

**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)**

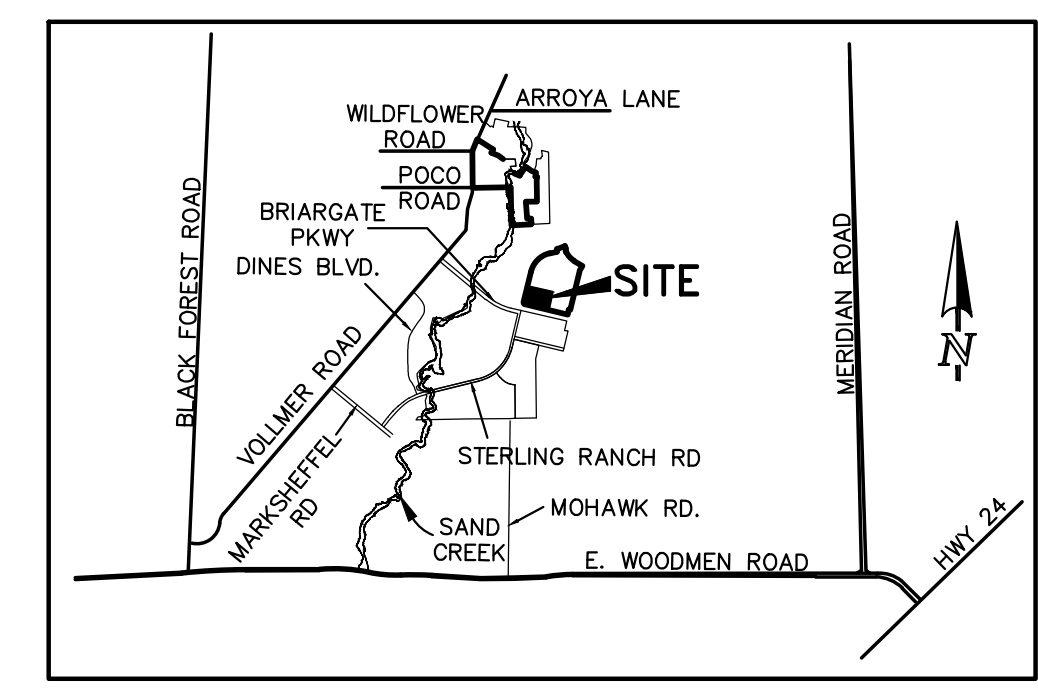
- Owner name and contact information for responsible party
- Applicant name (if not owner) and contact information for responsible party
- Report preparer name and contact information for responsible party
- Name of proposed development centered on the top of the plan and at the top of each sheet. On 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

# 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.



**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

WE ARE LEAVING THE SCREENED BACK LOT LINES FOR FOURSQUARE SINCE IT IS AN APPROVED PLAT BUT REMOVED THE LOT LINES FOR SRE FIL. 6

FOURSQUARE AT STERLING RANCH EAST (PUDSP-227)  
LAND USE: URBAN RES.  
ZONE: PUD

INFO. ADDED  
existing zone PUD  
x acres proposed zone RS5000  
X acres

TRACT I, FOURSQUARE AT STERLING RANCH EAST (PUDSP-227)  
LAND USE: POND  
ZONE: PUD

THERE IS NO TRAIL ESMT. SHOWN ON FOURSQUARE PUD

There a trail easement depicted on Foursquare

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

REMOVED PROP. LOTS. ONLY SHOWING THE RE-ZONE BNDY. NOW.

ADJACENT PROPERTY INFO. NOW LABELED

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

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

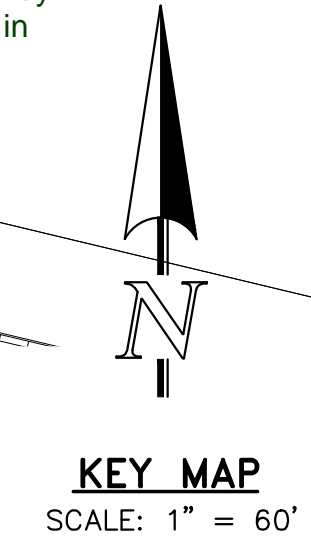
LOTS REMOVED

NOT SURE WHAT YOU ARE REFERRING TO

Please see P248 or P249 as an example

IT IS THE CORRECT LAYOUT BUT WE REMOVED IT AND JUST ADDED ZONING INFO.

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



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

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

# V1\_Zoning Map comments.pdf Markup Summary

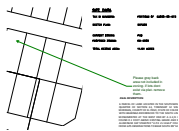
dsdparsons (20)



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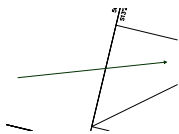
Is this in the requested rezone? Please remove the lots and tract lines- only show the zoning perimeter boundary.

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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Please see P248 or P249 as an example

existing zone PUD  
x acres proposed  
zone RS5000  
X acres

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existing zone PUD x acres proposed zone RS5000  
X acres

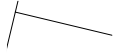


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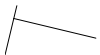
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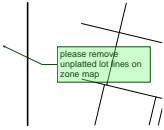


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please remove unplatted lot lines on zone map

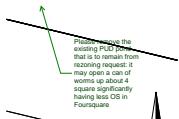


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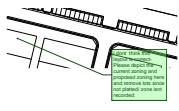
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There a trail easement depicted on Foursquare



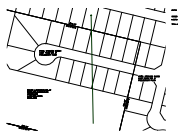
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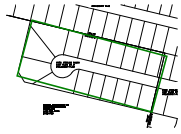
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i dont think this layout is correct- Please depict the current zoning and proposed zoning here and remove lots since not platted/ zone isnt recorded



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