

CLAREMONT RANCH WEST - SKETCH PLAN

MINOR
AMENDMENT

Title, Section,
Township, Range,
County, State to all
sheets please

DEVELOPMENT PROGRAM

PARCEL/PLANNING AREA	ACRE	% OF TOTAL	UNIT QTY.
SINGLE FAMILY RESIDENTIAL	70.80 AC.		
PARCEL A - FILING 7	17.72 AC.	13.0%	70
PARCEL B - FILING 7A	14.79 AC.	10.8%	97
PARCEL C - FILING 8	38.29 AC.	28.0%	195
MULTI FAMILY RESIDENTIAL	21.32 AC.		
PARCEL D - FILING 8A	11.59 AC.	8.5%	53
PARCEL E - THE VILLAS AT CLAREMONT RANCH	9.73 AC.	7.1%	83
COMMERCIAL/RETAIL	22.01 AC.	16.1%	N/A
HOTEL/COMMERCIAL	9.8 AC.	7.2%	N/A
OPEN SPACE/PARKS/TRAILS	1.00 AC.	0.7%	N/A
SAND CREEK	1.68 AC.	1.2%	N/A
MARKSHEFFEL R.O.W.	1.56 AC.	1.1%	N/A
	8.60 AC.	6.3%	N/A
TOTAL:	131.77 AC.	100%	514

please cloud which
phase is being
amended

year should change
for this phase and
any future phases- if
the phase is
completed state
completed

PROJECT PHASING DATA

PHASE	YEAR	ACRE	UNITS (MF/SF)	POPULATION
I	2004	17.72	70/SF	168
II	2004	38.29	195/SF	468
III	2005	14.79	116/SF	278
IV	2006	11.59	50/SF	100
V	2006	42.54	COMMERCIAL	-
		124.93	431/SF	1014
			TOTAL: 431	

