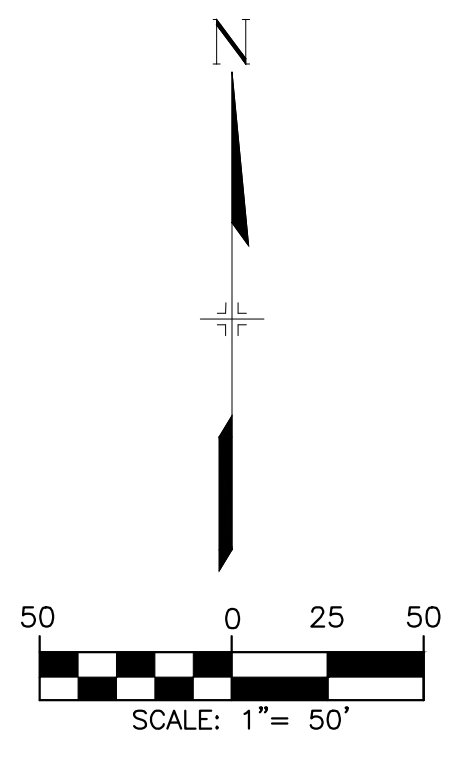


FILE LOCATION: S:\34 120 025 VILLAGES AT LORSON RANCH\650 CADD\650 PLAN SET\SRZONE\ZC01.DWG



Remove the color - the County records this document in black and white

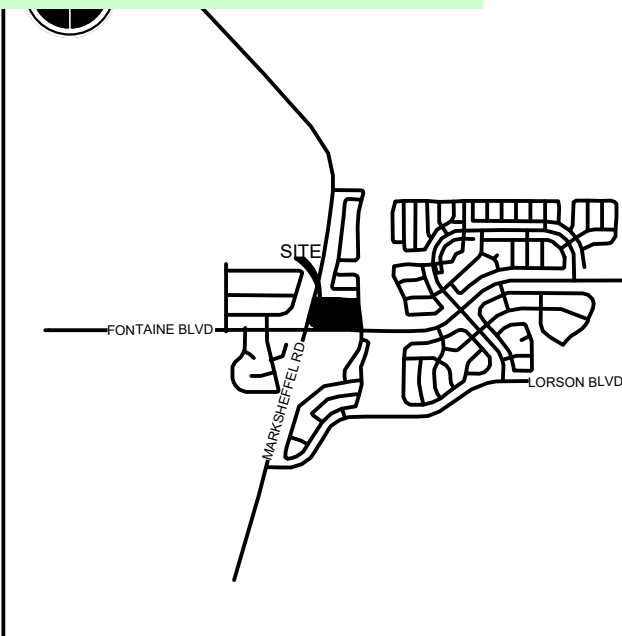
CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**CRADLAN LLC**  
 212 WAHSATCH AVE N STE 301 COLORADO  
 SPRINGS CO, 80903-3476  
 CLIENT PHONE (719) 635-3200

APPROVAL:

APPROVAL:

APPROVAL:



PROJECT:  
**VILLAGE AT LORSON RANCH  
 FILING 1**

COLORADO SPRINGS, CO  
 APRIL 12, 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
 PROJECT NO: 24.1129.025  
 DRAWN BY: AV  
 CHECKED BY: AP  
 APPROVED BY: AP  
 SHEET TITLE:

**ZONE MAP**

**ZC01**

**SHEET 1 OF 1**

CITY FILE NO.:

**ZONING LEGEND:**  
 PUD: Planned Unit Development

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN THE SOUTH HALF OF THE  
 SOUTHEAST QUARTER (S1/2, SE1/4) SECTION 15, T15S,  
 R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO,  
 BEING TRACT D OF "CARRIAGE MEADOWS NORTH AT  
 LORSON RANCH FILING NO. 1" AS RECORDED UNDER  
 RECEPTION NO. 218714242 IN THE RECORDS OF EL PASO  
 COUNTY, COLORADO.

SAID PARCEL CONTAINS A CALCULATED AREA OF  
 423,608 SQUARE FEET (9.725 ACRES, MORE OR LESS).

EXISTING ZONING: PUD  
 PROPOSED ZONING: COMMERCIAL SERVICE (CS)  
 EXISTING LAND USE: COMMERCIAL  
 PROPOSED LAND USE: COMMERCIAL

OWNER: LORSON LLC NOMINEE FOR/HEIDI LLC  
 REC. NO. 218714083  
 LAND USE: VACANT  
 ZONED (PUD)

15114  
 22023