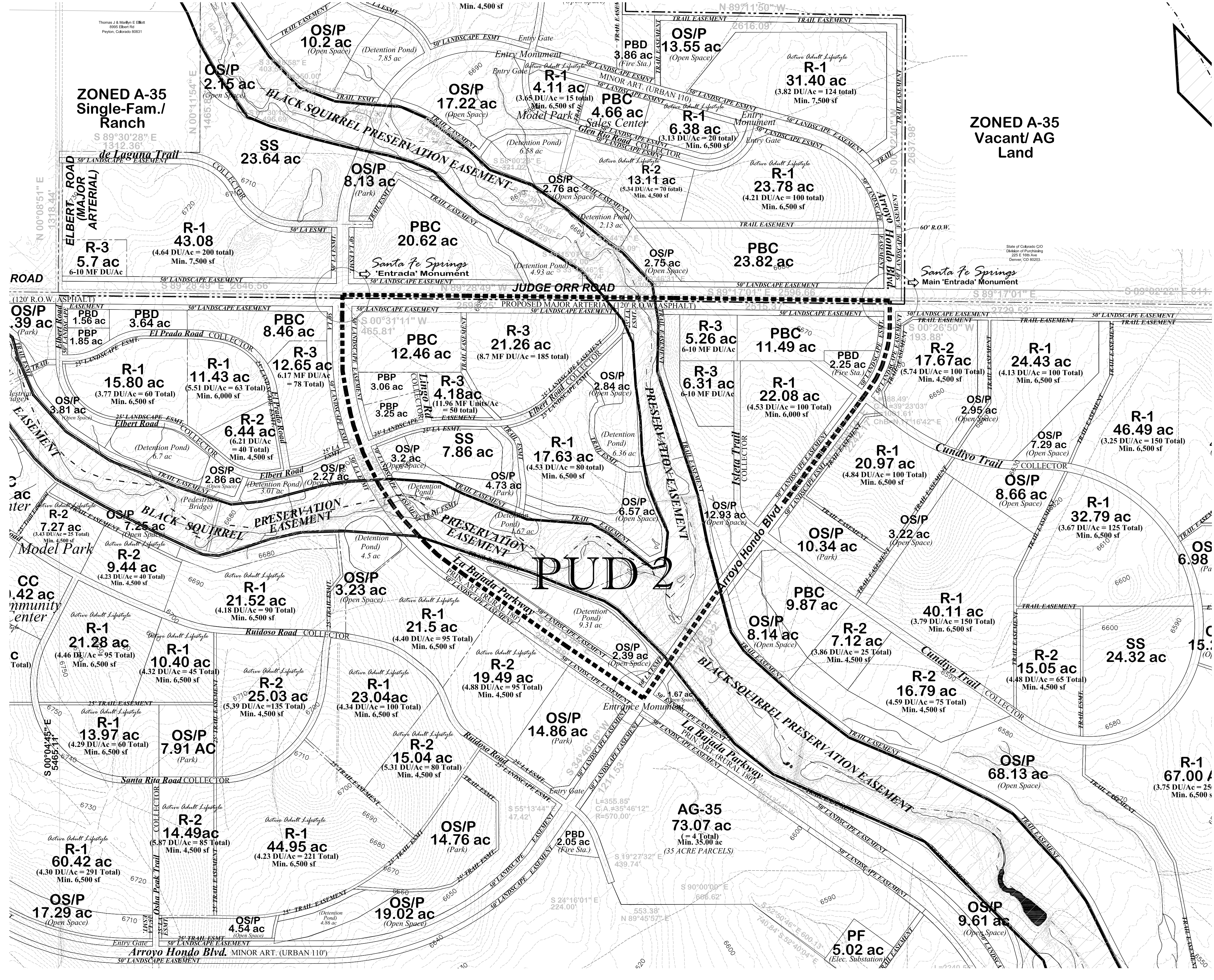
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**Existing Adjacent Roads and Widths:**

Road Name	Width	Type
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt

**Proposed Interior Roads and R.O.W.**

Road Name	Width	Type
Elbert Road	60' R.O.W.	Collector/ Asphalt
Isleta Trail	60' R.O.W.	Collector/ Asphalt
Cundivo Trail	80' R.O.W.	Collector/ Asphalt
Lingo Road	80' R.O.W.	Collector/ Asphalt
La Bajada Parkway	180' R.O.W.	Rural Prim. Arterial/ Asphalt
Arroyo Hondo Blvd.	110' R.O.W.	Urban Minor Art./ Asphalt



- PROPOSED PUD 2 ZONING DISTRICTS**
- R-1** Residential (Min. 6,000 sf lot size)
  - SS** School Site
  - PBC** Planned Business Center
  - PBD** Planned Business District
  - PER PLAN** 50' Landscape Setback/Easement
  - R-3** Residential (Min. 5,000 sf lot size)
  - OS/P** Open Space / Park
  - PBP** Planned Business Park
  - PER PLAN** Multi-Use Trail (50' Easement)

