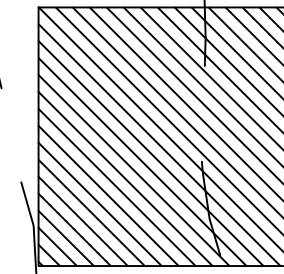


ESTEBAN RODRIGUEZ SUBDIVISION REZONE MAP

RR 2.5

REZONE AREA KEY



LEGAL DESCRIPTION OF REZONE AREA

BASIS OF BEARINGS

ADJACENT LAND OWNERS NAME, ADDRESS, and TSN
 THE FOLLOWING LIST OF PROPERTY OWNERS WHO OWN LAND AND ARE ADJACENT TO THE SUBJECT REZONE PARCEL HAVE BEEN NOTIFIED VIA USPS CERTIFIED MAIL OF THIS PENDING ACTION AS REQUIRED BY EL PASO COUNTY:

Brent Houser Enterprises, LLC
 11890 Garrett Road
 Peyton, CO 80831-7685
 TSN 4300000534

Brent Houser Enterprises, LLC
 11890 Garrett Road
 Peyton, CO 80831-7685
 TSN 4300000537

Brent Houser Enterprises, LLC
 11890 Garrett Road
 Peyton, CO 80831-7685
 TSN 4300000538

Jenny A Olson Trust
 7360 Falcon Grassy Heights
 Peyton, CO 80831-7996
 TSN 4300000502

Edgar E Hall
 16380 Sagecreek Road
 Peyton, CO 80831-7928
 TSN 4311001001

James C. Costa
 16440 Sagecreek Road
 Peyton, CO 80831-7923
 TSN 4311001002

James R. Dagan
 16480 Sagecreek Road
 Peyton, CO 80831-7923
 TSN 4311001003

Lance Erickson
 16520 Sagecreek Road
 Peyton, CO 80831-7919
 TSN 4311001004

Jacob Schirf
 16520 Sagecreek Road
 Peyton, CO 80831-7919
 TSN 4411001005

Daniel McCray
 16640 Sagecreek Road
 Peyton, CO 80831-7910
 TSN 4311001006

Laurel M. Vickers
 16760 Sagecreek Road
 Peyton, CO 80831-7910
 TSN 4311001007

JWK Trust
 16850 Sagecreek Road
 Peyton, CO 80831-7910
 TSN 4312001009

Nicholas Byard
 7883 Morton Drive
 Fountain, CO 80817-1450
 TSN 4300000615

Jonathan David Oldja
 12444 Pine Valley Circle
 Peyton, CO 80831-4101
 TSN 4300000617

Daniel G. Carliss, Jr.
 1083 Prickly Pear Place
 Colorado Springs, CO 80921
 TSN 4300000618

Walker Blount
 605 Ocean Club Court
 Fernandina Beach, FL 32034
 TSN 4300000619

Dwayne Lee Simmons
 2039 N. Academy Blvd.
 Colorado Springs, CO 80909
 TSN 4300000534

Adam C. Moody
 15365 Judge Orr Road
 Peyton, CO 80831
 TSN 4300000528

David Fitzpatrick
 15525 Judge Orr Road
 Peyton, CO 80831-8567
 TSN 4300000569

Andrew Townsend
 16360 Judge Orr Road
 Peyton, CO 80831
 TSN 4200000454

Charlotte A. Howard
 3232 Muirfield Drive
 Colo. Springs, CO 80907-7805
 TSN 4200000362

Jane Davis Living Trust
 9060 Elbert Road
 Peyton, CO 80831-8319
 TSN 4200000470

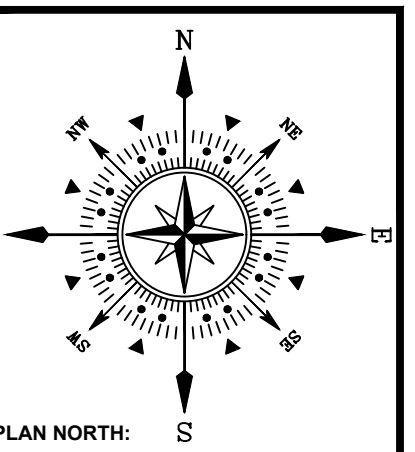
Gorilla Capital Co.
 1342 High Street
 Eugene, OR 97041
 TSN 4300000599

Gorilla Capital Co.
 1342 High Street
 Eugene, OR 97041
 TSN 4300000602

7120 SUDIEV, LLC
 7120 Falcon Grassy Heights
 Peyton, CO 80831-7995
 TSN 4300000496

William Guman & Associates, Ltd.
 LANDSCAPE ARCHITECTURE
 731 North Weber Street
 Colorado Springs, CO 80903
 (719) 683-9700
 www.gumanLtd.com
 bill@gumanLtd.com

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 ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831
496.25 ACRE REZONE PLAN - RR2.5

DATE: 07/19/2024
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:
REZONE PLAN

SHEET NO.
RZP1.1

2 OF 4 SHEETS

FILE NO.
 XXXXX

Please remove this page

REBAR WITH A 1.5" ORANGE PLASTIC CAP STAMPED: LS 32439

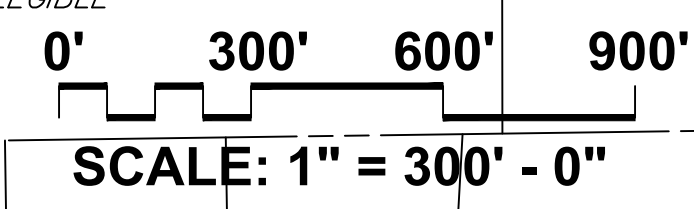
REBAR WITH A 1.5" ORANGE PLASTIC CAP STAMPED: LS 32439

SW CORNER SECTION 2 T13S, R64W, 6TH PM 3.25" ALUMINUM CAP STAMPED: LS 9853 1994

REBAR WITH A 3/4" YELLOW PLASTIC CAP STAMPED: LS 11624

REBAR WITH A 3/4" YELLOW PLASTIC CAP STAMPED: LS 11624

REBAR WITH A 1.5" ORANGE PLASTIC CAP ILLEGIBLE



RR 2.5 (Rural Residential 2.5ac Min.)
 369.13ac

RE 1" YELLOW PLASTIC CAP ILLEGIBLE

OLD WEST RANCHES (A-35)

OLD WEST RANCHES (A-35)

OLD WEST RANCHES (A-35)

OLD WEST RANCHES (A-35)

SECTION 11 T13S, R64W, 6TH PM

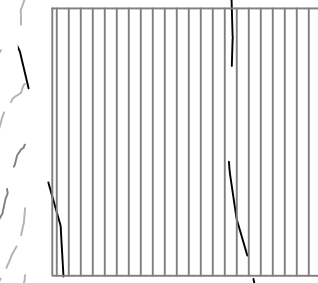
(RR 5.0)

(A-35)

ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

RR5.0

REZONE AREA KEY



LEGAL DESCRIPTION OF REZONE AREA

BASIS OF BEARINGS

ADJACENT LAND OWNERS NAME, ADDRESS, and TSN

THE FOLLOWING LIST OF PROPERTY OWNERS WHO OWN LAND AND ARE ADJACENT TO THE SUBJECT REZONE PARCEL HAVE BEEN NOTIFIED VIA USPS CERTIFIED MAIL OF THIS PENDING ACTION AS REQUIRED BY EL PASO COUNTY:

Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 4300000534

Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 4300000537

Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 4300000538

Jenny A Olson Trust
7360 Falcon Grassy Heights
Peyton, CO 80831-7996
TSN 4300000502

Edgar E Hall
16380 Sagecreek Road
Peyton, CO 80831-7928
TSN 4311001001

James C. Costa
16440 Sagecreek Road
Peyton, CO 80831-7923
TSN 4311001002

James R. Dagan
16480 Sagecreek Road
Peyton, CO 80831-7923
TSN 4311001003

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16520 Sagecreek Road
Peyton, CO 80831-7919
TSN 4311001004

Jacob Schirf
16520 Sagecreek Road
Peyton, CO 80831-7919
TSN 4411001005

Daniel McCray
16640 Sagecreek Road
Peyton, CO 80831-7910
TSN 4311001006

Laurel M. Vickers
16760 Sagecreek Road
Peyton, CO 80831-7910
TSN 4311001007

JWK Trust
16850 Sagecreek Road
Peyton, CO 80831-7910
TSN 4312001009

Nicholas Byard
7883 Morton Drive
Fountain, CO 80817-1450
TSN 4300000615

Jonathan David Oldja
12444 Pine Valley Circle
Peyton, CO 80831-4101
TSN 4300000617

Daniel G. Carless, Jr.
1083 Prickly Pear Place
Colorado Springs, CO 80921
TSN 4300000618

Walker Blount
605 Ocean Club Court
Fernandina Beach, FL 32034
TSN 4300000619

Dwayne Lee Simmons
2039 N. Academy Blvd.
Colorado Springs, CO 80909
TSN 4300000534

