

BENNETT RANCH
VARIANCE OF USE

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11
SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PROJECT INFORMATION:

OWNER NAME: SHARON BENNETT
CONTACT ADDRESS: PO BOX 34
PEYTON, CO 80831

APPLICANT REPRESENTATIVE:

COMPANY: HR GREEN DEVELOPMENT, LLC
ADDRESS: 1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80920
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

SITE INFORMATION:

PROPERTY ADDRESS: 15000 NORTH PEYTON HIGHWAY
PEYTON, CO 80831
PARCEL NUMBER: 3100000256
LOT SIZE: 39.681 ACRES
EXISTING ZONING: RR-5
CURRENT USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: VARIANCE OF USE: ADDITIONAL SINGLE-FAMILY RESIDENCE
PROP. RESIDENCE AREA: 3,352 SF
PROP. BLDG. HEIGHT: 24' - 4 1/2"
FRONT SETBACK: 25.0'
SIDE SETBACK: 25.0'
REAR SETBACK: 25.0'
DRAINAGE BASIN: UPPER BRACKET CREEK (CHBR0600)

REQUIRED PARKING SPACES:

2 SPACES PER SINGLE-FAMILY RESIDENCE

SCOPE OF WORK:

PROPOSED SINGLE-FAMILY RESIDENCE (3,352 SF), PRIVATE DRIVEWAY, PRIVATE UTILITIES, SITE
GRADING AND FINAL STABILIZATION

DEVELOPMENT SCHEDULE

CONSTRUCTION: FALL 2026
STABILIZATION: SPRING 2027

FLOODPLAIN STATEMENT:

PER FEMA MAP NO. 08041C0375G, DATED DECEMBER 7, 2018, THE SITE IS LOCATED WITHIN A
FLOODPLAIN AND IS DESIGNATED AS ZONE A (WITHOUT BASE FLOOD ELEVATION).

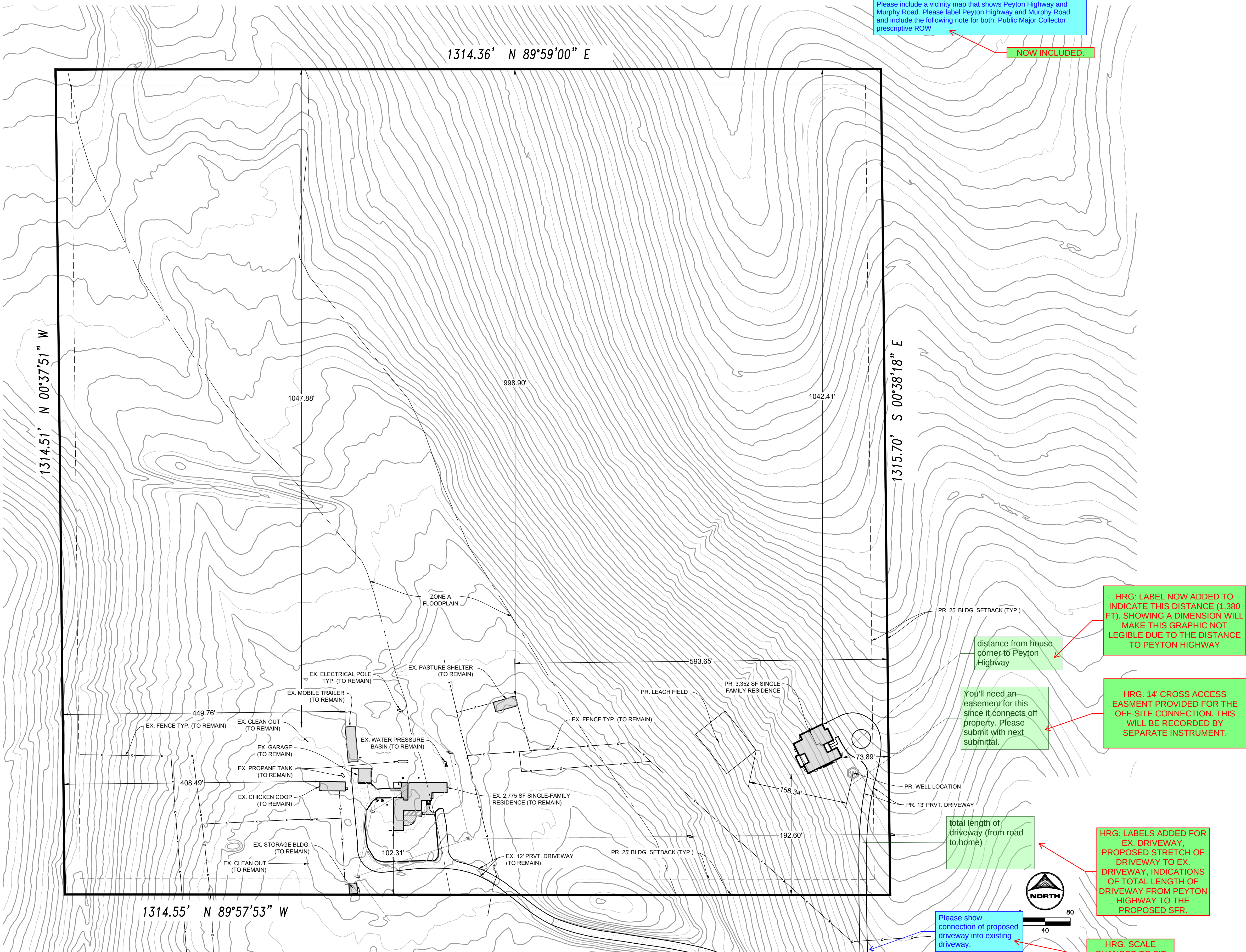
LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11
SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.
TOGETHER WITH AN ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES BEING THE
EXISTING DIRT ROADWAY LYING OVER AND ACROSS THE NORTHEAST QUARTER OF SECTION 31
OF SAID TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH P.M.