**Development Plan-PUD 2**

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**AUTHORITY:**  
 THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

**ADOPTION:**  
 THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISION OF PART IV, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

**RELATIONSHIP TO COUNTY REGULATIONS:**  
 THE PROVISIONS OF THIS DEVELOPMENT PLAN AND THE SANTA FE SPRINGS GUIDELINES AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

**CERTIFICATE OF OWNERSHIP**  
 I \_\_\_\_\_ OF REALTY DEVELOPMENT SERVICES, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS, COUNTY CASE NUMBER PUD-04-003, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, BY (NAME) \_\_\_\_\_, AS (TITLE) \_\_\_\_\_ OF \_\_\_\_\_, AN AUTHORIZED SIGNATORY.

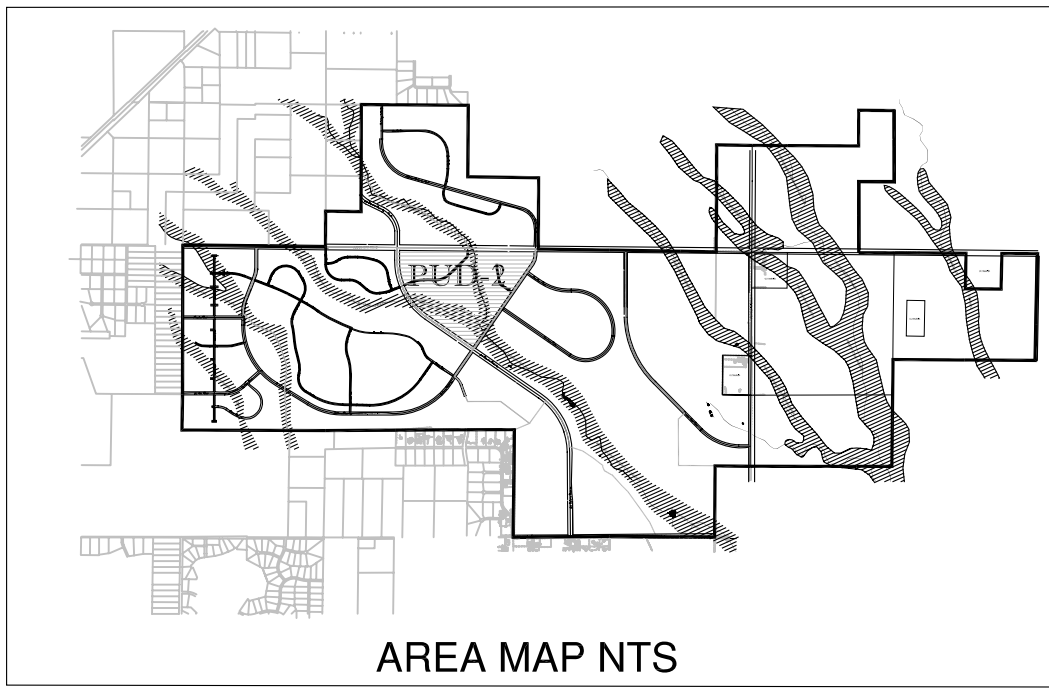
WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

OWNER OF RECORD OF AUTHORIZED AGENT  
 STATE OF COLORADO ) SS  
 COUNTY OF EL PASO )  
 THE AFOREMENTIONED SANTA FE SPRINGS  
 HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
 \_\_\_\_\_, MANAGER  
 STATE OF COLORADO ) SS  
 COUNTY OF EL PASO )  
**COUNTY APPROVAL:**  
 APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DEVELOPMENT SERVICES DIRECTOR  
**COUNTY APPROVAL:**  
 APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
 CLERK AND RECORDER'S CERTIFICATE  
 RECEPTION NO. \_\_\_\_\_  
 FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
 BY: \_\_\_\_\_, DEPUTY

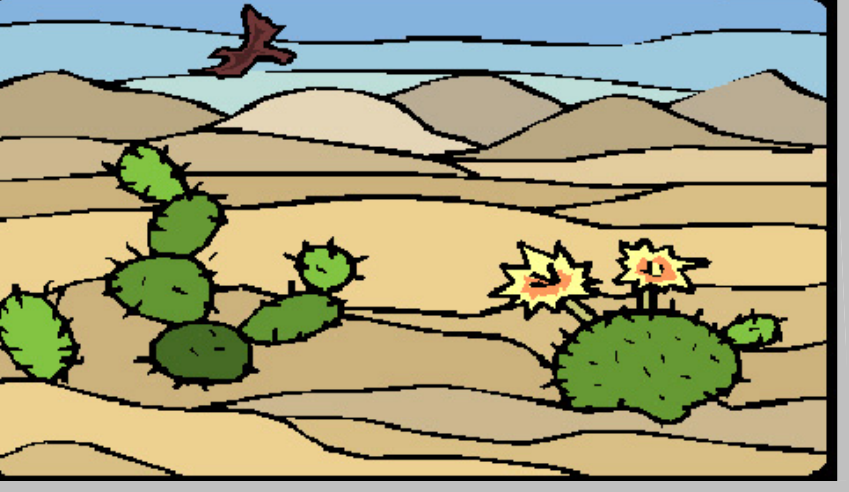
Prepared and Submitted by:	Submitted on Behalf of:
William Guman & Associates, LTD. 815 N. Weber St. Colorado Springs, CO 80903 Attn: Bill Guman / Jason Alwin	Realty Development Services 25 N. Tejon St., 3rd Floor Colorado Springs, CO 80903 Attn: Raymond O'Sullivan
<b>Mineral Rights Owners of Record:</b> Singer Brothers P.O. Box 755 Tulsa, OK 74101-0755	Sandra Creager et al 3840 Constitution Avenue Colorado Springs, Co 80909
U.S. Government General Services Administration Washington, D.C. 20405	Georgia Brennicke et al 3840 Constitution Avenue Colorado Springs, Co 80909



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 william@wga.com  
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**Santa Fe Springs**  
 El Paso County, Colorado



DATE: September 10, 2004 REVISIONS:  
 BY: WFG, JRA SFS PUD-2 BOCC APPROVAL  
 FILE NO.: 01/07/05  
 REVISIONS: SFS PUD-2 Planning Comments 06/28/05

**SHEET:**  
 2 OF 3

SCALE: 1"= 5000'  
 north  
 0 500 1000 1500



PROPOSED PUD ZONING DISTRICTS

**R-1 Residential (Min. 6,000 sf lot size)**  
 Permitted Principal Use = Single Family Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6  
 Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code), Emergency Facility  
 Required Setbacks = Front & Rear yard - 25'-0" Left and Right Side Yard - 5'-0"  
 Corner Lot Setback- 7'-0" (Streetside), 5'-0" Internal  
 Maximum Lot Coverage (by structure) = 35%  
 Maximum Structure Height = 30'-0"  
 Accessory Structure= 5' Rear Yard  
 Minimum Lot Width at Setback: 50'  
 Minimum Lot Width at ROW: 30'

**R-3 Residential (Min. 5,000 sf lot size)**  
 Permitted Principal Use(s) = Adult Care Home, Multi-Family Dwelling, House, Home Occupation per Code Section 35.6, Home Day Care (As regulated in the El Paso County Land Development Code), Public Park & Open Space, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6  
 Special Use(s) = Emergency Facility, Group Home, Hospital, Library, Private Tower, Convalescent Hospital,  
 Multi-Family, Condominium Development:  
 Minimum Lot Area: 5,000 sf for first two (2) Units Additional 1,000 sf for each additional unit Maximum 30 Units per Acre  
 Required Setbacks = 25'-0" from Perimeter Boundary 0'-0" from Internal Lot Line  
 Maximum Lot Coverage (by structure) = 60%  
 Maximum Structure Height = 40'-0"  
 Accessory Structure= 15' Perimeter Setback  
 Townhome Development:  
 Minimum Lot Area= 800 sf for individual lots  
 Required Setbacks = 25'-0" from Perimeter Boundary 0'-0" from Internal Lot Line  
 Maximum Lot Coverage (by structure) = 60%  
 Maximum Structure Height = 40'-0"  
 Accessory Structure= 15' Perimeter Setback  
 All Other Uses:  
 Minimum Lot Area: 10,000 sf  
 Required Setbacks = Front and Rear yard - 25'-0" Rear and Side yards = 15'-0"  
 Accessory Structure= 25' Front, 5' Rear & Side  
 Maximum Lot Coverage (by structure) = 60%  
 Maximum Structure Height = 40'-0"  
 Minimum Lot Width at ROW: 30'

