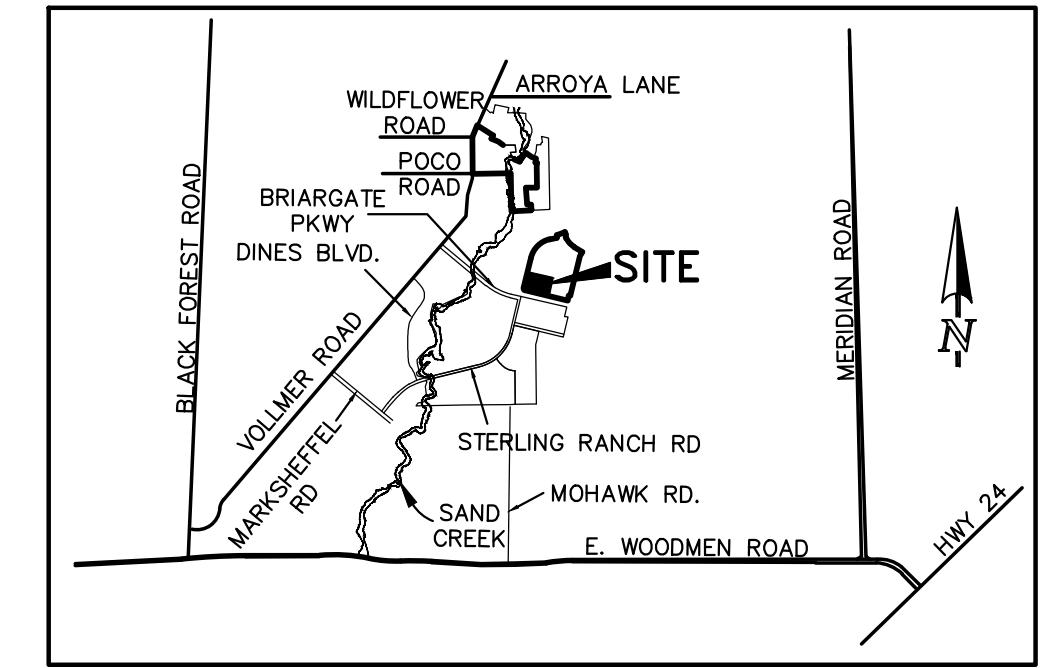


STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

RS-5000 REZONE MAP

SEPTEMBER 2024



VICINITY MAP
N.T.S.

MAP AMENDMENT (REZONING) CHECKLIST

- Revised: October 2023
- Map Amendment (Rezoning) Requirements**
- The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.
- The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.
- Graphic Drawing Requirements (the graphic drawing exhibit shall contain no color elements)**
- Owner name and contact information for responsible party
 - Applicant name (if not owner) and contact information for responsible party
 - Report preparer name and contact information for responsible party
 - Name of proposed development centered on the top of the plan and at the top of each sheet. On each sheet a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the proposed or development is located
 - Lot/parcel size
 - Preparation date, north arrow and a graphic scale
 - Existing zoning boundary description of the subject property, which shall illustrate the legal description
 - Requested zoning boundary description, which shall illustrate the legal description
 - Adjacent property - owner's name, land use and zoning
 - Existing private and public roads
 - Existing structures
 - Existing easements



SITE DATA

TAX ID NUMBERS: PORTIONS OF 52000-00-573

SKETCH PLAN: SKP235

CURRENT ZONING: PUD

PROPOSED ZONING: RS-5000

TOTAL REZONE AREA: 11.191 ACRES

PROJECT TEAM

OWNER: CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921
(719) 592-8333
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.

PLANNING/
LANDSCAPE CONSULTANT: NES
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073
MS. ANDREA BARLOW

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.2 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'14" WEST A DISTANCE OF 2722.56 FEET.

- COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
- THENCE NORTH 01°30'45" EAST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 3,724.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARGATE PARKWAY AS DEDICATED BY HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER 223715150, SAID POINT ALSO BEING ON A 1,935.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 13°36'00" EAST;
- THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY THE FOLLOWING FIVE (5) COURSES:
1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'30", AN ARC DISTANCE OF 4.22 FEET;
 2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 232.57 FEET;
 3. THENCE NORTH 58°28'13" EAST A DISTANCE OF 49.50 FEET;
 4. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET;
 5. THENCE SOUTH 76°31'32" EAST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
- THENCE NORTH 13°28'29" EAST A DISTANCE OF 519.46 FEET;
- THENCE SOUTH 76°31'31" EAST A DISTANCE OF 864.70 FEET;
- THENCE SOUTH 13°28'29" WEST A DISTANCE OF 564.46 FEET;
- THENCE NORTH 76°31'31" WEST A DISTANCE OF 819.70 FEET TO THE RIGHT-OF-WAY OF STERLING RANCH ROAD AS DEDICATED BY SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1;
- THENCE NORTHWESTERLY, ON SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;
1. THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;
 2. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;
 3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
- THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 487,476 SQUARE FEET (11.191 ACRES).

please remove unplatted lot lines on zone map

Please grey back area not included in zoning- if lots dont exist via plat- remove them.

Is this in the requested rezone? Please remove the lots and tract lines- only show the zoning perimeter boundary.

Per the checklist- depict the easements, adj prop information and zoning on the map.

Please remove the existing PUD pond that is to remain from rezoning request: it may open a can of worms up about 4 square significantly having less OS in Foursquare

There is a trail easement depicted on Foursquare

I dont think this layout is correct- Please depict the current zoning and proposed zoning here and remove lots since not platted/ zone isnt recorded

Please see P248 or P249 as an example

KEY MAP
SCALE: 1" = 60'



STERLING RANCH EAST FILING NO. 6
RS-5000 REZONE MAP

DESIGNED BY	MAW	SCALE	DATE	9/17/2024
DRAWN BY	MAW	(H) 1" = 60'	SHEET	1 OF 1
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60

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

V:\18380\DRAWINGS\DEVELOPMENT\ZONING-EXHIBIT.dwg, 9/19/2024, 10:09:57 AM, 1:1

V1_Zoning Map comments.pdf Markup Summary

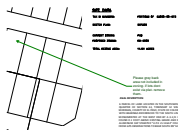
dsdparsons (20)



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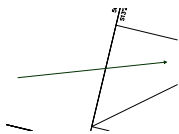
Is this in the requested rezone? Please remove the lots and tract lines- only show the zoning perimeter boundary.

Per the checklist- depict the, easements, adj prop information and zoning on the map.

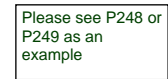


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Please grey back area not included in zoning- if lots dont exist via plat- remove them.

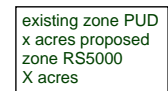


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Please see P248 or P249 as an example



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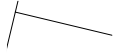
existing zone PUD x acres proposed zone RS5000
X acres



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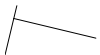
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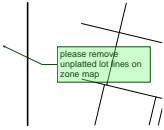
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please remove unplatted lot lines on zone map

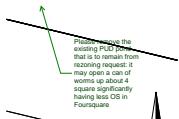


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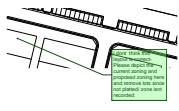
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There a trail easement depicted on Foursquare



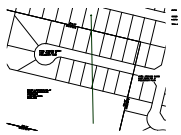
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Please remove the existing PUD pond that is to remain from rezoning request: it may open a can of worms up about 4 square significantly having less OS in Foursquare

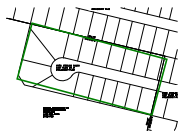


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i dont think this layout is correct- Please depict the current zoning and proposed zoning here and remove lots since not platted/ zone isnt recorded



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