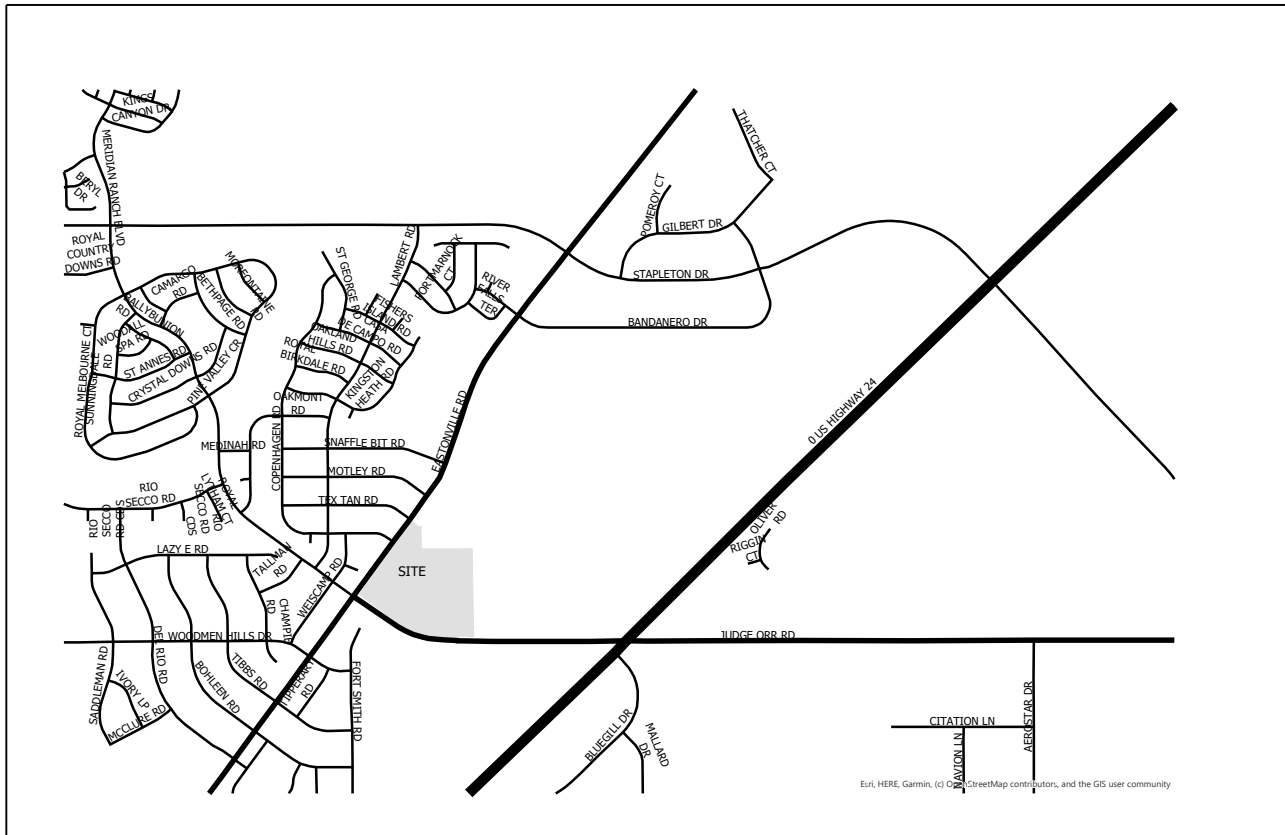


Vicinity Map



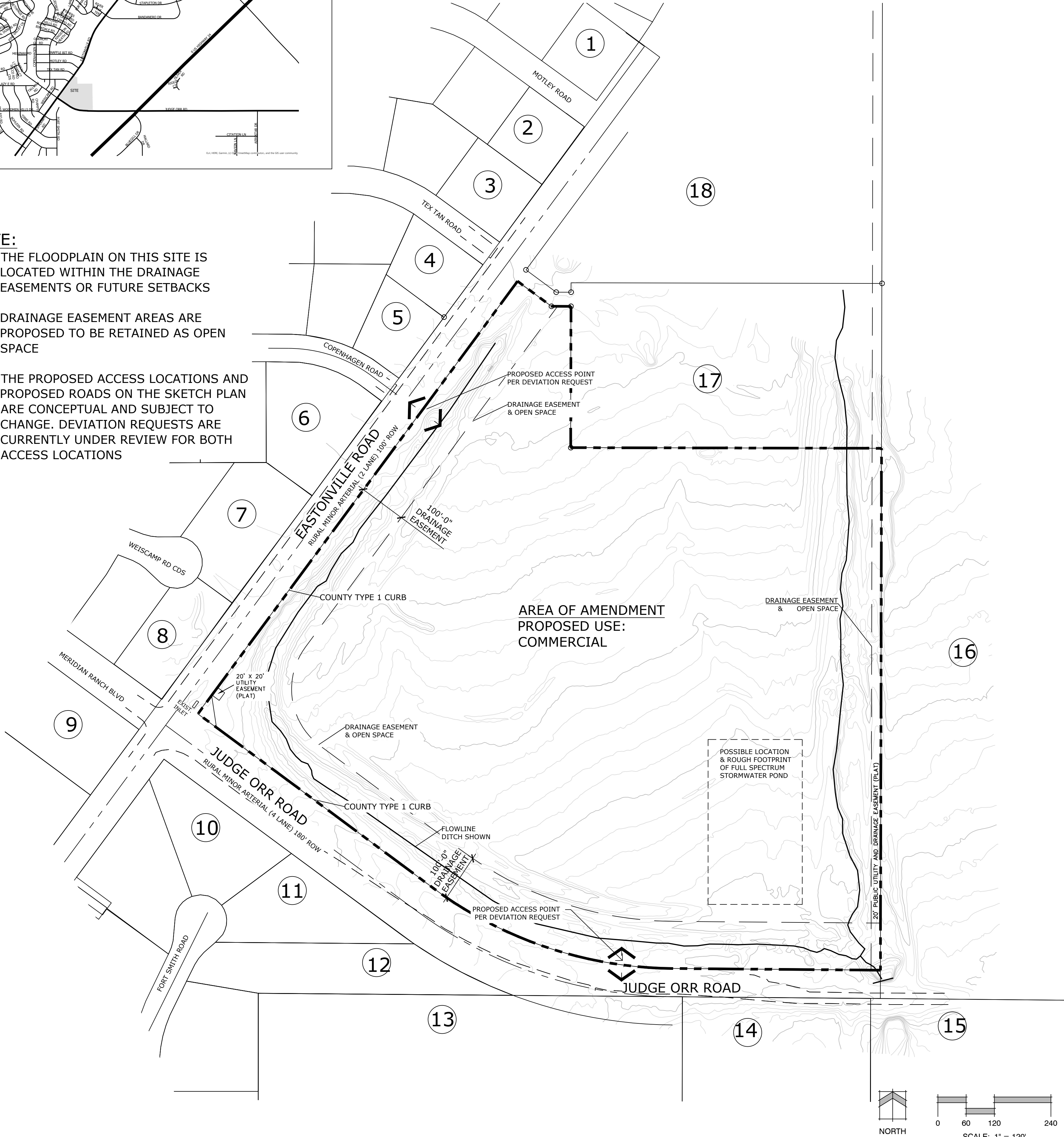
Judge Orr Eastonville Commercial Center

LOT 1177 WOODMEN HILLS FILING NO. 10

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, T12S R64W OF THE SIXTH P.M.
EL PASO COUNTY, COLORADO

NOTE:

- THE FLOODPLAIN ON THIS SITE IS LOCATED WITHIN THE DRAINAGE EASEMENTS OR FUTURE SETBACKS
- DRAINAGE EASEMENT AREAS ARE PROPOSED TO BE RETAINED AS OPEN SPACE
- THE PROPOSED ACCESS LOCATIONS AND PROPOSED ROADS ON THE SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. DEVIATION REQUESTS ARE CURRENTLY UNDER REVIEW FOR BOTH ACCESS LOCATIONS



SITE DATA:

Owner/Subdivider:	Phillip Buford & Mary Jean Berg Buford Living Trust PO Box 100 17229 hwy 96 Ordway CO, 81063-0100
Applicant/Preparer:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Land Planner:	NES Inc 619 N Cascade Avenue, Ste 200 Colorado Springs, CO 80903
Civil Engineer:	Tera Nova Engineering Inc. 721 S. 23RD. ST. Colorado Springs, CO 80904
Site Address:	8507 & 8531 Eastonville Road
Tax ID Number:	4232302003
Area: Current Zoning: Proposed Zoning: Current Land Use: Proposed Land Use:	31.29 AC RR-5 Commercial Services (CS) Vacant Commercial Services (CS)
R.O.W. Total Lot Area Max Building Height	31.29 AC 45'
Building Setbacks (CS Zone): Front: Rear: Side(s):	25' 25' 25'
Landscape Setbacks & Buffers: Setbacks: Eastonville Road (Rural Minor Arterial): Judge Orr Road (Rural Minor Arterial): Buffers: Northern Boundary: Western Boundary (Adjacent to Lot 17):	20' 20" 15' 15'

LEGAL:

LOT 1177 WOODMEN HILLS FILING NO. 10
A PARCEL OF AND IN THE SOUTHWEST QUARTER OF SECTION 32, T12S R64W OF THE
SIXTH P.M. EL PASO COUNTY, COLORADO

ADJACENT OWNER'S TABLE:

Name	Mailing Address	City, State, Zip
1 CAUTHEN, JAMES W JR CAUTHEN SHAWNA	12570 MOTLEY RD	PEYTON CO, 80831-7980
2 STOGNER BILL H STOGGNER, MARIE L	12569 MOTLEY RD	PEYTON CO, 80831-7980
3 EWING HOWARD A JR	12496 TEX TAN RD	PEYTON CO, 80831-7978
4 CHAN SHING YIP	12495 TEX TAN RD	PEYTON CO, 80831-7979
5 ETHERIDGE CHARLES K	8407 COPENHAGEN RD	PEYTON CO, 80831-7975
6 PEARSON GARY A JR	8422 COPENHAGEN RD	PEYTON CO, 80831-7970
7 MICHIE RICHARD W MICHIE ANDREA C	8443 WEISCAMP RD	PEYTON CO, 80831-7969
8 KILLEBREW MICHAEL D NAVORA-KILLEBREW EVANGELINE T	8425 WEISCAMP RD	PEYTON CO, 80831-7969
9 KRZEMIEN WAYNE KRZEMIEN CARA LYNN	8389 WEISCAMP RD	PEYTON CO, 80831-7966
10 MCCORVEY RODERICK N MCCORVEY ANITA J	8416 FORT SMITH RD	PEYTON, CO 80831-7957
11 STANFORTH ROBERT LYLE JR STANFORTH ROBIN ALICE	8415 FORT SMITH RD	PEYTON, CO 80831-7956
12 CHAPMAN ROSE	8401 FORT SMITH RD	PEYTON, CO 80831-7956
13 STATE BANK	7495 MCLAUGHLIN RD	PEYTON, CO 80831-4706
14 RITZ DONALD J RITZ NYLA R	4105 RADIUM SPRINGS RD	ALBANY, GA 31705-9324
15 FERGUSON DANIEL S & TIA D FAMILY LLLP	13202 JUDGE ORR RD	PEYTON, CO 80831-8401
16 FERGUSON DANIEL S	13202 JUDGE ORR RD	PEYTON, CO 80831-8401
17 FAULKNER JOSHUA ALVERSON-FAULKNER DONNA	8555 EASTONVILLE RD	PEYTON, CO 80831-4087
18 LIBERTY TREE ACADEMY BUILDING CORP.	P.O.BOX 64614	COLORADO SPRINGS, CO 80962-4614

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Judge Orr
Eastonville
Commercial
Center

Lot 1177 Woodmen
Hills Filing No. 10

DATE: 10/29/20
PROJECT MGR: John Maynard
PREPARED BY: J. SHAGIN

SKETCH PLAN

DATE: BY: DESCRIPTION:

1
1 OF 1

SKP # 200-003