

PRAIRIERIDGE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

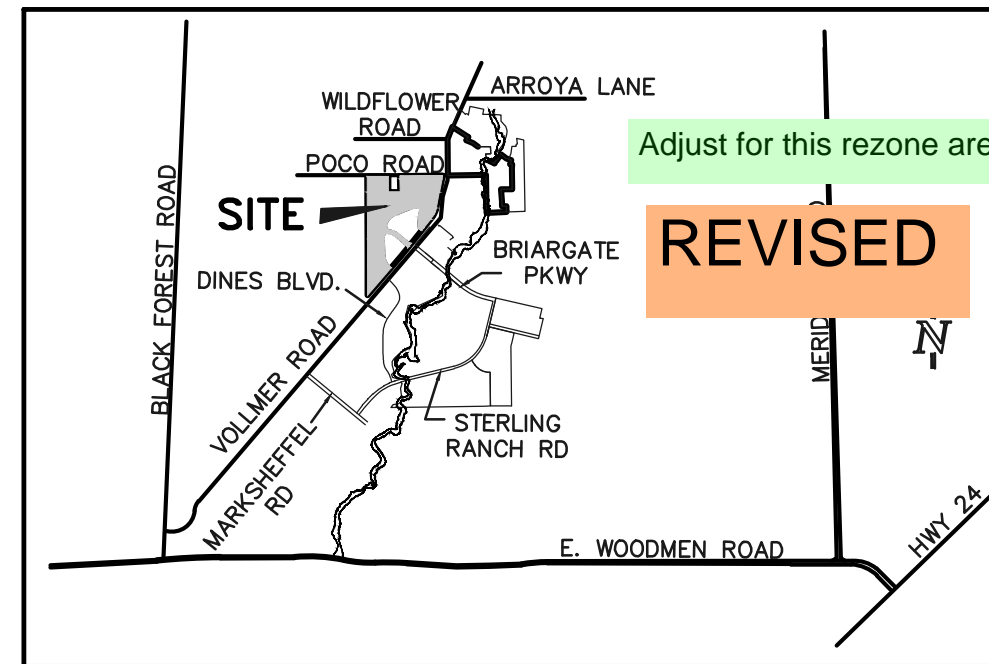
RR-2.5 Rezone Map

REZONE EXHIBIT REVISED

REVISED

NOVEMBER 2023

2024 and month



VICINITY MAP
N.T.S.

Adjust for this rezone area

REVISED

CCES
RESPONSES

SITE DATA

TAX ID NUMBERS: PORTION OF 52280-00-024 & 52280-00-025
 SKETCH PLAN: SKP 22-225 **SKP-22-005**
 CURRENT ZONING: RR-5
 PROPOSED ZONING: RR-2.5
 TOTAL AREA: 108.89 ACRES
 REZONE AREA (RR-2.5): 17.25 ACRES

