

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 (13.44 ACRES, MORE OR LESS).

CRADLAN LLC
ZONING: PUD
LAND USE: VACANT COMMERCIAL LOTS

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

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

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

ZONING: PUD
LAND USE: SINGLE FAMILY RES

ZONING: PUD
LAND USE: SINGLE FAMILY RES

MARKSHEFFEL ROAD
(ROW VARIES)

CARRIAGE MEADOWS DRIVE
(COLLECTOR, PUBLIC, ROW VARIES)

BLOCKED BY REQUEST
ZONING: PUD
LAND USE: SINGLE FAMILY RES

HUNKE KENNETH PAUL
HUNKE CHRISTINE ANN
ZONING: PUD
LAND USE: SINGLE FAMILY RES

MULLINEAUX ALAN B
GONZALES-MULLINEAUX RAQUEL
ZONING: PUD
LAND USE: SINGLE FAMILY RES

LEMA MELISSA F
ZONING: PUD
LAND USE: SINGLE FAMILY RES

ROBINSON BRANDON P
ROBINSON-CHAVEZ
CELISSE ONOFER
ZONING: PUD
LAND USE: SINGLE FAMILY RES

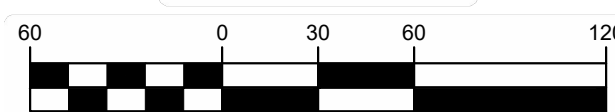
HOOVER FRANK L
ZONING: PUD
LAND USE: SINGLE FAMILY RES

MINNEHAN ALLAN N
MINNEHAN SALLY L
ZONING: R-4
LAND USE:
SINGLE FAMILY RES

MOORE NICHOLAS A
MOORE KRISTIE L
ZONING: R-4
LAND USE:
SINGLE FAMILY
RES



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

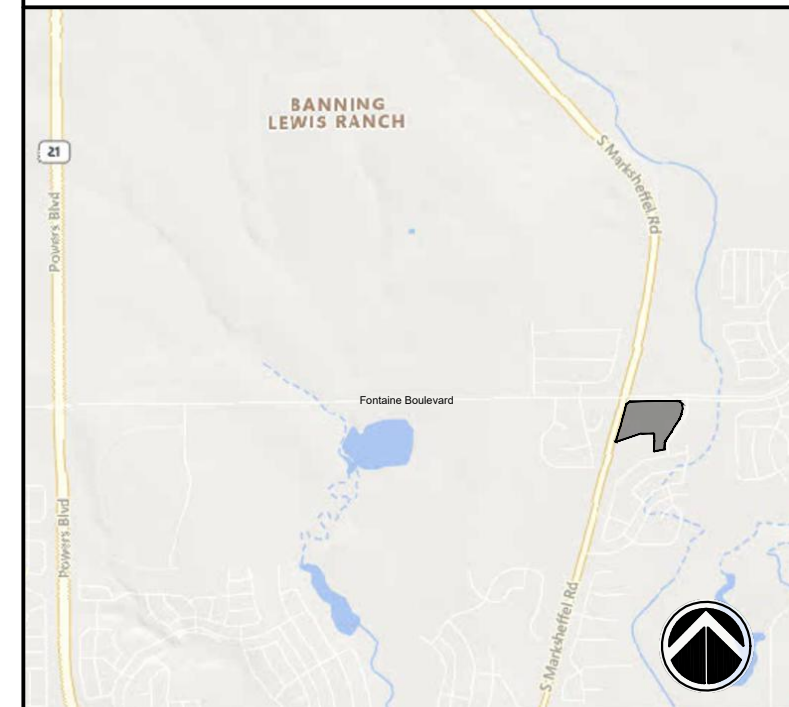
OWNER/DEVELOPER:

LORSON LLC

212 N WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

APPROVAL:

VICINITY MAP:



PROJECT:

LORSON RANCH COMMERCIAL
ZONE CHANGE MAP

EL PASO COUNTY, COLORADO
OCTOBER 07, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	06/10/2022	INITIAL SUBMITTAL	RAF
1	10/07/2022	SECOND SUBMITTAL	RAF

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.: