

COMMUNITY SERVICES DEPARTMENT
 PARK OPERATIONS ~ JUSTICE SERVICES
 ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 17, 2021

Ryan Howser
 Planner
 El Paso County Planning & Community Development Department

Subject: Claremont Ranch West Sketch Plan Amendment (SKP-211)

Ryan,

This project was previously considered by the Park Advisory Board on Feb. 10, 2021 and was approved with the following recommendation:

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Sketch Plan Amendment: (1) strongly encourage the applicant to include open space dedication within the amendment area, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.”

There are differences that were noted between the Sketch Plan presented in Feb. 2021 and the current Sketch Plan under consideration. See table below.

	Total Acres	Open Space Acres	Open Space %	Single-Family Units	Multi-Family Units
Nov. 2004 Sketch Plan	394.65	29.56	7.5%	1,274	269
Nov. 2020 Sketch Plan	389.65	29.56	7.5%	1,325	219
Aug. 2021 Sketch Plan	396.32	27.88	7.0%	1,195	302

Claremont Ranch West Sketch Plan Differences

It should be noted that the open space requirement is less than 10% for the overall site. But this is consistent with previous applications as far back as the 2004 Sketch Plan. The overall Sketch Plan area is not PUD, there are portions of the site that are zoned RS-5000 or CC which do not need to meet the 10% open space requirement that a PUD zoned area would. Community Services – Park Operations would



however like to know why the open space was reduced between the Nov. 2020 plan and the August 2021 plan and what changed in the overall acres and number of housing units.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,
Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Claremont Ranch Sketch Plan Amendment

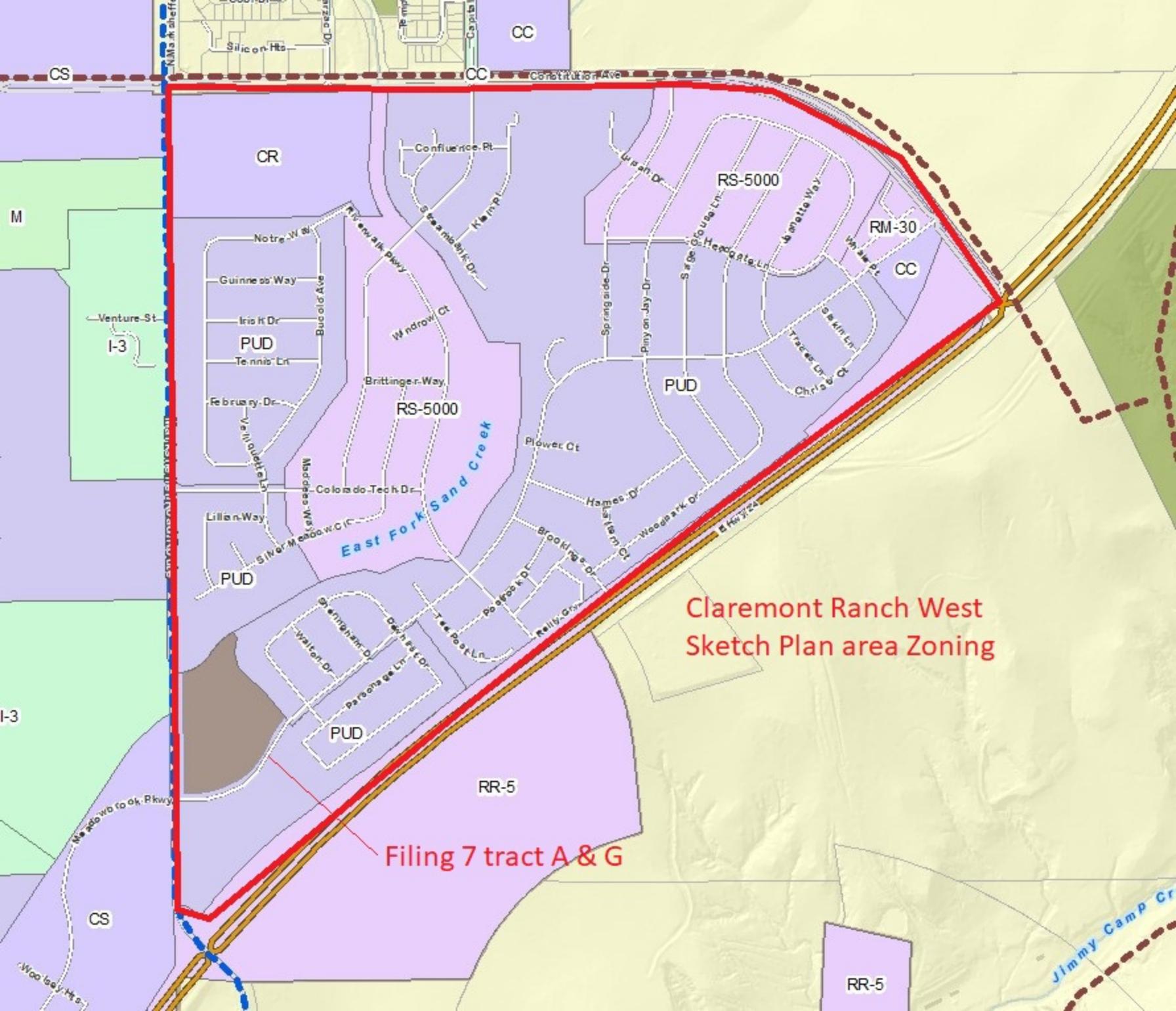
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  Subject Property
-  Parcels
-  Streams

0 250 500 1,000 1,500 Feet



Claremont Ranch Sketch Plan





Claremont Ranch West
Sketch Plan area Zoning

Filing 7 tract A & G

August 2021
Sketch Plan

CLAREMONT RANCH WEST

SKETCH PLAN MINOR AMENDMENT

SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, CO

FILING/PLANNING AREA DEVELOPMENT PROGRAM & PHASING PLAN

PARCEL/PLANNING AREA	ACRES	% OF TOTAL	UNIT QTY.	DENSITY (DU/AC)	YEAR
SINGLE FAMILY RESIDENTIAL	275.56 AC		1,196		
FILING NO. 1	49.42 AC	10.2%	205	5.07 / AC.	COMPLETE
FILING NO. 2	30.83 AC	7.6%	153	4.99 / AC.	COMPLETE
FILING NO. 3	26.77 AC	6.7%	141	5.27 / AC.	COMPLETE
FILING NO. 4	35.07 AC	8.8%	142	3.59 / AC.	COMPLETE
FILING NO. 5	21.79 AC	5.5%	52	1.5 / AC.	COMPLETE
FILING NO. 6	45.43 AC	11.4%	181	3.98 / AC.	COMPLETE
FILING NO. 7	17.29 AC	4.4%	70	3.95 / AC.	COMPLETE
FILING NO. 8	41.34 AC	10.4%	198	4.82 / AC.	COMPLETE
FILING NO. 8A	16.82 AC	4.2%	53	3.15 / AC.	COMPLETE
SINGLE FAMILY ATTACHED	30.94 AC		302		
FILING NO. 1A	3.51 AC	0.9%	39	11.11 / AC.	COMPLETE
FILING NO. 4A	5.39 AC	1.4%	55	10.2 / AC.	COMPLETE
FILING NO. 5A	11.87 AC	3.0%	125	10.51 / AC.	COMPLETE
VILLAS AT CLAREMONT RANCH (FILING 7 TRACT A & G)	10.17 AC	2.6%	83	8.16 / AC.	2022
COMMERCIAL	36.52 AC				
FILING NO. 1CC (LOT 1, BLOCK 10)	2.92 AC	0.7%	N/A	--	N/A
FILING NO. 7 (TRACT F)	10.3 AC	2.8%	N/A	--	N/A
FILING NO. 9	23.3 AC	5.9%	N/A	--	PARTIALLY COMPLETE
OPEN SPACE/TRAILS/PARKS	27.88 AC	7.0%	N/A	--	UNKNOWN
SAND CREEK	17.45 AC	4.4%	N/A	--	EXISTING
ELEMENTARY SCHOOL FILING NO. 4	7.88 AC	1.9%	N/A	--	N/A
CCOT F.O.W.	0.53 AC	0.1%	N/A	--	COMPLETE
TOTAL	396.32	100%	1,497		

NOTES:

open space: 27.88 acres / total acres 396.32 = 7% open space

FLOODPLAIN AREAS WILL BE CONFINED WITHIN THE NEW CHANNEL IMPROVEMENTS AS SHOWN ON THE PLAN. REFERENCE THE CLOMR (CONDITIONAL LETTER OF MAP REVISION) 01-08-2599 DATED JANUARY 28, 2002.

OPEN SPACE AREAS AND BUFFERS TO BE MAINTAINED BY EACH FILING HOA, CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY PARKS OR EL PASO COUNTY DOT. THE OPEN SPACE AREAS AND BUFFER WITHIN THIS AMENDED AREA WILL BE MAINTAINED BY THE VILLAS AT CLAREMONT RANCH HOA SUBJECT TO CLAREMONT RANCH WEST SKP211.

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 ZONING AND FINAL PLAN.

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.

A GEOLOGIC HAZARD STUDY COMPLETED BY ENCH ENGINEERING ON SEPTEMBER 22, 2017 (REVISED APRIL 16, 2020) DETERMINED THE SITE TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT BY AVOIDANCE OR PROPER MITIGATION. GEOLOGIC HAZARDS ENCOUNTERED AT THE SITE INCLUDE:

- ARTIFICIAL FILL ACROSS THE SITE
- COLLAPSIBLE SOILS- POTENTIALLY ACROSS THE SITE
- AREAS OF EROSION ACROSS THE SITE
- POTENTIALLY SEASONALLY HIGH GROUNDWATER, NORTHWESTERN PORTION OF THE SITE

INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION

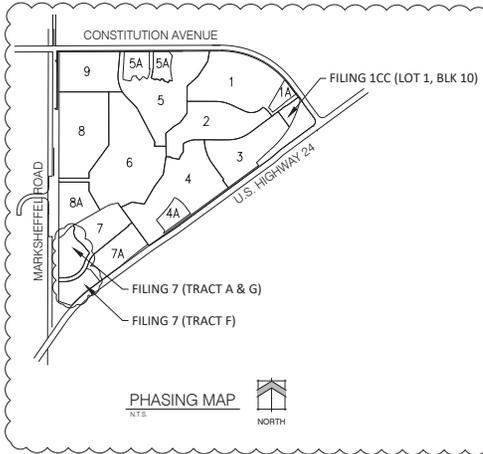
THE NORTHERN PORTION OF THE SITE IS MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA NO. 080410786C, FIGURE 8 (REFERENCE 7). THE FLOODPLAIN IS ALONG THE EAST FORK OF SAND CREEK, AND THE PROPOSED DEVELOPMENT WILL AVOID THIS AREA.

THIS AMENDED CLAREMONT SKP211 PROVIDES FOR **1196 SINGLE-FAMILY UNITS** AND **300 SINGLE-FAMILY ATTACHED UNITS**. MAXIMUM DENSITY FOR CLAREMONT RANCH SHALL NOT EXCEED 1,500 RESIDENTIAL UNITS WITHOUT REVIEW AND SUBSEQUENT APPROVAL OF AN AMENDMENT TO THE SKETCH PLAN.

ACTION TAKEN BY THE COMMUNITY DEVELOPMENT DIRECTOR AND 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.

DISTRICTS SERVING THE PROPERTY

- WATER & WASTEWATER: CHEROKEE METRO DISTRICT
- ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
- NATURAL GAS: COLORADO SPRINGS UTILITIES
- FIRE PROTECTION: FALCON FIRE DISTRICT
- SCHOOL DISTRICT: SCHOOL DISTRICT 49
- LIBRARY: Pikes Peak Library District
- CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT



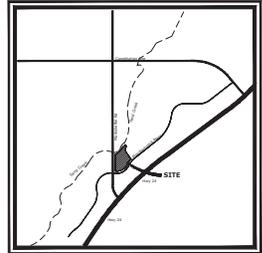
CONCEPT STATEMENT

CLAREMONT RANCH WEST IS PROPOSED AS A MIXED USE DEVELOPMENT INCLUDING SINGLE FAMILY ATTACHED 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 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 THROUGH FARES AND CLOSE PROXIMITY TO THE CITY OF COLORADO SPRINGS AS WELL AS OTHER FRONT RANGE REGIONAL AMENITIES.

County Certification
This Minor Sketch Plan Amendment of Claremont Ranch West was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2021, subject to any notes or conditions specified herein.

Director, Planning & Community Development _____ Date _____

VICINITY MAP



SITE DATA (Amended Area)

Owner/Subdivider: RODO Investments LLC
20 Boulder Crescent, Ste 200
Colorado Springs, CO 80803

Applicant/Preparer: Morley Companies
20 Boulder Crescent, Ste 200
Colorado Springs, CO 80803

Land Planner: NES Inc
619 N Cascade Avenue, Ste 200
Colorado Springs, CO 80803

Civil Engineer: Catamount Engineering
PO Box 692
Divide, CO 80814

Site Address: 1250 Meadowbrook Pkwy
Colorado Springs, CO 80951

Tax ID Number: 5404303066, 5404303062

Area: 10.169 Acres
Current Zoning: PUJ CAD-U
County Master Plan: Urban Residential

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL F AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 5, 1996 IN BOOK 6797 AT PAGE 35 IN THE OFFICE OF THE CLERK & RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FROM WHICH THE NORTH ONE-QUARTER CORNER BEARS NORTH 89°40'01" EAST, THENCE NORTH 89°40'01" EAST, 30.00 FEET MORE OR LESS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, THENCE SOUTHERLY 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS SHOWN ON CONSTITUTION AVENUE & PETERSON ROAD RIGHT-OF-WAY, A SUBDIVISION RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°40'01" EAST, 3165.55 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED JANUARY 13, 2000 AT RECEPTION NO. 200004268 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 200004268 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- SOUTH 09°20'43" WEST, 209.05 FEET;
- SOUTH 33°10'49" WEST, 383.74 FEET;
- SOUTH 47°05'04" WEST, 312.00 FEET;
- SOUTH 00°07'55" WEST, 551.99 FEET;
- SOUTH 38°08'32" WEST, 238.82 FEET;
- SOUTH 57°34'44" WEST, 152.54 FEET;
- SOUTH 50°00'07" WEST, 217.22 FEET;
- SOUTH 00°59'39" EAST, 460.39 FEET;
- SOUTH 09°00'07" WEST, 394.98 FEET;
- SOUTH 38°29'29" WEST, 303.16 FEET;
- SOUTH 30°02'48" WEST, 416.58 FEET;
- NORTH 80°42'10" WEST, 253.00 FEET;
- SOUTH 64°58'44" WEST, 253.57 FEET;
- SOUTH 98°11'00" EAST, 947.73 FEET TO THE MOST SOUTHERLY CORNER OF CLAREMONT RANCH FILINGS NO. 4, SAID POINT BEING ON THE NORTHWESTERLY LINE OF U.S. HIGHWAY NO. 24; THE FOLLOWING FOUR (4) COURSES ARE ON SAID NORTHWESTERLY LINE:

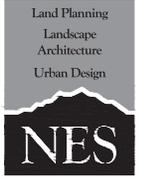
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 38°47'27" EAST, HAVING A CENTRAL ANGLE OF 82°29'27", A RADIUS OF 11885.20 FEET, AN ARC DISTANCE OF 711.94 FEET;
- SOUTH 53°50'01" WEST, 588.67 FEET;
- SOUTH 52°58'50" WEST, 282.21 FEET;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 38°40'17" EAST, HAVING A CENTRAL ANGLE OF 15°09'34", A RADIUS OF 2914.79 FEET, A DISTANCE OF 771.20 FEET.

THENCE NORTH 55°09'27" WEST, 159.43 FEET, THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE REMAINING FOUR (4) COURSES:

- NORTH 00°07'48" EAST, 887.55 FEET;
- NORTH 11°14'04" WEST, 102.01 FEET;
- THENCE NORTH 00°07'48" EAST, 1855.06 FEET;
- NORTH 00°08'32" EAST, 2557.68 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 10,867,000 SQUARE FEET, MORE OR LESS, OR 243.04 ACRES, MORE OR LESS.

AMENDED AREA

TRACT A, 'CLAREMONT RANCH FILING NO. 7' AS RECORDED UNDER RECEPTION NO. 2005071100 IN THE EL PASO COUNTY RECORDS AND TRACT G, 'CLAREMONT RANCH FILING NO. 7' AS RECORDED UNDER RECEPTION NO. 200571100 IN THE EL PASO COUNTY RECORDS.
TOTAL ACREAGE: 10.169



NES, Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

CLAREMONT RANCH WEST

SKETCH PLAN MINOR AMENDMENT

DATE: 11.24.2020
PROJECT MGR: A. Barlow
DRAWN BY: J. Sigler

DATE	BY	DESCRIPTION
7.27.04	SMH/KDV	UPDATED FILINGS, PARCELS & PHASING
9.26.04	KDV	UPDATED FLOODPLAIN & FILING #
8.7.17	BMJ	REVISED LAND USE FOR FILINGS 7A, UPDATED FILINGS AND ZONING
8.20.21	JS	COUNTY COMMENTS