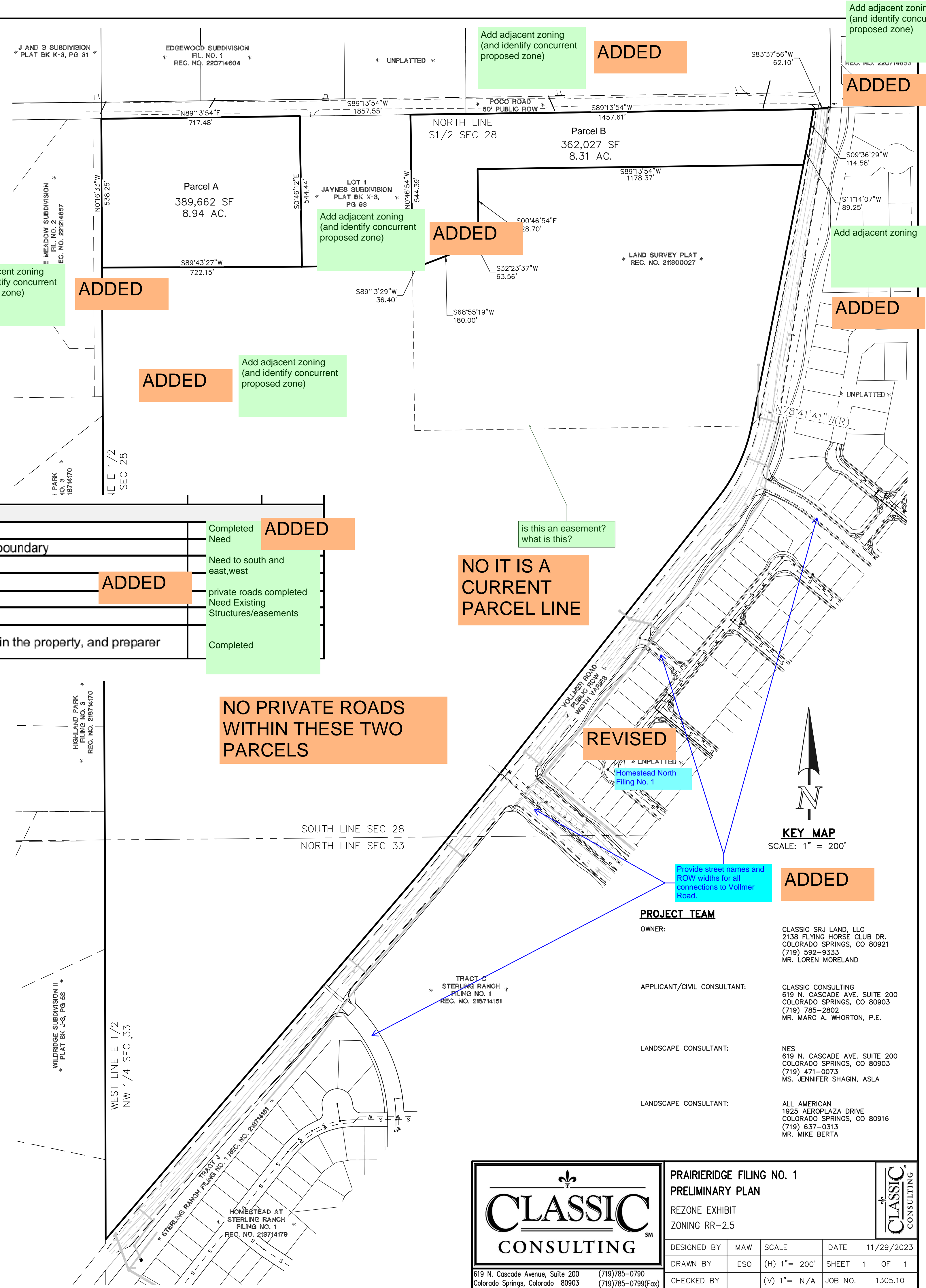
REVISED

Rezone Map to include the following elements, as appropriate:

1	Boundary description of the subject property, which shall illustrate the legal description	Completed Need	ADDED
2	Existing land uses and zoning on the property and within five hundred (500) feet of the boundary		
3	Adjoining property ownership	Need to south and east, west	
4	Existing private roads	private roads completed	ADDED
5	Existing structures	Need Existing Structures/easements	
6	Existing easements		
7	Name and address of the petitioner, owners of all interests (including mineral interests), in the property, and preparer	Completed	

Parcel A
LEGAL DESCRIPTION
 A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.68 FEET.
 COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
 THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;
 THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING;
 THENCE N89°13'54"E, ON SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28, A DISTANCE OF 717.48 FEET TO THE WEST LINE OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;
 THENCE S00°46'12"E, ON SAID WESTERLY LINE, A DISTANCE OF 544.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;
 THENCE S89°43'27"W, A DISTANCE OF 722.15 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
 THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING.
 THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 389,662 SQUARE FEET, (8.94541 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

