CHERRY SPRINGS RANCH
PUD DEVELOPMENT PLAN
MINOR AMENDMENT

May, 2026

GENERAL PROVISIONS:

A. AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

B. APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

C. ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR CHERRY SPRINGS RANCH PUD IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

D. RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF CHERRY SPRINGS RANCH PUD, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

E. ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

F. CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

G. MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

H. PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

GENERAL NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. CONTOUR INTERVALS SHOWN ON PLAN ARE 2'.
3. PUBLIC UTILITY/DRAINAGE EASEMENTS ARE PROPOSED TO BE PROVIDED ON ALL LOTS AS FOLLOWS:
   a. FRONT: TEN (10) FEET
   b. SIDE: TEN (10) FEET
   c. REAR: SEVEN AND ONE-HALF (7.5) FEET
   d. STREETS: TEN (10) FEET EASEMENT ALONG ALL AREAS WHEN FRONT EASEMENT IS NOT APPROPRIATE.
   e. SUBDIVISION PERIMETER: TWENTY (20) FEET
4. WITHOUT REQUIRING A MAJOR OR MINOR PUD PLAN AMENDMENT, LIMITED REDESIGN FLEXIBILITY IS ALLOWED IN THE PLATTING STAGE, AND LOT LINES MAY BE MOVED UP TO 20 FEET FROM THE CURRENTLY SHOWN LOCATIONS. IN CASES WHERE THE LOT LINES ARE MOVED, IN ORDER TO MAINTAIN AN EQUIVALENT SIZE BUILDING AREA, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR MAY AUTHORIZE SETBACK CHANGES AS INDICATED IN THE DESIGN STANDARDS.
5. NO DEVELOPMENT SHALL OCCUR WITHIN THE 100 YEAR FLOODPLAIN.

CERTIFICATE OF OWNERSHIP:

I,_____ HEREBY CERTIFY THAT I AM THE OWNER OR AUTHORIZED AGENT HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS ____ DAY OF _____, AD BY (NAME) _____.AS (TITLE) _____ OF SEARLE DEVELOPMENT, INC. AN AUTHORIZED SIGNATORY.

_____
OWNER OF RECORD/AUTHORIZED AGENT

CERTIFICATE OF OWNERSHIP:

I,_____ HEREBY CERTIFY THAT I AM THE OWNER OR AUTHORIZED AGENT HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS ____ DAY OF _____., AD BY (NAME) _____.AS (TITLE) OWNER (CHARLES SEARLE). AN AUTHORIZED SIGNATORY.

_____
OWNER OF RECORD/AUTHORIZED AGENT

CERTIFICATE OF OWNERSHIP:

I,_____ HEREBY CERTIFY THAT I AM THE OWNER OR AUTHORIZED AGENT HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

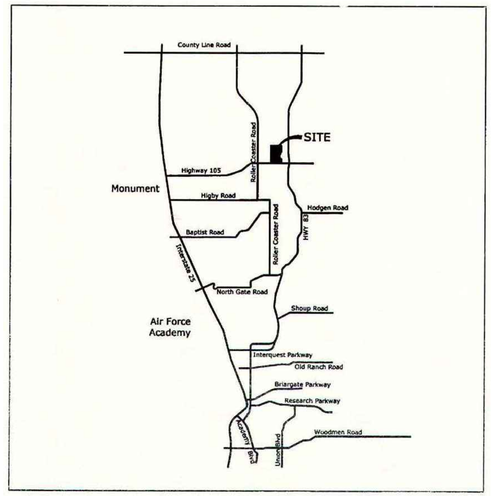
THE FOREGOING WAS ACKNOWLEDGED BY ME THIS ____ DAY OF _____., AD BY (NAME) _____.AS (TITLE) _____ OF CHERRY SPRINGS RANCH, INC. AN AUTHORIZED SIGNATORY.

_____
OWNER OF RECORD/AUTHORIZED AGENT

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

STATE OF COLORADO) _____
SS)



VICINITY MAP
NTS

DEVELOPMENT DATA:

1. EXISTING ZONING : PUD
2. PROPOSED ZONING: PUD (AMENDED)

3A. TOTAL PUD AREA: 230.7 ACRES (ORIGINAL)
3B. SEARLE RANCH AREA = 17.6 ACRES (EXCLUDED FROM PUD)
3C. AMENDED TOTAL PUD AREA: 213.1 ACRES
4A. TOTAL NUMBER OF LOTS: 42 (ORIGINAL PUD)
4B. FILING NO.1 LOTS: 16 (EXISTING)
4C. SEARLE RANCH LOTS: 6 (EXCLUDED FROM PUD)
4D. FUTURE LOTS: 20

5. MAX. HEIGHT: THIRTY-FIVE (35) FEET

COUNTY CERTIFICATION:

_____
PLANNING AND COMMUNITY DEVELOPEMENT DIRECTOR DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
) ss.
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS (DAY) OF (MONTH), 20_ AT _____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER RECEPTION NO. _____

_____
EL PASO COUNTY CLERK AND RECORDER

DESIGN STANDARDS:

A. USES:
ONLY THE FOLLOWING USES ARE PERMITTED IN THE CHERRY SPRINGS RANCH PUD. SINGLE FAMILY HOMES AND ACCESSORY BUILDINGS AND USES AS DESCRIBED IN THE RR-2.5 RURAL RESIDENTIAL DISTRICT.

B. STREETS:
STREETS WITHIN THE CHERRY SPRINGS RANCH PUD PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT.

C. DIMENSIONAL REQUIREMENTS:

1. SETBACKS: EACH LOT HAS SPECIFIC SETBACKS AS INDICATED ON PLAN. SOME FLEXIBILITY IS ALLOWED IN THE PLATTING STAGE, AND LOT LINES MAY BE MOVED UP TO 20 FEET FROM THE CURRENTLY SHOWN LOCATIONS. IN CASES WHERE THE LOT LINES ARE MOVED, IN ORDER TO MAINTAIN AN EQUIVALENT SIZE BUILDING AREA, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR MAY AUTHORIZE SETBACK CHANGES WITHIN THE MINIMUMS ESTABLISHED BELOW.
   a. FRONT SETBACKS ARE REQUIRED FROM ALL STREETS FOR ALL STRUCTURES. THE MINIMUM FRONT YARD SETBACK SHALL BE 25 FEET.
   b. SIDE SETBACKS ARE REQUIRED TO BE A MINIMUM OF 15 FEET.
   c. REAR SETBACKS ARE REQUIRED TO BE A MINIMUM OF 50 FEET.
   d. CORNER LOTS ARE LOTS WITH MORE THAN ONE LOT LINE THAT ABUTS A STREET. THE SETBACK FROM THE LOT LINE[S] FROM WHICH NO DRIVEWAY ACCESS IS TAKEN SHALL BE A MINIMUM OF 25 FEET.
   e. ACCESSORY BUILDINGS MUST COMPLY WITH SETBACKS ESTABLISHED ABOVE.
   f. STABLES AND CORRALS MUST BE FIFTY (50) FEET FROM ANY PROPERTY LINE.
   g. KENNELS AND PENS MUST BE ONE-HUNDRED (100) FEET FROM ANY PROPERTY LINE.
2. HEIGHT MAXIMUM: THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 35 FEET, MEASURED AS GOVERNED BY THE EL PASO COUNTY LAND USE CODE. HEIGHT RESTRICTIONS MAY BE REVIEWED AND ADMINISTERED WITH THE PLOT PLAN.
3. LOT SIZES:
   a. THE MINIMUM LOT SIZE IN CHERRY SPRINGS RANCH PUD SHALL BE 2.5 ACRES THE AMENDED PUD DEVELOPMENT PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
   b. NO SUBDIVISION OF ANY LOT WILL BE PERMITTED IF SUCH SUBDIVISION RESULTS IN THE CREATION OF ADDITIONAL BUILDING LOTS.
4. DENSITY: A MAXIMUM OF 42 RESIDENTIAL LOTS AS SHOWN ON THE AMENDED PUD DEVELOPMENT PLAN SHALL BE PERMITTED.
5. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS: COVENANTS FOR CHERRY SPRINGS RANCH PUD WILL BE CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE HOMEOWNERS ASSOCIATION AND THE ARCHITECTURAL CONTROL COMMITTEE.
6. PLOT PLANS: PRIOR TO THE APPROVAL OF A BUILDING PERMIT A PLOT PLAN SHALL BE REQUIRED TO BE SUBMITTED TO THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THAT TIME. (NOTE: ADDITIONAL PLOT PLAN AND REVIEW REQUIREMENTS MAY EXIST IN PRIVATE COVENANTS COVERING THIS DEVELOPMENT)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3145 AT PAGE 131, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EASTERLY END BY A 1 INCH YELLOW PLASTIC SURVEYOR'S CAP STAMPED 13225, IS ASSUMED TO BEAR S89°55'58"W A DISTANCE OF 1221.48 FEET.

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SECTION 9:
THENCE N00°14'44"W (ON AN ASSUMED BEARING, TO WHICH ALL OTHERS IN THIS DESCRIPTION ARE RELATIVE) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 860.27 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE ALONG THE EXISTING FENCE FOR THE NEXT FOUR COURSES:

1. THENCE N57°33'53"W, 496.57 FEET;
2. THENCE N13°00'29"E, 60.34 FEET;
3. THENCE N10°55'18"W, 383.28 FEET;
4. THENCE N34°58'51"E, 823.72 FEET TO INTERSECT SAID EASTERLY LINE OF SAID SOUTHEAST QUARTER:

THENCE S00°14'44"E ON SAID EAST LINE, 1376.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 230.7 ACRES.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND TO WIT:

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 11, CHERRY SPRINGS RANCH FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712762 OF THE EL PASO COUNTY RECORDS;

THENCE N12°30'00"E ON THE EASTERLY RIGHT OF WAY OF CHERRY SPRINGS RANCH DRIVE AS PLATTED BY SAID SUBDIVISION A DISTANCE OF 519.91 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ON SAID EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET THROUGH A CENTRAL ANGLE OF 32°03'53", AN ARC DISTANCE OF 187.48 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION;
THENCE N70°26'07"E ON THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 100.00 FEET TO AN ANGLE POINT THEREIN;
THENCE N90°00'00"E CONTINUING ON SAID SOUTH LINE A DISTANCE OF 761.28 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION;
THENCE S6°58'25"E A DISTANCE OF 347.71 FEET;
THENCE S22°08'59"W A DISTANCE OF 677.19 FEET;
THENCE N89°12'38"W A DISTANCE OF 400.00 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID CHERRY SPRINGS RANCH FILING NO. 1;
THENCE N29°50'00"W ON SAID EASTERLY LINE A DISTANCE OF 100.73 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ON THE NORTHERLY BOUNDARY OF SAID SUBDIVISION ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 47°40'00", AN ARC DISTANCE OF 220.46 FEET;
THENCE N77°30'00"W CONTINUING ON THE NORTHERLY LINE OF SAID SUBDIVISION ON THE FORWARD TANGENT OF THE PRECEDING ARC, A DISTANCE OF 123.87 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 17.61 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF CHERRY SPRINGS RANCH DRIVE, N12°30'00"E -519.91 FEET. THE DIRECTION IS BASED ON THE SUBDIVISION PLAT AND THE LINE IS MONUMENTED BY REBAR AND 1-1/2" DIAMETER ALUMINUM CAPS "CCES LLC PLS 30118"

