

A. SUBDIVIDER | PROJECT TEAM

OWNER
Brent Houser Enterprises, LLC
attn: Esteban Rodriguez
11890 Garrett Road
Peyton, CO 80831-7685
TSN 430000534, 430000537,
430000538

PROJECT ENGINEER
JR Engineering
Attn: Bryan T. Law, PE
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
blaw@jrengineering.com
SOLE | GEOLOGY CONSULTANTS

B. APPLICANT

WILLIAM GUMAN & ASSOCIATES, LTD.
Attn: Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
bill@guman.net

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 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 1,845.86 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;

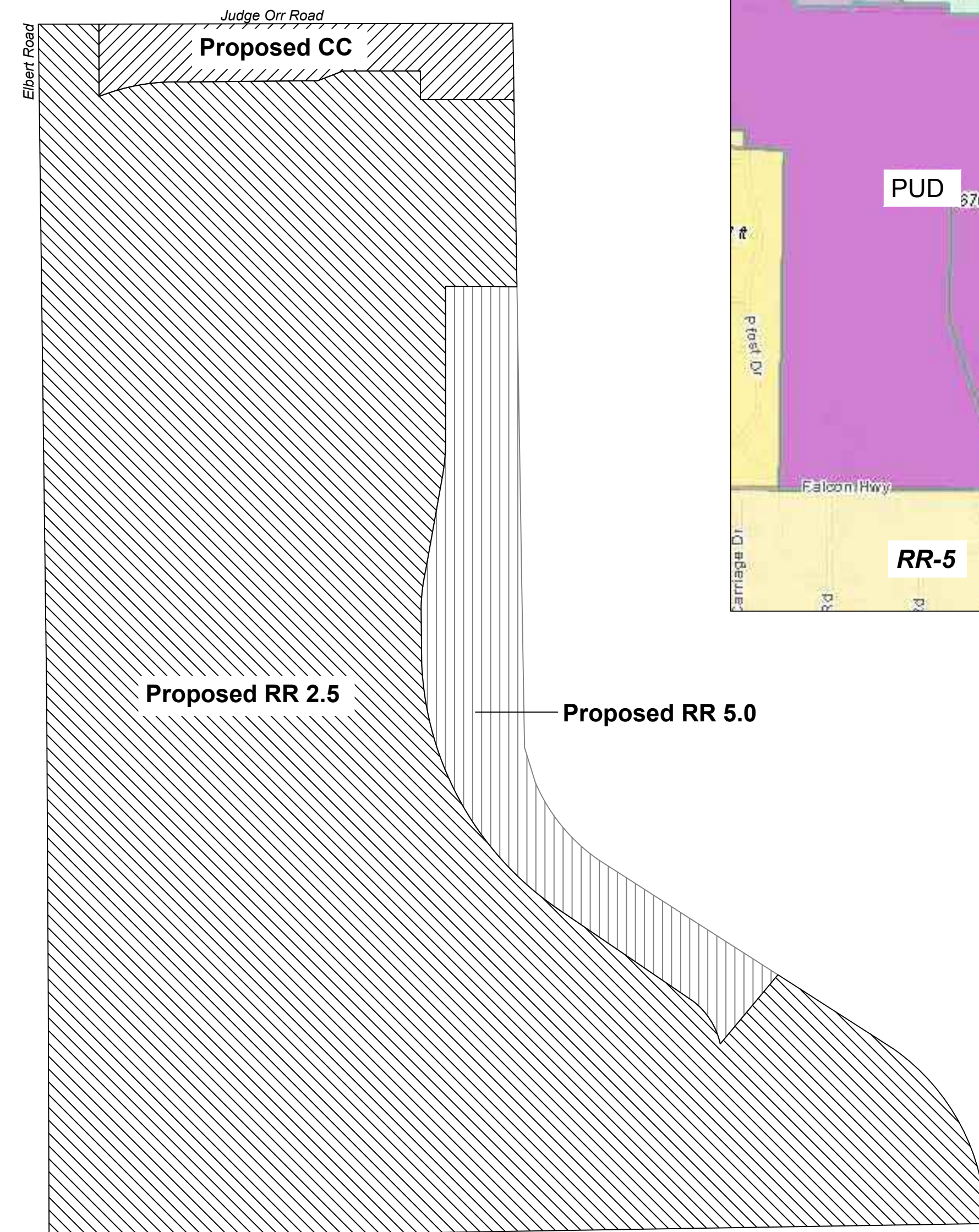
THENCE CONTINUING ON SAID SOUTH LINE, S89°01'18"W A DISTANCE OF 2,618.87 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