Parcel B
LEGAL DESCRIPTION
 A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.68 FEET.
 COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
 THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD SAID POINT BEING THE POINT OF BEGINNING;
 THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
 1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
 2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET;
 THENCE S89°13'54"W, A DISTANCE OF 1,178.37 FEET;
 THENCE S00°46'54"E, A DISTANCE OF 228.70 FEET;
 THENCE S32°23'37"W, A DISTANCE OF 63.56 FEET;
 THENCE S68°55'19"W, A DISTANCE OF 180.00 FEET;
 THENCE S89°13'29"W, A DISTANCE OF 36.40 FEET TO THE EASTERLY BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;
 THENCE N00°46'54"W, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;
 THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE POINT OF BEGINNING.
 THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 362,027 SQUARE FEET, (8.3100 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



ADDED

ADDED

ADDED

ADDED

ADDED

ADDED

NO PRIVATE ROADS
WITHIN THESE TWO
PARCELS

NO IT IS A
CURRENT
PARCEL LINE

REVISED

KEY MAP
SCALE: 1" = 200'

ADDED

PROJECT TEAM

OWNER: CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DR.
 COLORADO SPRINGS, CO 80921
 (719) 592-9333
 MR. LOREN MORELAND

APPLICANT/CIVIL CONSULTANT: CLASSIC CONSULTING
 619 N. CASCADE AVE., SUITE 200
 COLORADO SPRINGS, CO 80903
 (719) 785-2802
 MR. MARC A. WHORTON, P.E.

LANDSCAPE CONSULTANT: NES
 619 N. CASCADE AVE. SUITE 200
 COLORADO SPRINGS, CO 80903
 (719) 471-0073
 MS. JENNIFER SHAGIN, ASLA

LANDSCAPE CONSULTANT: ALL AMERICAN
 1925 AEROPAZA DRIVE
 COLORADO SPRINGS, CO 80916
 (719) 637-0313
 MR. MIKE BERTA



PRAIRIERIDGE FILING NO. 1

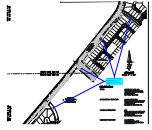
PRELIMINARY PLAN
 REZONE EXHIBIT
 ZONING RR-2.5

DESIGNED BY	MAW	SCALE	DATE	11/29/2023
DRAWN BY	ESO	(H) 1" = 200'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

V1_Zoning Map R1 comments.pdf Markup Summary

CDurham (3)



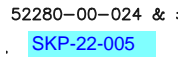
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Author: CDurham
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Provide street names and ROW widths for all connections to Vollmer Road.



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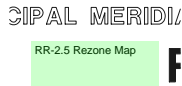
Homestead North Filing No. 1



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SKP-22-005

dsdparsons (14)



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RR-2.5 Rezone Map



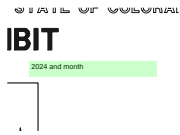
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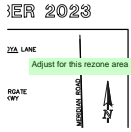
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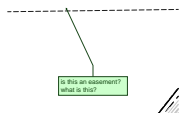
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2024 and month



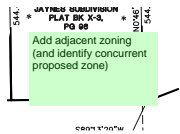
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Adjust for this rezone area



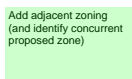
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is this an easement? what is this?



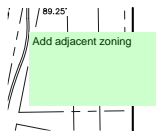
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Add adjacent zoning (and identify concurrent proposed zone)



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Add adjacent zoning (and identify concurrent proposed zone)



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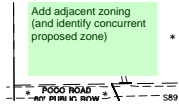
Add adjacent zoning

Add adjacent zoning
(and identify concurrent
proposed zone)

E AREA
REG. IN

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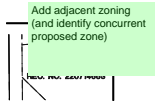
Add adjacent zoning (and identify concurrent proposed zone)



Add adjacent zoning
(and identify concurrent
proposed zone)

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Add adjacent zoning (and identify concurrent proposed zone)



Add adjacent zoning
(and identify concurrent
proposed zone)

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Add adjacent zoning (and identify concurrent proposed zone)



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Completed
Need

SW 1/4
Completed
Need
Need to south and east
private roads completed
Need Existing
Structures/easements
Completed

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Need to south and east,west

private roads completed
Need Existing Structures/easements

Completed