please cloud which
phase is being
amended

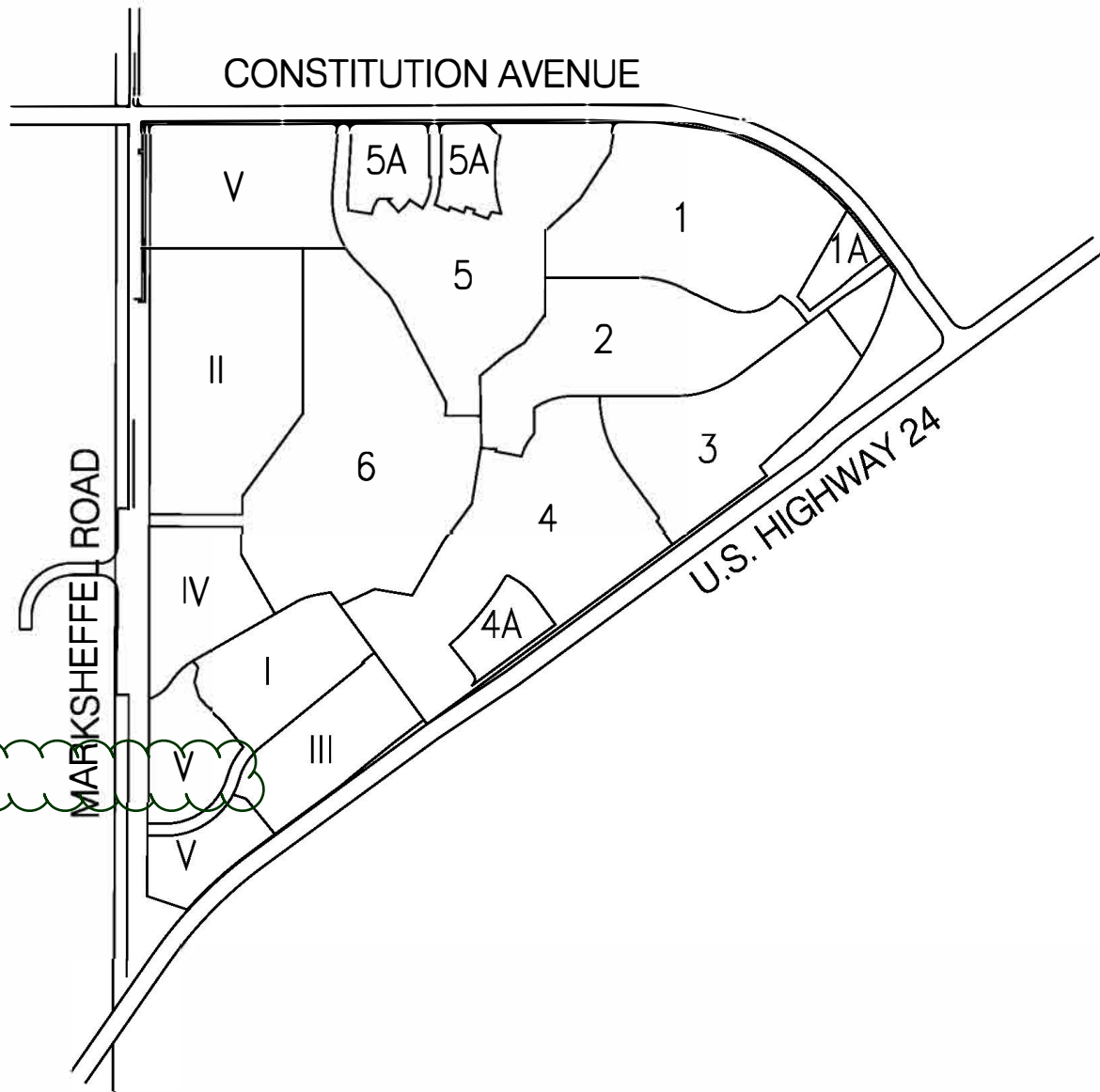
CONCEPT STATEMENT

CLAREMONT RANCH IS PROPOSED AS A MIXED USE DEVELOPMENT INCLUDING BOTH MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL USES, COMMERCIAL, RETAIL, HOTEL, PLANNED BUSINESS PARK AND OPEN SPACE USES. THE PLAN RESPONDS TO COMMUNITY NEEDS AND MARKET CONDITIONS RESULTING IN A FAMILY ORIENTED DEVELOPMENT WHERE PEOPLE ARE ABLE TO LIVE, LEARN, WORK AND PLAY. OTHER AMENITIES AT THE SITE INCLUDE ABUNDANT OPEN SPACE, A SCHOOL SITE, PARKS, TRAILS, RECREATION AREAS, AND SAND CREEK. FAMILIES AND BUSINESSES WILL FIND CLAREMONT RANCH TO BE AN IDEAL COMMUNITY WITH CONVENIENT ACCESS TO MAJOR THOROUGH FARES AND CLOSE PROXIMITY TO THE CITY OF COLORADO SPRINGS AS WELL AS OTHER FRONT RANGE REGIONAL AMENITIES.

I have uploaded the
SKP checklist, please
ensure all information
is depicted on plan-
Thank you

This sketch plan for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director



PHASING MAP
N.T.S.



NOTES:

FLOODPLAIN AREAS WILL BE CONFINED WITHIN THE NEW CHANNEL IMPROVEMENTS AS SHOWN ON THE PLAN. REFERENCE THE CLOMR (CONDITIONAL LETTER OF MAP REVISION) 01-08-259R DATED JANUARY 28, 2002.

SUBSEQUENT TO CONSTRUCTION OF CHANNEL IMPROVEMENTS THEY WILL BE PLATTED AND DEDICATED TO EL PASO COUNTY.

OPEN SPACE AREAS TO BE MAINTAINED BY EACH FILINGS HOA. CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY PARKS OR EL PASO COUNTY DOT.

THE DEVELOPER OF THE COMMERCIAL SITES WITHIN CLAREMONT RANCH SHALL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE RESIDENTIAL USES.

THE DEVELOPER OF THE SINGLE-FAMILY SITES ALONG MARKSHEFFEL ROAD WITHIN CLAREMONT RANCH WILL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE EXISTING INDUSTRIAL USES AND ZONING AREAS ON THE WEST SIDE OF MARKSHEFFEL ROAD.

THE DEVELOPER OF THE MULTI-FAMILY AREAS SHALL BE REQUIRED TO PROVIDE THE BUFFERING FOR THE SINGLE-FAMILY AREAS.

THE DEVELOPER OF THE SINGLE-FAMILY ALONG HIGHWAY 24 SHALL BE REQUIRED TO PROVIDE BUFFERING FOR THE EXISTING STATE HIGHWAY.

ALL RESIDENTIAL SUBDIVISIONS THAT ARE ADJACENT TO HIGHWAY 24 OR MARKSHEFFEL ROAD SHALL REQUIRE A NOISE ANALYSIS WITH FINDINGS AND RECOMMENDED MITIGATION THAT IS ACCEPTABLE TO EL PASO COUNTY. THE NOISE STUDY SHALL BE REQUIRED WITH THE REZONING AND FINAL PLAT.

ALL RESIDENTIAL DEVELOPMENT WITHIN COLORADO SPRINGS MUNICIPAL AIRPORT 65 DNL TO BE INSULATED FOR A 25 dBA NOISE REDUCTION AND TO BE EQUIPPED WITH AIR CONDITIONING.

THE AMENDED CLAREMONT SKETCH PLAN PROVIDES FOR 1,325 SINGLE-FAMILY UNITS AND 219 MULTI-FAMILY UNITS. MAXIMUM DENSITY FOR CLAREMONT RANCH SHALL NOT EXCEED 1,544 RESIDENTIAL UNITS WITHOUT REVIEW AND SUBSEQUENT APPROVAL OF AN AMENDMENT TO THE SKETCH PLAN.

EXEC PCD Director

ACTION TAKEN BY THE PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS ON A SKETCH PLAN SHALL BE CONSIDERED A PRELIMINARY DECISION TO THE ZONING AND PLATTING OF THE PROPERTY AND SHALL NOT BE CONSIDERED A FINAL DECISION FOR PURPOSES OF JUDICIAL REVIEW.