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. REZONE MAP KEY



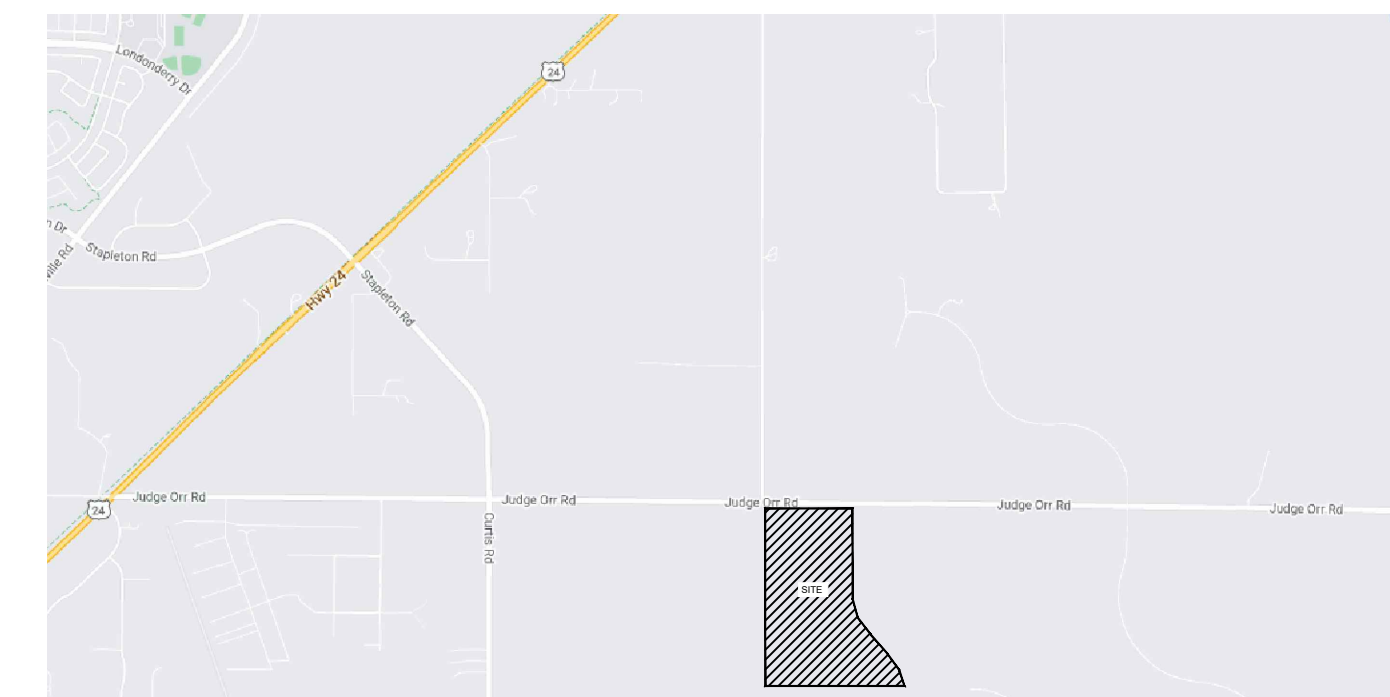
ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