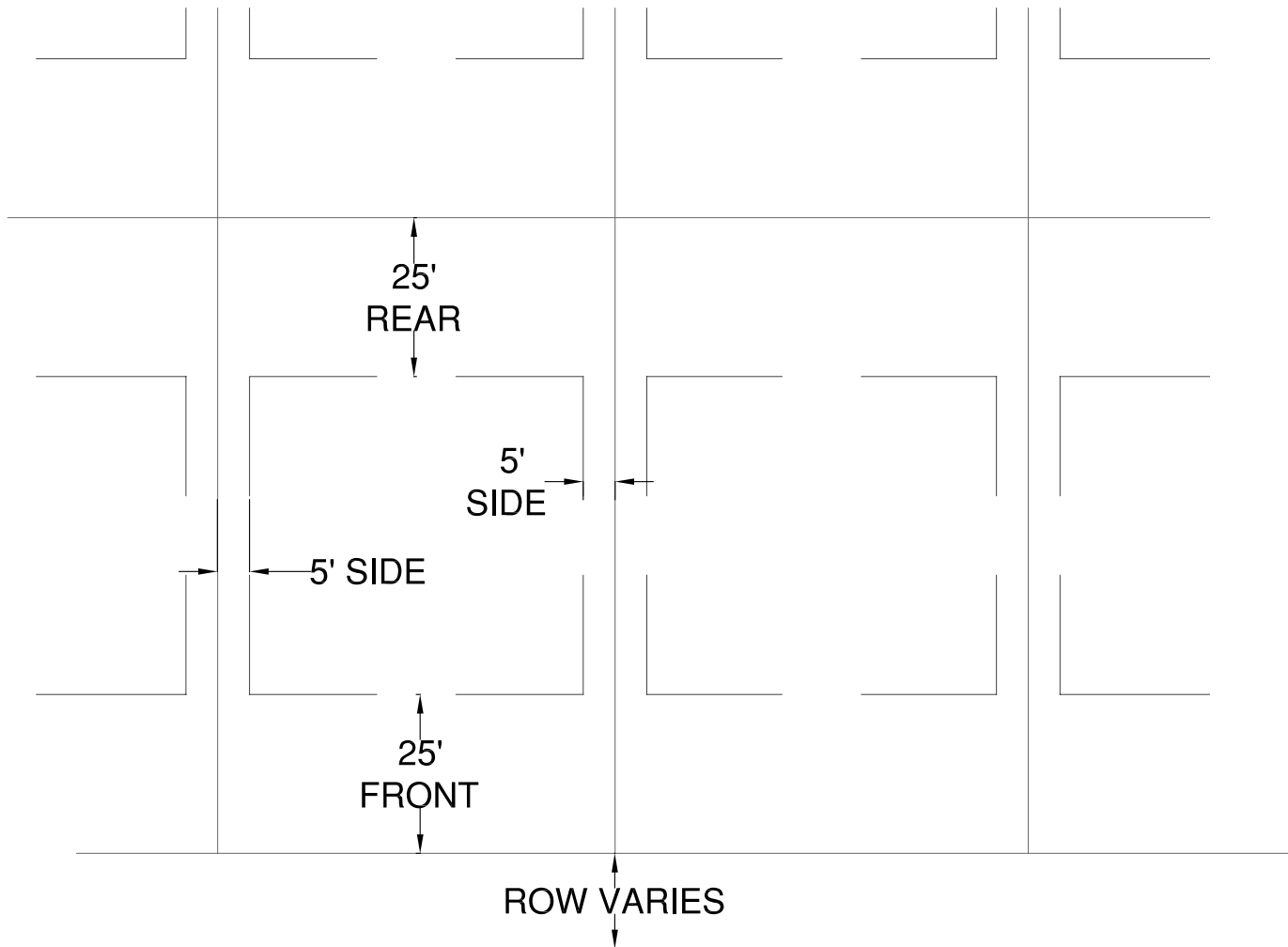
**PBC Planned Business Center**  
 Minimum Zone Size = 5 acres  
 Permitted Use(s) = Any Retail or Commercial Use Included as Part of an Overall Shopping Center Design, Retail Bakery, Bar, Child Care Center, Community Building, Emergency Facility, Financial Institution, Gasoline Filling Station, Home Improvement Center, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Museum, Office, Parking Lot, Public Park & Open Space, Space, Parking Lot, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Restaurant, Store, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)  
 Minimum Lot Coverage = none  
 Maximum Structural Height = 40'-0"  
 Special Uses = Bus Station, Car Wash, Hotel & Motel, Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Train Station, Private Tower, Commercial Tower, Outside Amusement Center

**PBP Planned Business Park**  
 Minimum Zone Size = 1 acre  
 Principal Uses = Bakery-Retail, Bar, Child Care Center, Community Building, Emergency Facility, Financial Institution, Gasoline Filling Station, Hospital, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Museum, Office, Parking Lot, Public Park & Open Space, Space, Parking Lot, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Restaurant, Store, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)  
 Minimum Lot Coverage = none  
 Maximum Structural Height = 40'-0"  
 Special Uses = Indoor/ Outdoor Amusement Center, Bus Station, Car Wash, Equipment Rental, Funeral Parlor, Home Improvement Center, Hospital-Veterinary, Hotel & Motel, Mini-Warehouse, Train Station, Private Tower, Transmission Tower, Warehouse, Educational Institution (Subject to El Paso County Plot Plan/ Site Plan Approval)

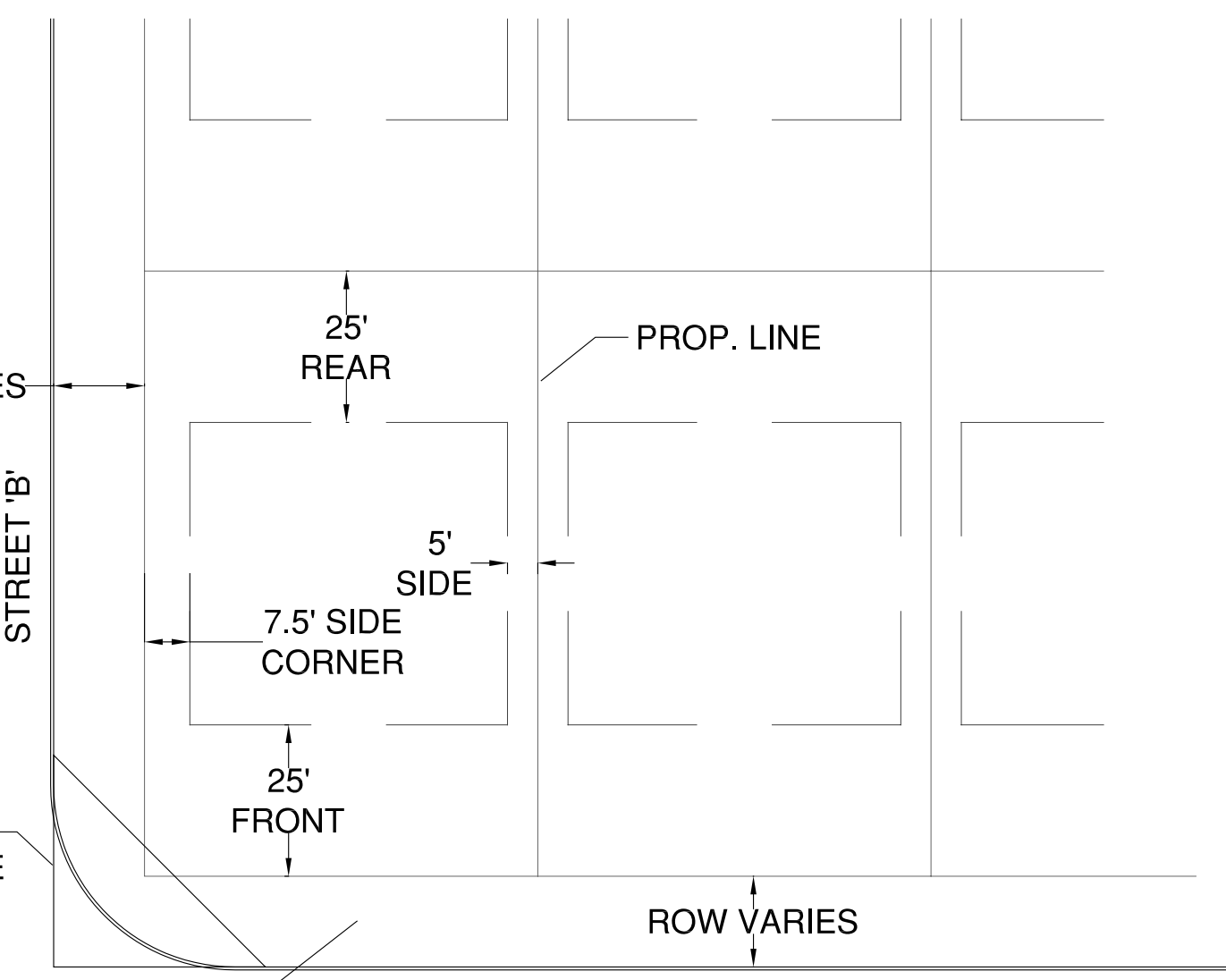
**PBD Planned Business District**  
 Minimum Zone Size = 2 acres  
 Principal Uses = Indoor Amusement Center, Bakery, Bar, Community Building, Emergency Facility, Financial Institution, Food Processing, Funeral Parlor, Auto Repair Gasoline Filling Station, Home Improvement Center, Hotel & Motel, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Mini-Warehouse, Museum, Office, Parking Lot, Printing or Publishing Establishment, Public Park & Open Space, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Repair Shop, Restaurant, Store, Warehouse, Wholesale Business Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)  
 Minimum Lot Coverage = none  
 Maximum Structure Height = 40'-0"  
 Special Uses = Outdoor Amusement Center, Bus Station, Car Wash, Child Care Center, Equipment Rental, Light Industry, Lumber Yard, Hospital, Hospital-Veterinary, Private Tower, Commercial Tower, Educational Institution (Subject to El Paso County Plot Plan/ Site Plan Approval)  
 Maximum Structural Height = 40'-0"

**OS/P Open Space / Park**  
 Permitted Use(s) = Outdoor Recreational Facility, Athletic and Sports Fields, Public Park, Open Space (unimproved, semi-improved, improved) Water storage, Detention pond, Treatment facility  
 Temporary Use(s) = Temporary Sports Events (ballooning events, track & field events, dog shows) for which the user must first obtain permission from the Santa Fe Metro District for special events. Motorized events are prohibited. Temporary Use events must follow the criteria process as established in the El Paso County Land Development Code.  
**SS School Site**  
 Permitted Principal Use(s) = High School, Middle School, Elementary School  
 Special Use(s) = Educational Institution (K-12, Private, Parochial) Subject to El Paso County Plot Plan/ Site Plan Approval  
 Required Setbacks = Front yard - 50'-0" Rear and Side yards - 25'-0"  
 Maximum Structure Height = 65'-0"  
 \* In the event these sites are not utilized for an educational institution they will become R-1 residential zones. In any case it is understood that the overall lot cap established by the County for Santa Fe Springs still will not exceed 5,370 dwelling units if school sites become zone residential.

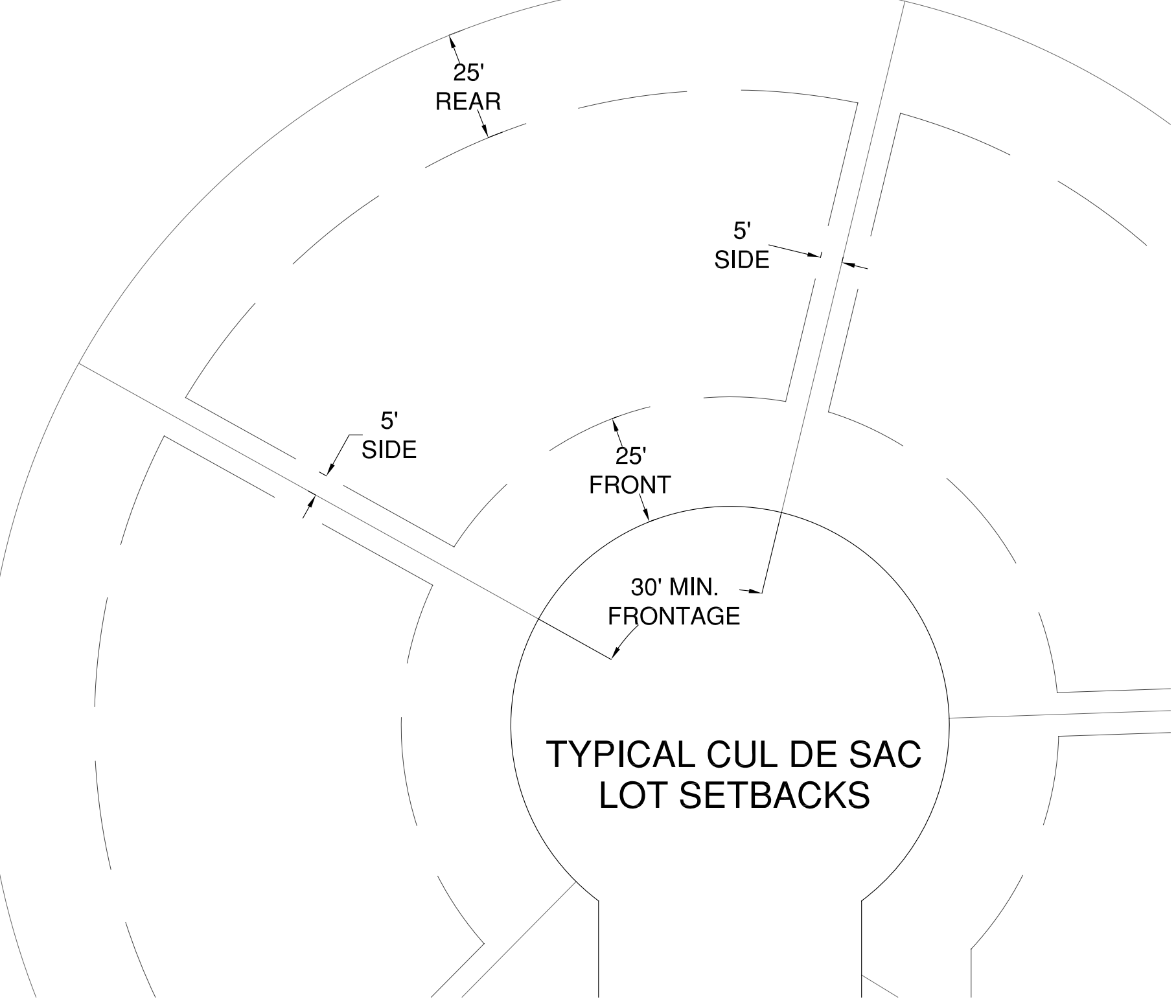
**PER PLAN 50' Landscape Setback/Easement**  
 Landscape buffer zone to separate residential lots from adjacent non-residential arterials.  
 \*Landscape development of these areas shall follow the criteria established in the Santa Fe Springs Development Guidelines, Reception No. \_\_\_\_\_ for streetscape and buffer areas. A Landscape Development Plan that shows all proposed trees and shrub plantings, groundcovers, and other improvements in all setbacks shall be prepared and submitted to the County for approval concurrent with the Final Plat plans for trings adjacent to any landscape setback.  
**PER PLAN Multi-Use Trail (50' Easement)**  
 Pedestrian and Equestrian Trail No motorized vehicles permitted. Trail type = 8'-0" width asphalt paved trail (to be built on centerline of easement)



TYPICAL INTERNAL LOT SETBACKS



TYPICAL CORNER LOT SETBACKS

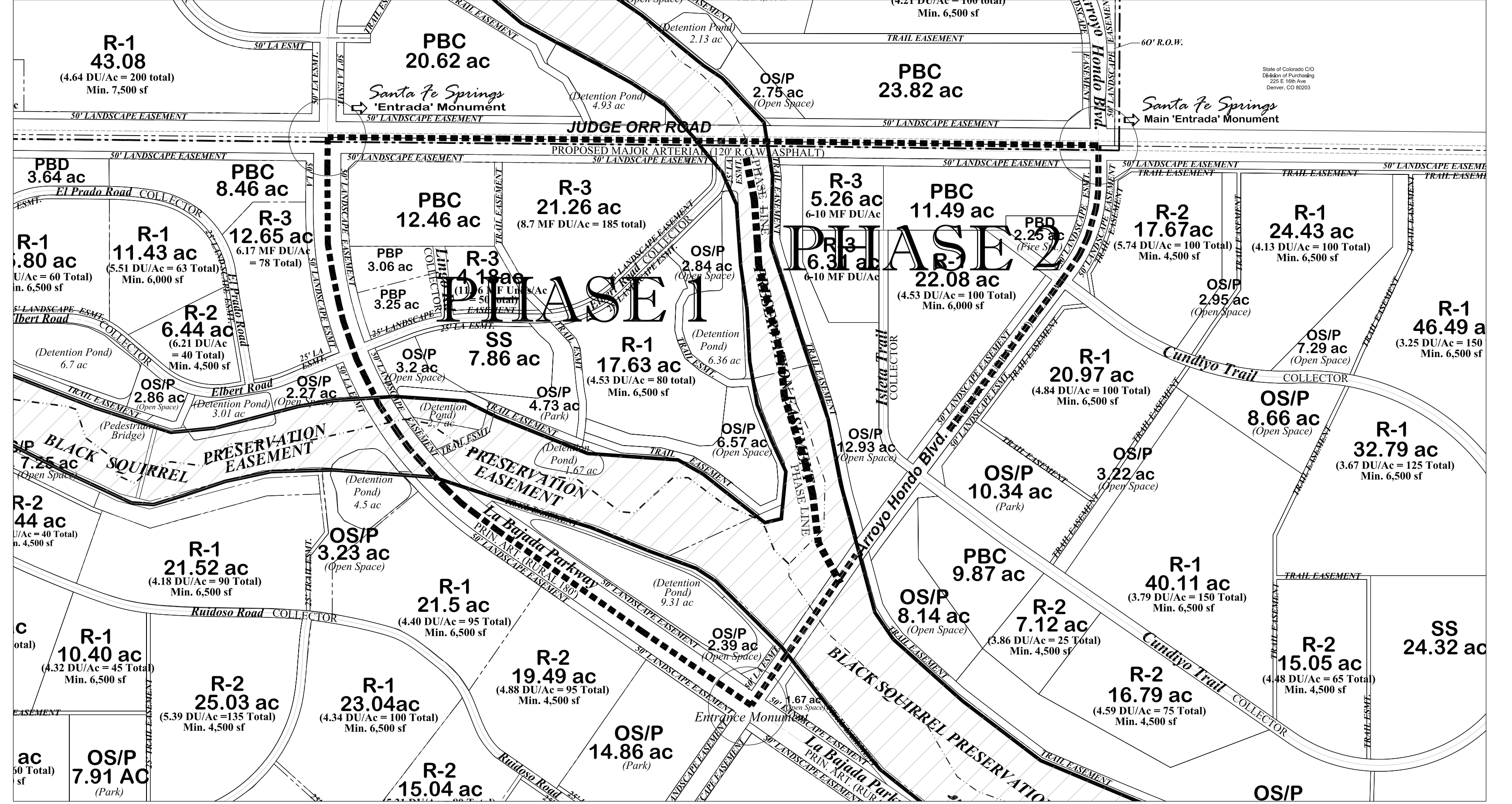


TYPICAL CUL DE SAC LOT SETBACKS

DRIVEWAY LOCATION TO BE DETERMINED BY PRODUCT TYPE CONFORMING TO CODE SECTION 35.7.

