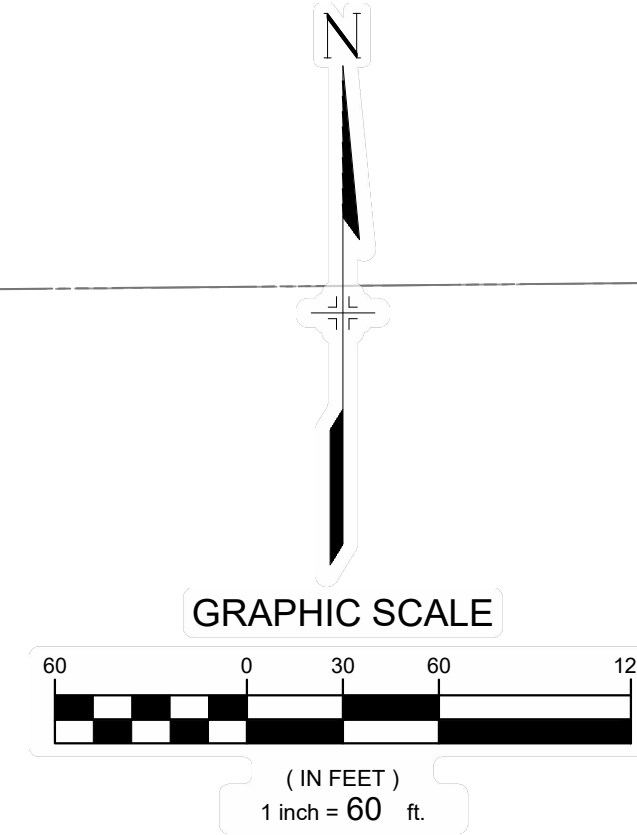


LORSON RANCH COMMERCIAL ZONE CHANGE MAP

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

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

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

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

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

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 ARMANDO
SANCHEZ JOSE
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

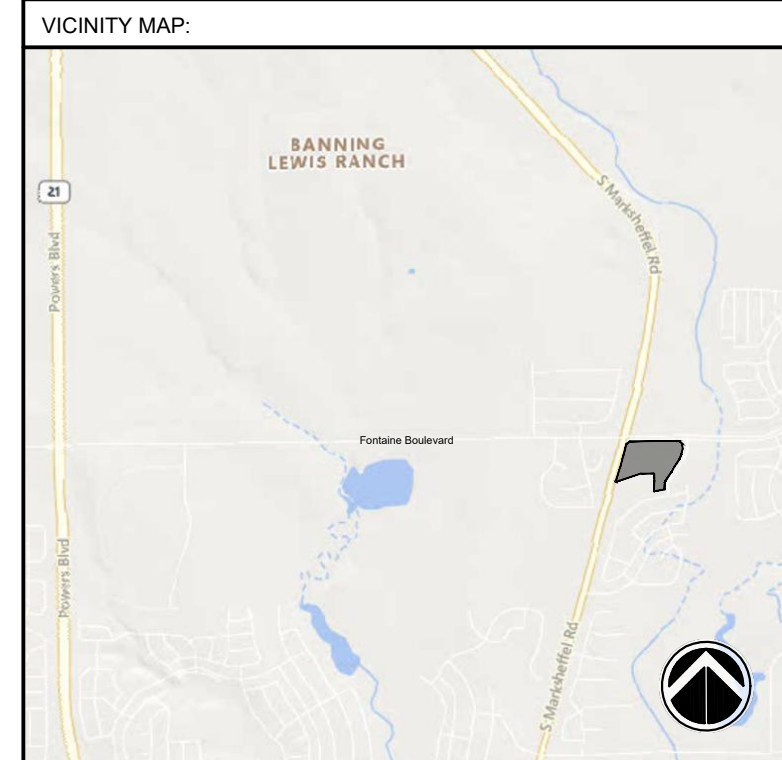
ZONING: PUD
LAND USE: SINGLE FAMILY RES

*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