Adam C. Moody
15365 Judge Orr Road
Peyton, CO 80831
TSN 4300000528

David Fitzpatrick
15525 Judge Orr Road
Peyton, CO 80831-8567
TSN 4300000569

Andrew Townsend
16360 Judge Orr Road
Peyton, CO 80831
TSN 4200000454

Charlotte A. Howard
3232 Muirfield Drive
Colo. Springs, CO 80907-7805
TSN 4200000362

Jane Davis Living Trust
9060 Elbert Road
Peyton, CO 80831-8319
TSN 4200000470

Gorilla Capital Co.
1342 High Street
Eugene, OR 97041
TSN 4300000599

Gorilla Capital Co.
1342 High Street
Eugene, OR 97041
TSN 4300000602

7120 SUDIEV, LLC
7120 Falcon Grassy Heights
Peyton, CO 80831-7995
TSN 4300000496

Parcels with an X:
-zoning
-land use
-ownership

Please remove

Please depict the lots that create this area, this makes it appear as though its one lot, and it is not

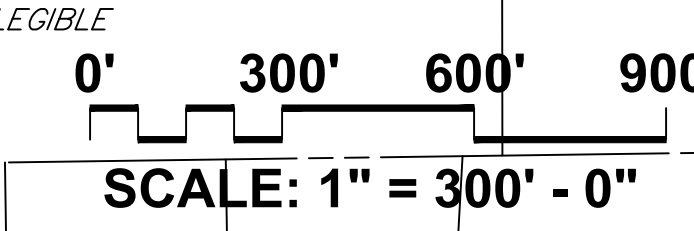
REBAR WITH A 1.5" ORANGE PLASTIC CAP STAMPED: LS 32439

REBAR WITH A 1.5" ORANGE PLASTIC CAP STAMPED: LS 32439

REBAR WITH A 3/4" YELLOW PLASTIC CAP STAMPED: LS 11624

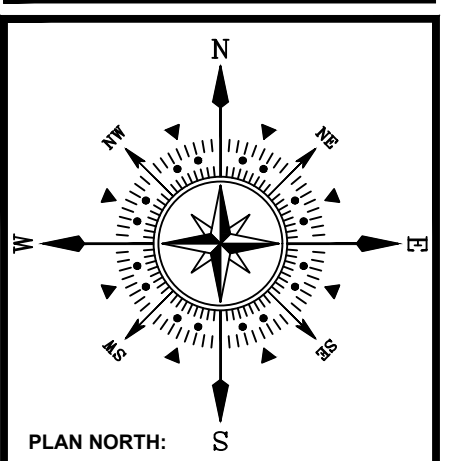
REBAR WITH A 3/4" YELLOW PLASTIC CAP STAMPED: LS 11624

REBAR WITH A 1.5" ORANGE PLASTIC CAP ILLEGIBLE



William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
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Colorado Springs, CO 80903
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bill@guman.net

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ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831
PROJECT DESCRIPTION: 496.25 ACRE REZONE PLAN RR 5.0

DATE: 07/19/2024
DESIGNED: WFG
CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:

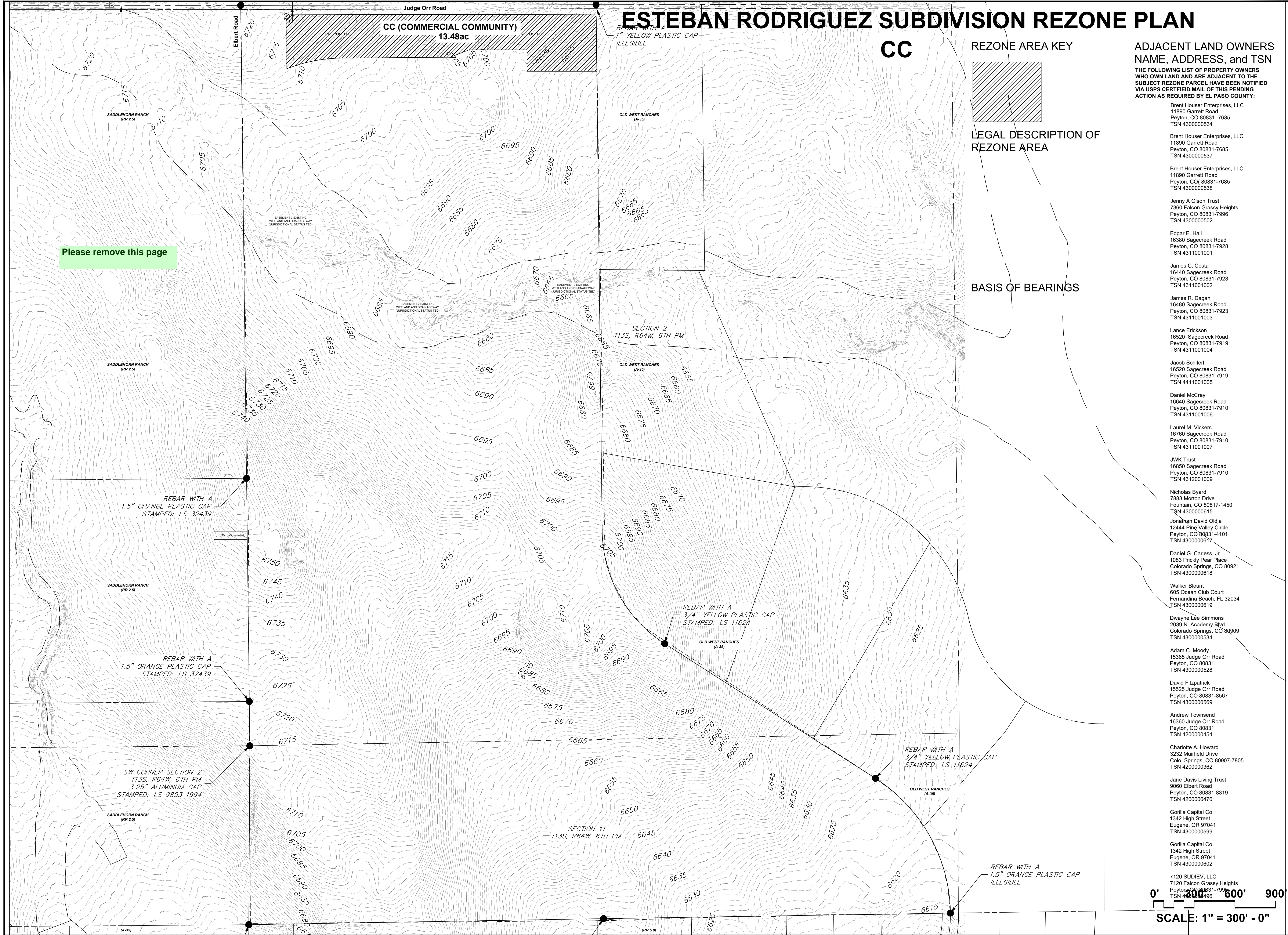
PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:
REZONE PLAN

SHEET NO.
RZP1.2

3 of 4 SHEETS

FILE NO.
XXXXX

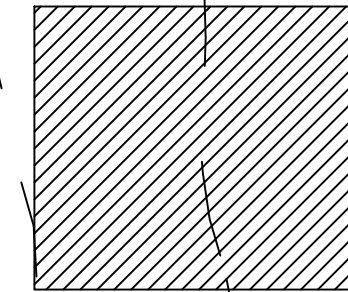


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ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

CC

REZONE AREA KEY



LEGAL DESCRIPTION OF REZONE AREA

BASIS OF BEARINGS

ADJACENT LAND OWNERS
NAME, ADDRESS, and TSN
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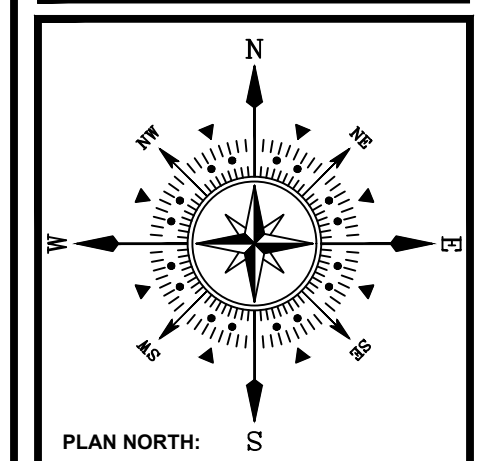
- Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
TSN 4300000534
- Brent Houser Enterprises, LLC
11890 Garrett Road
Peyton, CO 80831-7685
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- Daniel McCray
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**ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: 496.25 ACRE REZONE PLAN - CC

DATE: 07/19/2024

DESIGNED: WFG

CHECKED: GEM

REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:
REZONE PLAN

SHEET NO.
RZP1.3

4 of 4 SHEETS

FILE NO.
XXXXX

0' 300' 600' 900'
SCALE: 1" = 300' - 0"