**DIMENSIONAL SETBACK STANDARDS**

**PHASING PLAN**



**PUD 2 PHASING PLAN:**

\*THE PHASING WITHIN PUD 2 IS SUBJECT TO ADMINISTRATIVE MODIFICATION AS APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES BASED UPON MARKETING, INFRASTRUCTURE MODIFICATION, AND GROWTH TRENDS WITHIN SANTA FE SPRINGS.

PHASE 1: 80 DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING AT 6,500 SF LOTS. 235 DWELLINGS UNITS TO BE INCORPORATED THROUGH MULTI-FAMILY RESIDENTIAL HOUSING. A 7.86 SCHOOL SITE AND ADJACENT 4.73 ACRE DEVELOPED PARK WILL BE COMPLETED IN PHASE 1. THE ZONED COMMERCIAL DISTRICTS WILL BE DEVELOPED UPON SUBSTANTIAL COMPLETION OF THE RESIDENTIAL HOUSING UNITS AND A DEMAND FOR COMMERCIAL SERVICES IS NEEDED. LINGO ROAD, WHICH SERVES AS THE ACCESS TO THE COMMERCIAL DISTRICTS, WILL BE BUILT WITH THE DEVELOPMENT OF THE INITIAL COMMERCIAL PARCELS. FURTHER DEVELOPMENT OF THE OPEN SPACE BUFFERS AND THE TRAIL CORRIDOR SYSTEM ARE ALSO INCLUDED IN PHASE 1 TO EVENTUALLY CONNECT TO THE EAST SIDE OF THE BLACK SQUIRREL PRESERVATION EASEMENT. INFRASTRUCTURE IMPROVEMENTS TO INCLUDE ELBERT ROAD FROM LA BAJADA PARKWAY NORTH TO JUDGE ORR ROAD. FURTHER IMPROVEMENTS TO LA BAJADA PARKWAY MAY BE NEEDED AS POPULATION AND TRAFFIC INCREASES.

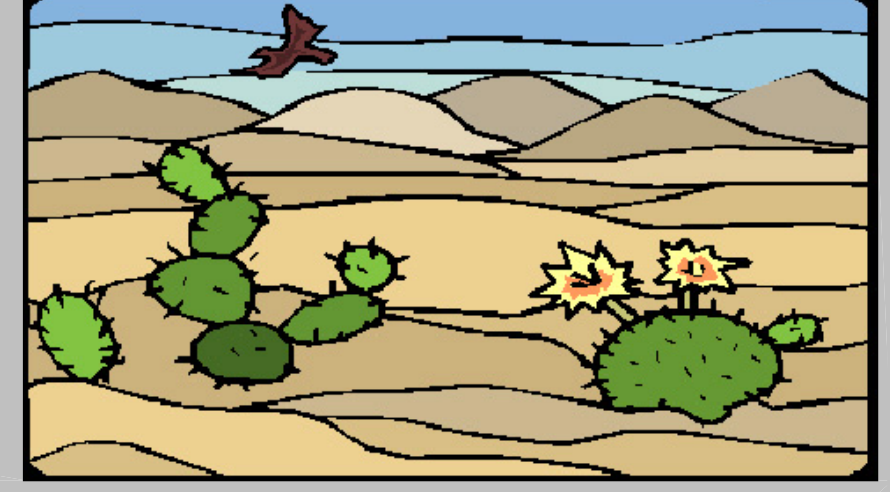
PHASE 2: 100 DWELLING UNITS DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING AT 6,500 SF LOTS. 11.31 ACRES OF MULTI-FAMILY PARCELS FOR POTENTIAL RESIDENTIAL HOUSING UNITS. THE ZONED COMMERCIAL DISTRICTS WILL BE DEVELOPED UPON SUBSTANTIAL COMPLETION OF THE RESIDENTIAL HOUSING UNITS AND A DEMAND FOR COMMERCIAL SERVICES IS NEEDED. FURTHER DEVELOPMENT OF THE OPEN SPACE BUFFERS AND THE TRAIL CORRIDOR SYSTEM ARE ALSO INCLUDED IN PHASE 2. INFRASTRUCTURE IMPROVEMENTS TO INCLUDE PARTIAL COMPLETION OF ARROYO HONDO BLVD. FROM LA BAJADA PARKWAY NORTHEAST TO JUDGE ORR ROAD. ALL INTERIOR COLLECTORS WILL BE CONSTRUCTED INCLUDING ISLETA TRAIL AND CUNDIVO TRAIL WITHIN PUD 2.

**Development Plan-PUD 2**

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 El Paso County, Colorado



DATE: September 10, 2004 REVISIONS:  
 BY: WFG, JRA, LRG SFS PUD-2 BOCC APPROVAL  
 FILE NO.: 01/07/05  
 REVISIONS: SFS PUD-2 Planning Comments  
 06/28/05  
 SCALE: 1" = 5000"  
 north  
 SCALE: 0 500 1000 1500

**SHEET:**  
 3 OF 3