CONTAINING A CALCULATED AREA OF 1,728,532 SQUARE FEET OR 39.681 ACRES.

NOTES:

1. THE PROPOSED DISTURBANCE AND CONSTRUCTION IS NOT WITHIN A NON-BUILD AREA.
2. THERE ARE NO EXISTING PRESERVATION EASEMENTS, NO-BUILD DESIGNATIONS, GEOLOGICAL HAZARDS, STREAMSIDE ZONES, WETLANDS, OR RIPARIAN AREAS THAT PREVENT DEVELOPMENT AS IT IS SHOWN ON THIS PLAN.
3. THERE ARE NO EXISTING SIDEWALKS OR TRAILS WITHIN THE VICINITY OF THIS DEVELOPMENT.
4. ALL EXISTING AND PROPOSED WALLS AND FENCES ARE SHOWN ON THIS PLAN FOR THIS PROPERTY. THERE ARE NO KNOWN BERMS OR GRADED-IN DRAINAGE FEATURES ON THIS PROPERTY.
5. THERE ARE NO OFF-STREET PARKING OR LOADING AREAS ASSOCIATED WITH THIS PLAN. UTILIZATION OF THE EXISTING DRIVEWAY IS THE INGRESS/EGRESS AND DESIGNATED VEHICLE MANEUVERING AREA FOR THE DEVELOPMENT.
6. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



Please include a vicinity map that shows Peyton Highway and Murphy Road. Please label Peyton Highway and Murphy Road and include the following note for both: Public Major Collector prescriptive ROW

NOW INCLUDED.

HRG: LABEL NOW ADDED TO INDICATE THIS DISTANCE (1,380 FT). SHOWING A DIMENSION WILL MAKE THIS GRAPHIC NOT LEGIBLE DUE TO THE DISTANCE TO PEYTON HIGHWAY

HRG: 14' CROSS ACCESS EASMENT PROVIDED FOR THE OFF-SITE CONNECTION. THIS WILL BE RECORDED BY SEPARATE INSTRUMENT.

distance from house corner to Peyton Highway

You'll need an easement for this since it connects off property. Please submit with next submittal.

total length of driveway (from road to home)

HRG: LABELS ADDED FOR EX. DRIVEWAY, PROPOSED STRETCH OF DRIVEWAY TO EX. DRIVEWAY, INDICATIONS OF TOTAL LENGTH OF DRIVEWAY FROM PEYTON HIGHWAY TO THE PROPOSED SFR.

Please show connection of proposed driveway into existing driveway.

HRG: SCALE CHANGED TO FIT AND SHOW THIS.

DRAWN BY: BKP	JOB DATE: 7/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: BKP	JOB NUMBER: 2503969	0" 1"
CAD DATE: J:2025/2503969/CAD/Dwgs/C/Site_Plan		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

BENNETT RANCH
SHARON BENNETT
EL PASO COUNTY, COLORADO

VARIANCE OF USE
COVER SHEET & SITE PLAN

SHEET
SP

1

BENNETT RANCH VARIANCE OF USE

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SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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SITE INFORMATION:

LIMITS OF DISTURBANCE FOR SFR: 0.32 AC.
LIMITS OF DISTURBANCE FOR DRIVEWAY: 0.16 AC.
LIMITS OF DISTURBANCE FOR WELL AND SEPTIC W/ SERVICES: 0.12 AC.
TOTAL LIMITS OF DISTURBANCE: 0.60 AC.

EXISTING CONDITIONS IMPERVIOUSNESS: 0.50%
PROPOSED CONDITIONS IMPERVIOUSNESS: 1.46%