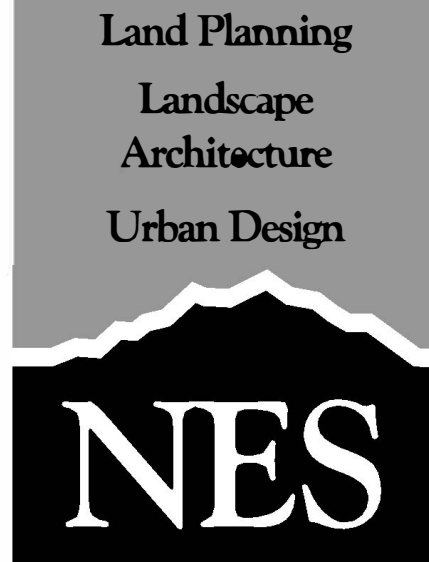
OWNERS OF UNIMPLEMENTED SKETCH PLAN AREA:

Amended SKP Area

RODO INVESTMENTS LLC
20 BOULDER CRESCENT, 2ND FLOOR
COLORADO SPRINGS, CO 80903

CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915

EVERGREEN-CONSTRUCTION & MARKSHEFFEL LLC
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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CLAREMONT WEST RANCH

SKETCH PLAN

Minor Amendment

DATE: 11.24.2020
PROJECT MGR: E. Garaway
PREPARED BY: J. Shagin

DATE:	BY:	DESCRIPTION:
7.27.04	SMM/KGV	UPDATED FILINGS, PARCELS & PHASING
9.29.04	KGV	UPDATED FLOODPLAIN & FILING 8
8.7.17	BMJ	REVISED LAND USE FOR FILING 7B, UPDATED FILINGS AND ZONING

COVER SHEET

S1
1 OF 2

REVISED: NOVEMBER, 2020

SKP V_1 planning redlines only.pdf Markup Summary 2-16-2021

dsdparsons (34)



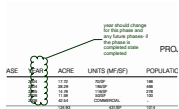
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Date: 2/12/2021 3:53:09 PM
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Amended SKP Area



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I have uploaded the SKP checklist, please ensure all information is depicted on plan- Thank you



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year should change for this phase and any future phases- if the phase is completed state completed



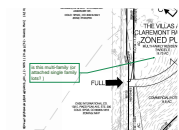
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where is tract A that is now being included in this development?



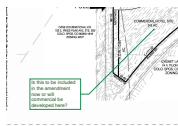
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Please cloud all the amended items on the SKP Map.



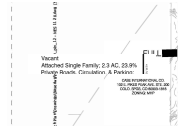
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Date: 2/12/2021 9:21:47 AM
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is this multi-family (or attached single family lots?)

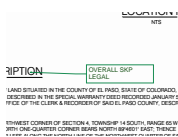


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Is this to be included in the amendment now or will commercial be developed here?

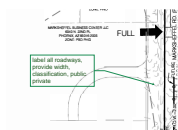


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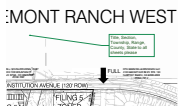
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OVERALL SKP LEGAL



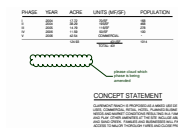
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label all roadways, provide width, classification, public private



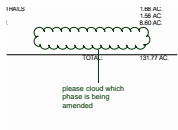
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Title, Section, Township, Range, County, State to all sheets please



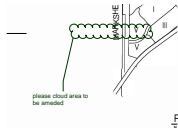
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please cloud which phase is being amended



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please cloud which phase is being amended



Subject: Cloud+
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please cloud area to be amended



Subject: Callout
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Title, Section, Township, Range, County, State to all sheets please

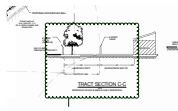


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Staff recommends identifying the adj densities within the SKP for the developed areas to further the discussion on compatibility....somewhere in a table or on drawing...



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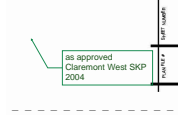


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ST - SKETCH PLAN

Subject: Callout
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MINOR AMENDMENT



Subject: Callout
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Author: dsdparsons
Date: 2/16/2021 2:08:11 PM
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as approved Claremont West SKP 2004



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Subject: PCD Director
Page Label: 1
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This sketch plan for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director



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identify the buffer/setback from the industrial properties please (the row counts towards that requirement)



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Sand Creek Trail



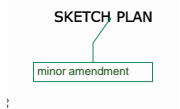
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provide detail or description



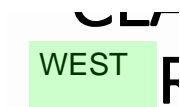
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ADD: Amended area Legal is :



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 2/16/2021 2:50:05 PM
Status:
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minor amendment



Subject: Text Box
Page Label: 2
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Date: 2/16/2021 2:50:13 PM
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WEST



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MINOR AMENDMENT



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WEST



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Minor Amendment



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please check numbers here w this amendment
commercial is going down SF up



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Date: 2/16/2021 2:52:33 PM
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EXEC PCD Director



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Page Label: 1
Author: dsdparsons
Date: 2/16/2021 2:53:26 PM
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what who will maintain this amended area?