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

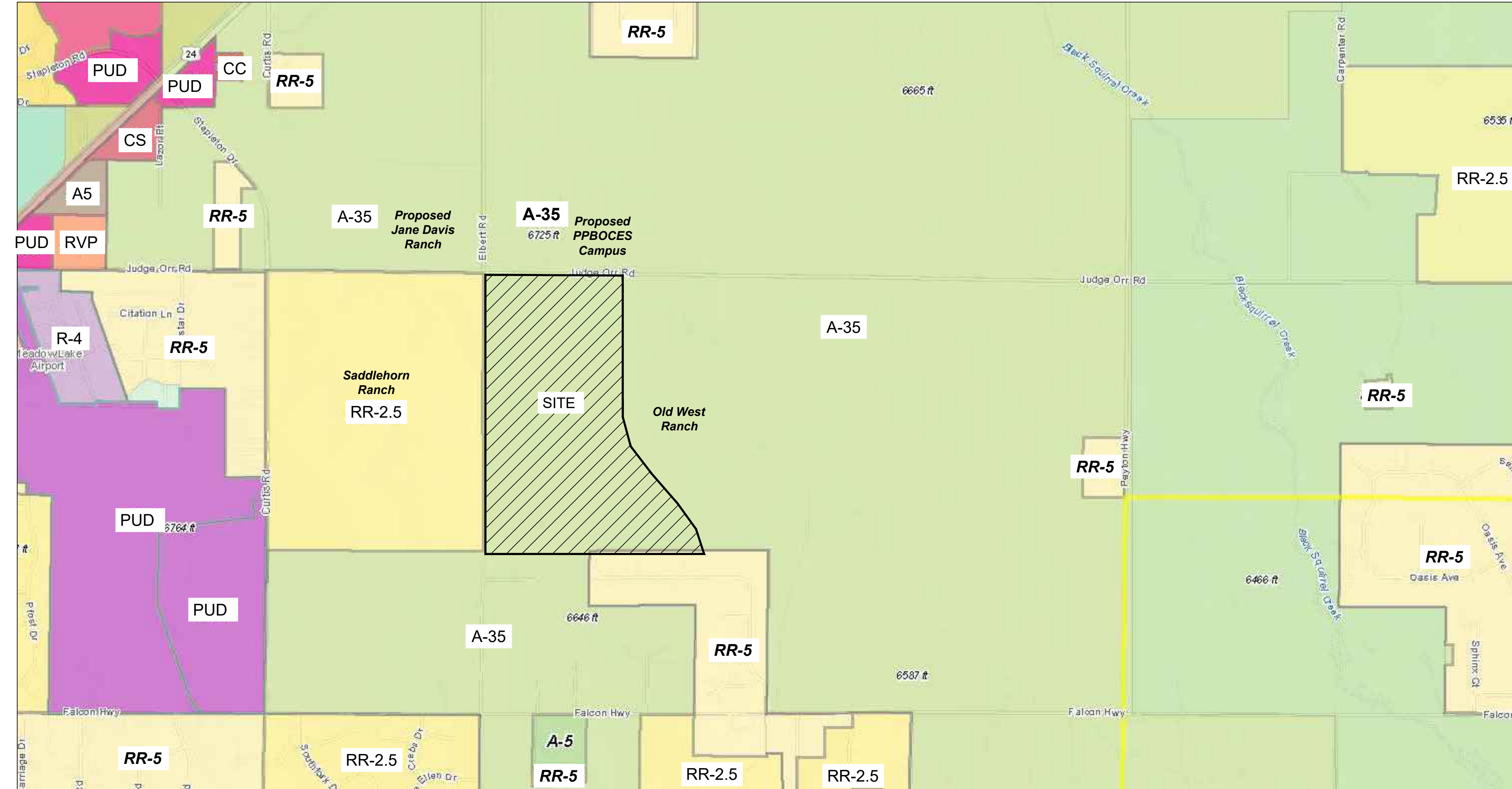
EL PASO COUNTY, COLORADO

****Springs Utilities has no comment currently for the proposed zone change application. Springs Utilities comments will be provided at the time of the required Preliminary Utility and Public Facilities Plan submittal associated the development plan entitlement, if applicable.**

H. VICINITY MAP



F. ADJACENT AND VICINITY ZONING DISTRICT



G. MEADOW LAKE AIRPORT AIRSPACE AVIGATION EASEMENT

- 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 Rezone 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 Jane Davis Ranch.
- The aforementioned easement and right-of-way includes but is not limited to:
- 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
 - The easement and right to cause or create, or permit or cause 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
 - 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
 - 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
 - The right to ingress to, passage within, and egress from the Esteban Rodriguez Subdivision, solely for the above stated purposes.
- Brent Houser Enterprises, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Association, as follows:
- 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,

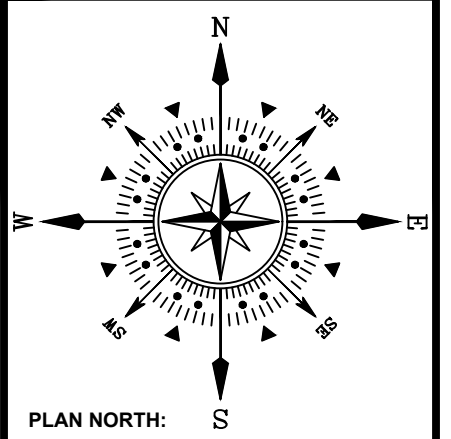
- to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
- Brent Houser Enterprises, LLC, its successors and assigns, will not hereafter use or permit the use of the Esteban Rodriguez Subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
- 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.
- 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.
- 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.
- 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.
- 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.

I. SHEET INDEX

- RZP 1.0 Subdividers/Applicant | Legal Description | Adjacent and Vicinity Zoning Map
- RZP 1.1 RR2.5 Zoning Exhibit | Legal Description | Adjacent Property Owners List
- RZP 1.2 RR5.0 Zoning Exhibit | Legal Description | Adjacent Property Owners List
- RZP 1.3 CC Zoning Exhibit | Legal Description | Adjacent Property Owners List

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

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

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

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

WILLIAM FREDERICK GUMAN
LA 167
Original State of Colorado
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: AS NOTED ON PLAN

SHEET TITLE:
REZONE PLAN

SHEET NO.
RZP1.0

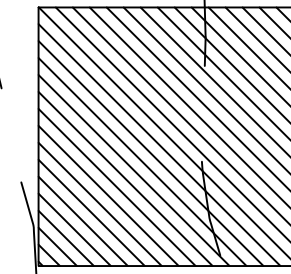
1 of 4 SHEETS

FILE NO.
XXXXX

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

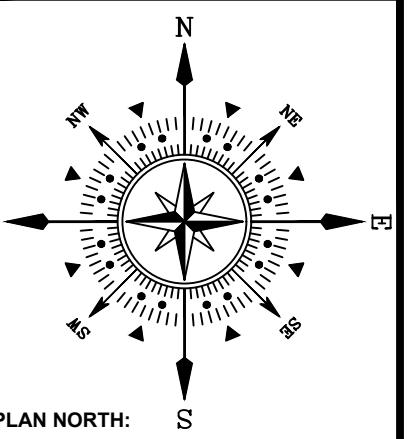
Gorilla Capital Co.
 1342 High Street
 Eugene, OR 97041
 TSN 4300000599

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

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

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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:

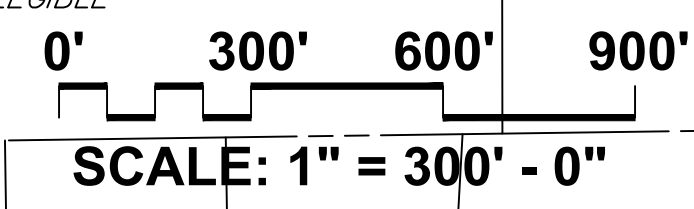
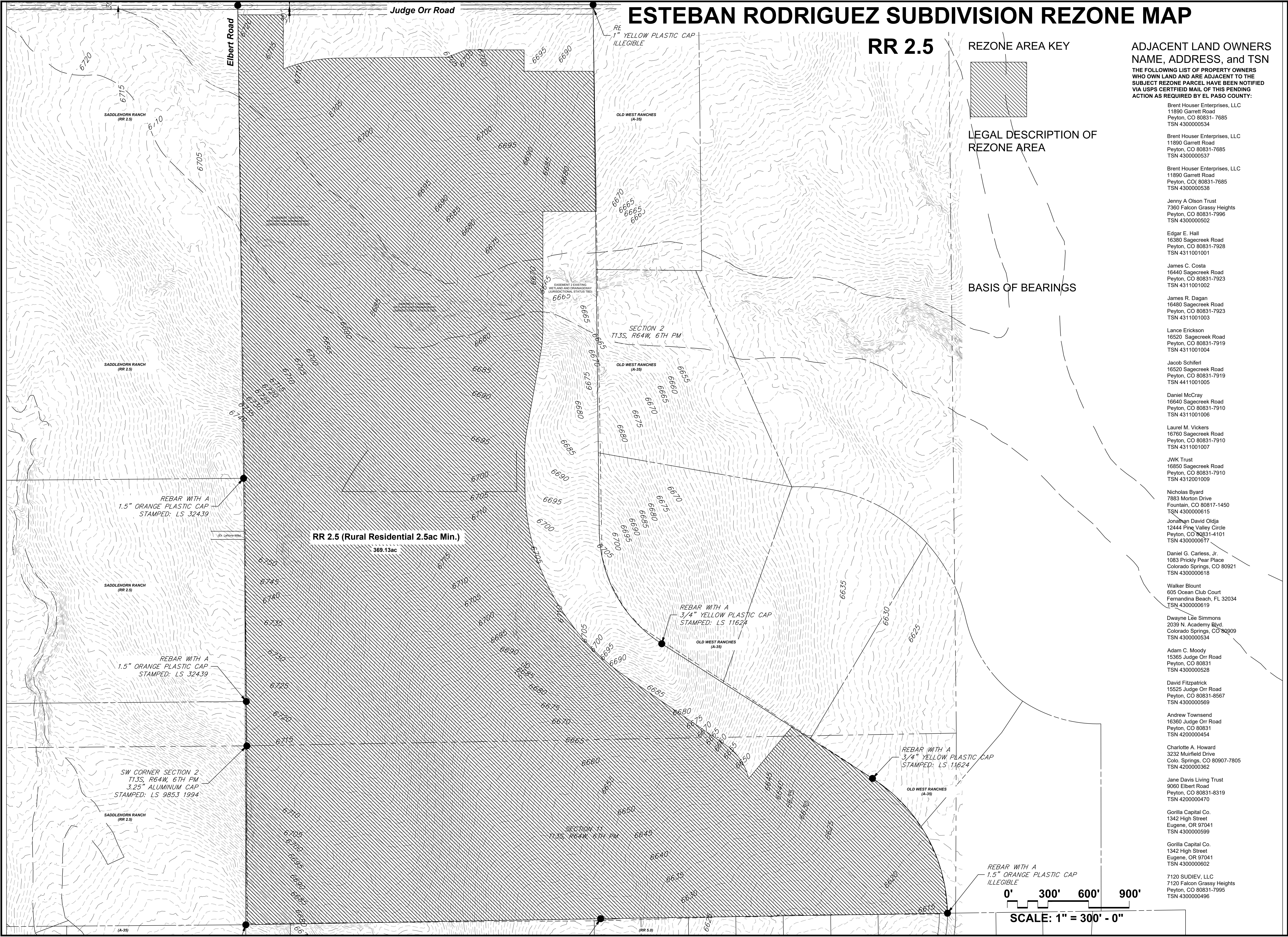
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SHEET TITLE:
REZONE PLAN

SHEET NO.
RZP1.1

2 OF 4 SHEETS

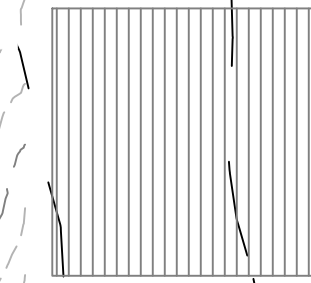
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ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

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:

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TSN 4300000534

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TSN 4300000537

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Peyton, CO 80831-7685
TSN 4300000538

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

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TSN 4311001001

James C. Costa
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Peyton, CO 80831
TSN 4300000528

David Fitzpatrick
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TSN 4300000569

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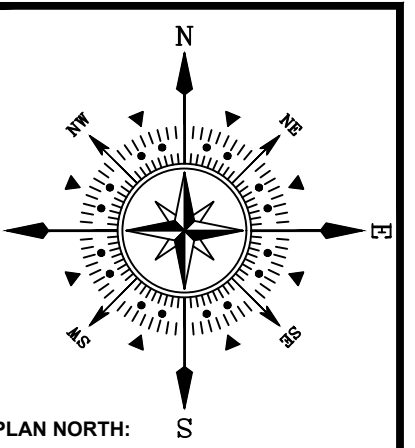
Gorilla Capital Co.
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ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831
PROJECT DESCRIPTION: 496.25 ACRE REZONE PLAN RR 5.0

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

REVISIONS:	DATE:	BY:	DESCRIPTION:

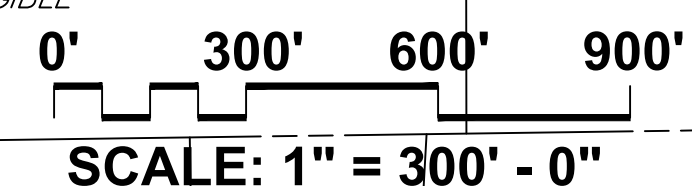
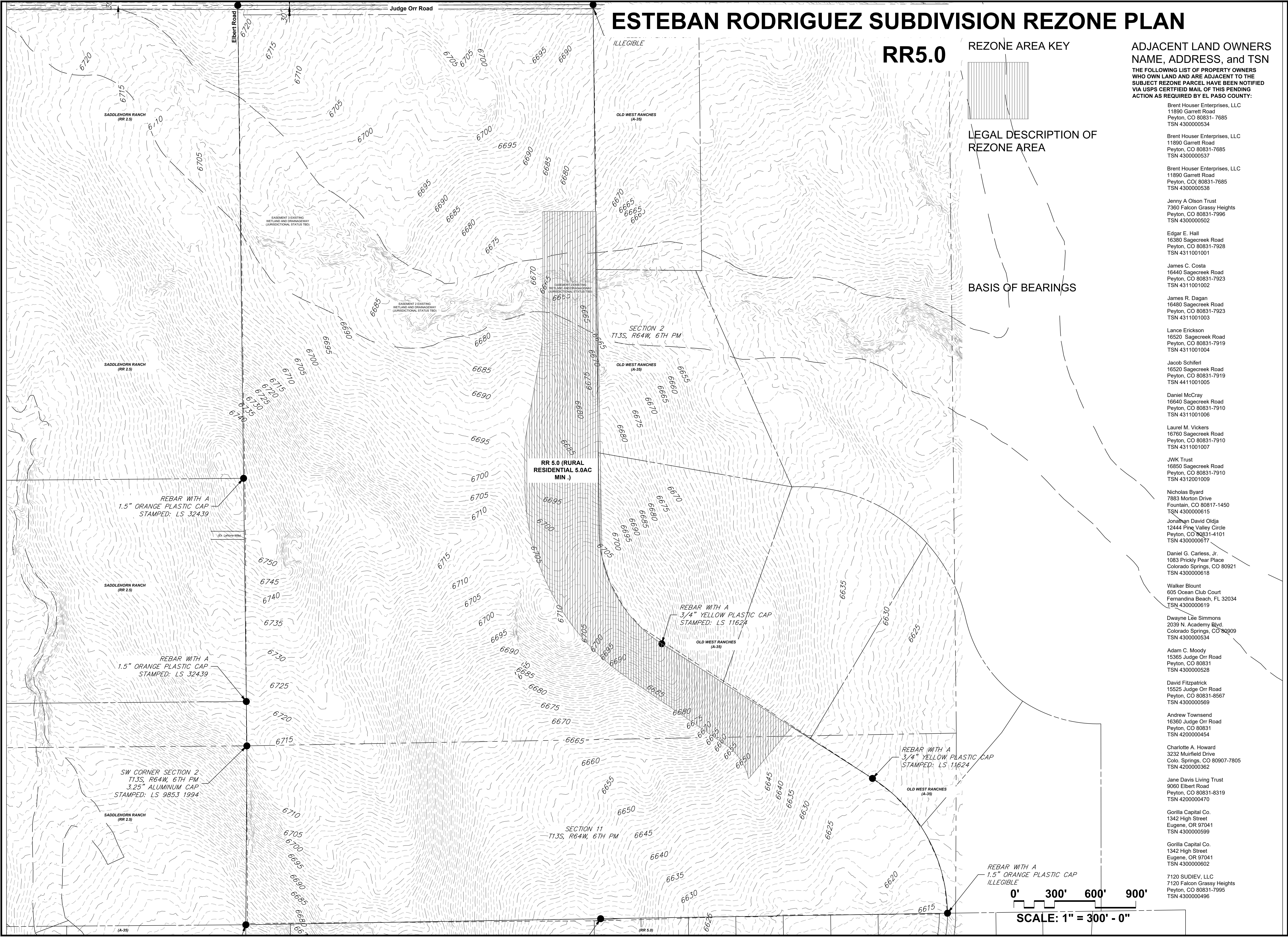
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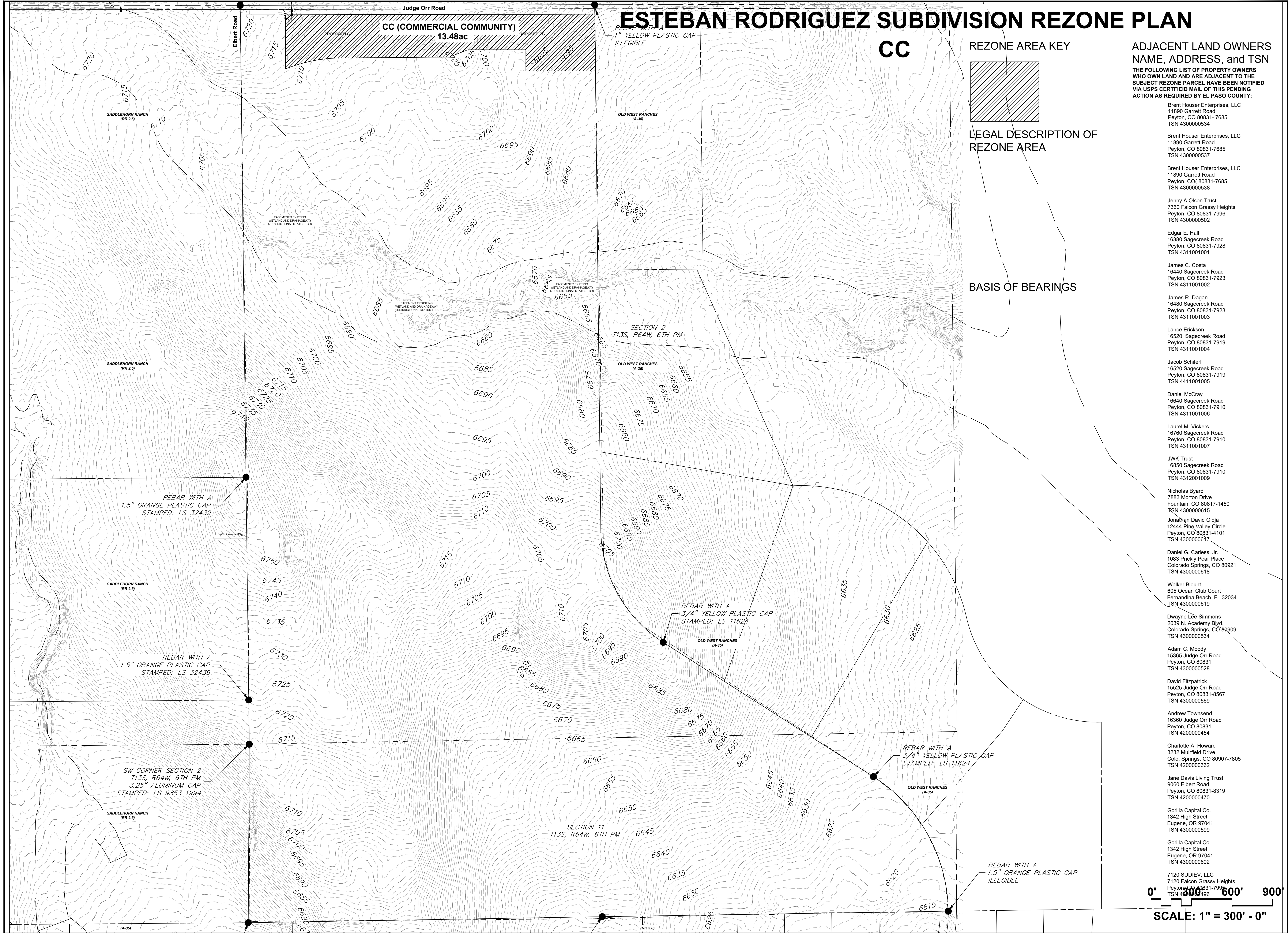
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REZONE PLAN

SHEET NO.
RZP1.2

3 of 4 SHEETS

FILE NO.
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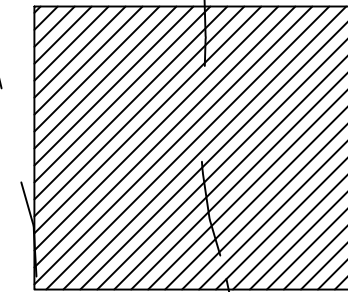




ESTEBAN RODRIGUEZ SUBDIVISION REZONE PLAN

CC

REZONE AREA KEY



LEGAL DESCRIPTION OF REZONE AREA

BASIS OF BEARINGS

ADJACENT LAND OWNERS
NAME, ADDRESS, and TSN
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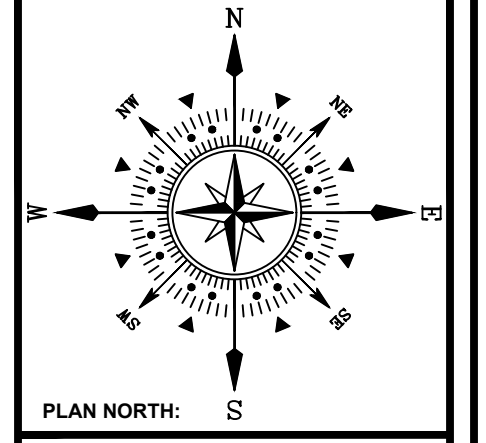
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16760 Sagecreek Road
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- Jane Davis Living Trust
9060 Elbert Road
Peyton, CO 80831-8319
TSN 4200000470
- Gorilla Capital Co.
1342 High Street
Eugene, OR 97041
TSN 4300000599
- Gorilla Capital Co.
1342 High Street
Eugene, OR 97041
TSN 4300000602
- 7120 SUDIEV, LLC
7120 Falcon Grassy Heights
Peyton, CO 80831-7996
TSN 4300000496

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
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www.gumanLtd.com
bill@gumanLtd.com

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**ESTEBAN RODRIGUEZ
JUDGE ORR ROAD
PEYTON, CO 80831
496.25 ACRE REZONE PLAN - CC**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

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