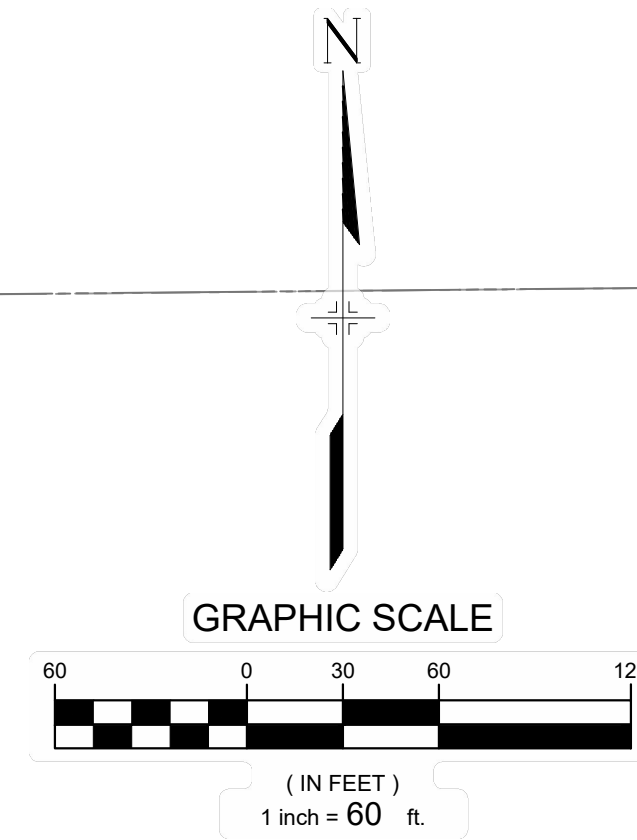


# LORSON RANCH COMMERCIAL ZONE CHANGE MAP

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) SECTION 22, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING TRACT N OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714083 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS A CALCULATED AREA OF 585,432 SQUARE FEET (13.440 ACRES, MORE OR LESS).



Please add the following:  
-Adjoining property ownership (add those across Fontaine and Marksheffel)

MARKSHEFFEL ROAD  
(ROW VARIES)

FONTAINE BOULEVARD  
(ROW VARIES)  
REC. NO. 207107321

POSSESSION & USE AGREEMENT  
PERMANENT EASEMENT PE-54A  
REC. NO. 216022303

20' PUBLIC UTILITY  
EASEMENT DEDICATED BY  
PLAT  
REC. NO. 218714083

\*CARRIAGE MEADOWS SOUTH  
FILING NO. 1\*  
REC. NO. 218714083  
13.44 ACRES  
EXISTING ZONING: PUD  
PROPOSED ZONING: COMMERCIAL COMMUNITY (CC)

GRANT OF RIGHT OF WAY  
REC. NO. 216005097

75' RIGHT OF WAY DEDICATION  
REC. NO. 205078708

20' PUBLIC UTILITY & DRAINAGE  
EASEMENT DEDICATED BY  
PLAT  
REC. NO. 96070865

REICHERT DONALD J JR  
REICHERT KATHLEEN M  
ZONING: RR-5  
LAND USE: SINGLE FAMILY RES

LOT 2  
\*BROWNSVILLE SUBDIVISION NO. 2\*  
REC. NO. 96070865

10' IRRIGATION EASEMENT  
DEDICATED BY PLAT  
REC. NO. 96070865

10'x10' UTILITY EASEMENT  
DEDICATED BY PLAT  
REC. NO. 218714083

PIERCE MARGON ZACHARIE  
PICE ALEXANDER S  
ZONING: RES  
LAND USE: SINGLE FAMILY RES  
JORDAN SEAN  
JORDAN KATE  
ZONING: RES  
LAND USE: SINGLE FAMILY RES  
CORRIEUX  
CORRIEUX  
ZONING: RES  
LAND USE: SINGLE FAMILY RES  
SANCHEZ JOSE  
SANCHEZ JOSE  
ZONING: RES  
LAND USE: SINGLE FAMILY RES  
SANCHEZ ARMANDO  
SANCHEZ ARMANDO  
ZONING: RES  
LAND USE: SINGLE FAMILY RES

CARRIAGE MEADOWS DRIVE  
(COLLECTOR, PUBLIC, ROW VARIES)

ZONING: PUD  
LAND USE: SINGLE FAMILY RES

\*CARRIAGE MEADOWS SOUTH  
FILING NO. 2\*  
REC. NO. 220714611

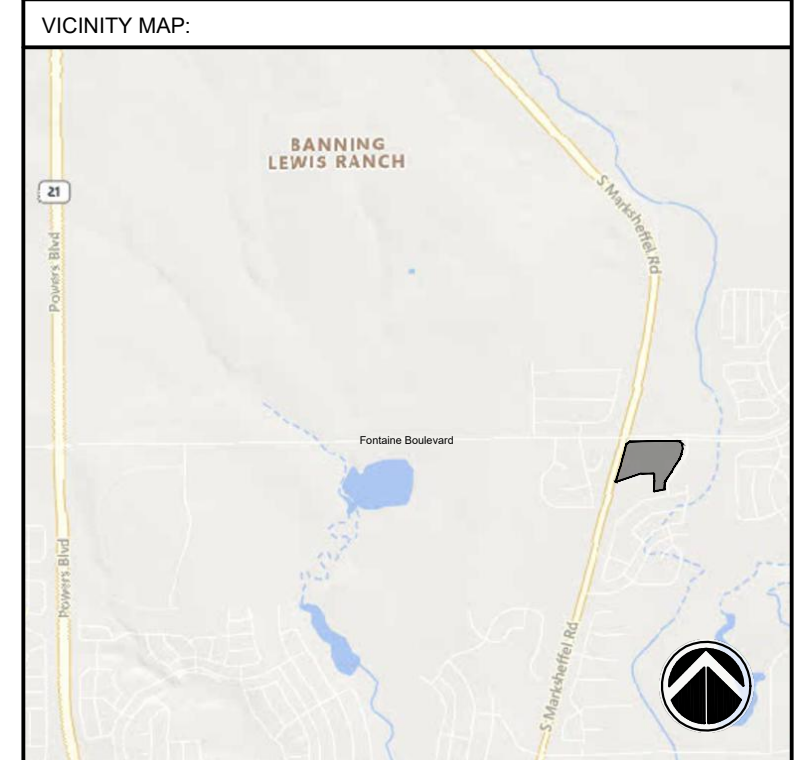
ZONING: PUD  
LAND USE: SINGLE FAMILY RES

\*CARRIAGE MEADOWS SOUTH  
FILING NO. 1\*  
REC. NO. 218714083

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

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

APPROVAL:



PROJECT:  
**LORSON RANCH COMMERCIAL  
ZONE CHANGE MAP**  
EL PASO COUNTY, COLORADO  
JUNE 03, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO.: 22.1129.022  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:  
**ZONING MAP**

**ZC01**  
SHEET 01 OF 01

PCD FILE NO.:

FILE LOCATION: S:\22.1129.022 LORSON RANCH COMMERCIAL\500 CAD\504 PLAN SETS\ZONING MAP\ZC01.DWG