PCD FILE NO.
PUD 262

OWNER / SUBDIVIDER:
SEARLE DEVELOPMENT, INC.
18911 CHERRY SPRINGS RANCH DRIVE
MONUMENT, CO 80132

SHEET INDEX

PUD-1 PUD COVER SHEET
PUD-2 PUD DEVELOPMENT PLAN

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

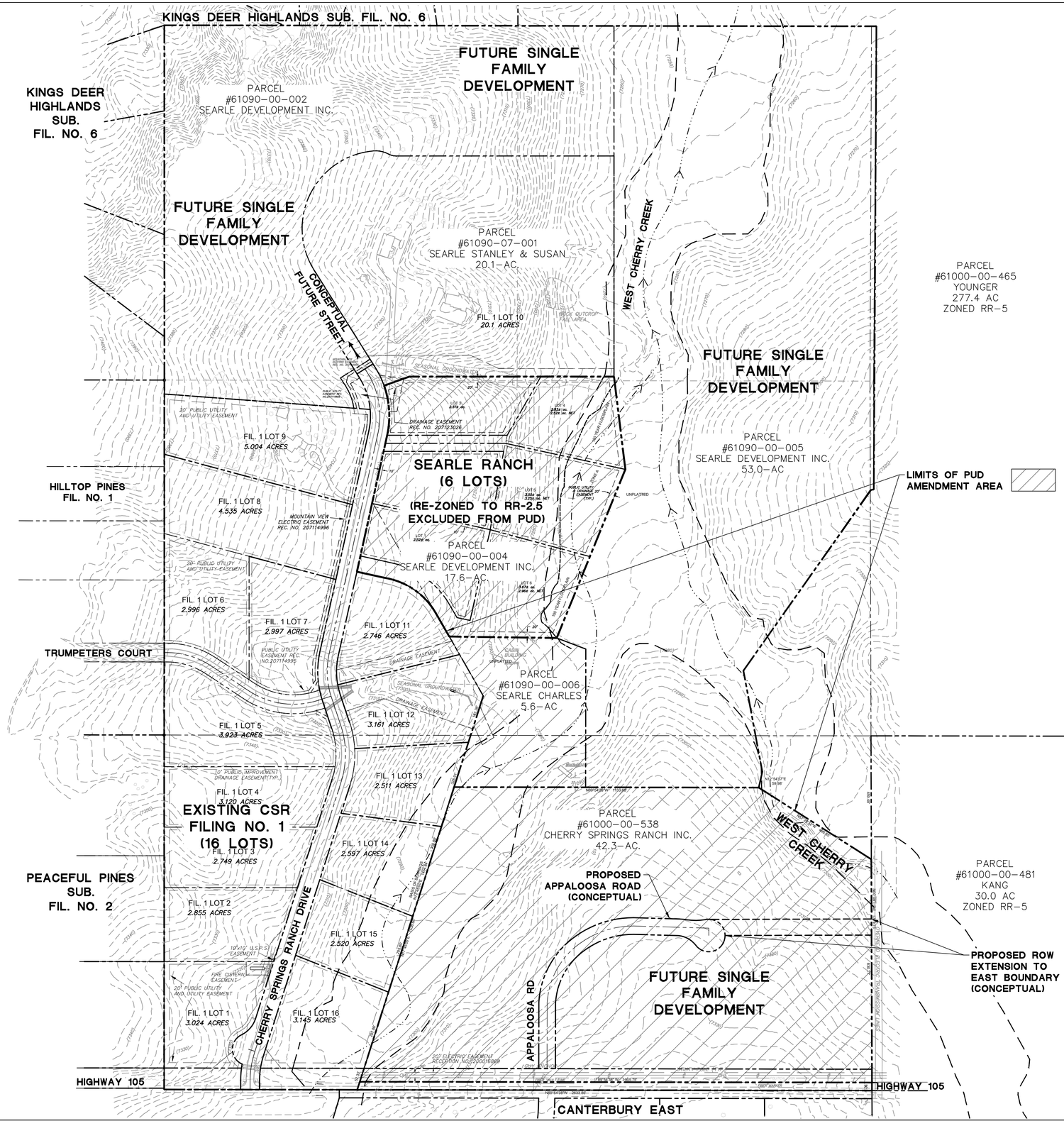
No.	REVISION	BY	DATE

CHERRY SPRINGS RANCH - MINOR PUD AMENDMENT

PUD COVER SHEET

HORZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LWA	CHECKED:	JPS
CREATED:	12/09/19	LAST MODIFIED:	05/15/26
PROJECT NO.	031903	MODIFIED BY:	PV

SHEET: PUD-1



CHERRY SPRINGS RANCH - AMENDED PUD

PUD DEVELOPMENT PLAN

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
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No.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	

HORZ. SCALE: 1"=200'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 11/29/19	LAST MODIFIED: 05/19/26
PROJECT NO: 031903	MODIFIED BY: PV

SHEET:

PUD-2