COVER SHEET

S1
1 OF 2
SKP-211

CLAREMONT RANCH WEST - SKETCH PLAN

Nov. 2020 Sketch Plan

DEVELOPMENT PROGRAM

PARCEL/PLANNING AREA	ACRE	% OF TOTAL	UNIT QTY.	PARCEL/PLANNING AREA	ACRE	% OF TOTAL	UNIT QTY.
SINGLE FAMILY RESIDENTIAL	70.80 AC.			SINGLE FAMILY RESIDENTIAL	180.37 AC.		
PARCEL A - FILING 7	17.72 AC.	13.0%	70	FILING NO. 1	39.27 AC.	15.2%	204
PARCEL B - FILING 7A	14.79 AC.	10.8%	97	FILING NO. 2	29.41 AC.	11.6%	152
PARCEL C - FILING 8	38.29 AC.	28.0%	195	FILING NO. 3	25.36 AC.	9.8%	141
MULTI FAMILY RESIDENTIAL	21.32 AC.			FILING NO. 4	29.82 AC.	11.5%	142
PARCEL D - FILING 8A	11.59 AC.	8.5%	53	FILING NO. 5	16.20 AC.	6.3%	69
PARCEL E - THE VILLAS AT CLAREMONT RANCH	9.73 AC.	7.1%	83	FILING NO. 6	40.31 AC.	15.6%	189
COMMERCIAL/RETAIL	22.01 AC.	16.1%	N/A	MULTI-FAMILY RESIDENTIAL	20.80 AC.		
HOTEL/COMMERCIAL	9.8 AC.	7.2%	N/A	FILING NO. 1A	3.51 AC.	1.4%	39
OPEN SPACE/PARKS/TRAILS	1.00 AC.	0.7%	N/A	FILING NO. 6A	5.28 AC.	2.1%	55
SAND CREEK	1.68 AC.	1.2%	N/A	FILING NO. 5A	11.80 AC.	4.5%	125
MARKSHEFFEL R.O.W.	8.80 AC.	6.3%	N/A	COMMERCIAL FILING NO. 1	2.97 AC.	1.2%	N/A
				OPEN SPACETRAILSPARKS	27.88 AC.	10.8%	N/A
				SAND CREEK	17.45 AC.	6.8%	N/A
				ELEMENTARY SCHOOL FILING NO. 4	7.88 AC.	3.1%	N/A
				COST R.O.W.	0.53 AC.	0.2%	N/A
TOTAL	131.77 AC.	100%	514	TOTAL	257.88 AC.	100%	1,113

open space: 1.68 acres + 27.88 acres = 29.56 open space
 total acres: 131.77 acres + 257.88 acres = 389.65 acres total
 29.56 acres open space / 389.65 acres total = 7.5% open space

PROJECT PHASING DATA

PHASE	YEAR	ACRE	UNITS (MF/SF)	POPULATION	PHASE	YEAR	ACRE	UNITS (MF/SF)	POPULATION
I	2004	17.72	70SF	188	FILING 1	2001	46.88	39MF / 204SF	568
II	2004	38.29	195SF	468	FILING 2	2002	30.53	152SF	385
III	2005	14.79	119SF	278	FILING 3	2003	26.77	141SF	338
IV	2006	11.59	50SF	100	FILING 4	2004	47.42	35MF / 142SF	451
V	2006	16.54	COMMERCIAL	-	FILING 5	2004	51.18	125MF / 692SF	499
		124.93	431SF	1014	FILING 6	2004	55.09	189SF	454
			TOTAL: 431				257.88	218MF / 894SF	2,584
								TOTAL: 1,113	

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 THROUGH FARES AND CLOSE PROXIMITY TO THE CITY OF COLORADO SPRINGS AS WELL AS OTHER FRONT RANGE REGIONAL AMENITIES.



PHASING MAP
N.T.S. NORTH

NOTES:

- FLOODPLAIN AREAS WILL BE CONFINED WITHIN THE NEW CHANNEL IMPROVEMENTS AS SHOWN ON THE PLAN. REFERENCE THE CLOMR (CONDITIONAL LETTER OF MAP REVISION) 01-08-2591 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 FILING 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 PLAN.
- 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.
- 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:

- RODO INVESTMENTS LLC
20 BOULDER CRESCENT, 2ND FLOOR
COLORADO SPRINGS, CO 80903
- CHEROKEE METROPOLITAN DISTRICT
6550 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
- EVERGREEN CONSTRUCTION & MARKSHEFFEL LLC
2380 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016

Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 300
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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CLAREMONT RANCH SKETCH PLAN

DATE: 11.24.2020
PROJECT NO: E. Gateway
PREPARED BY: J. Shagan

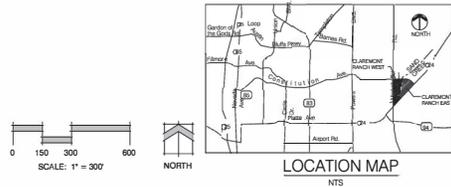
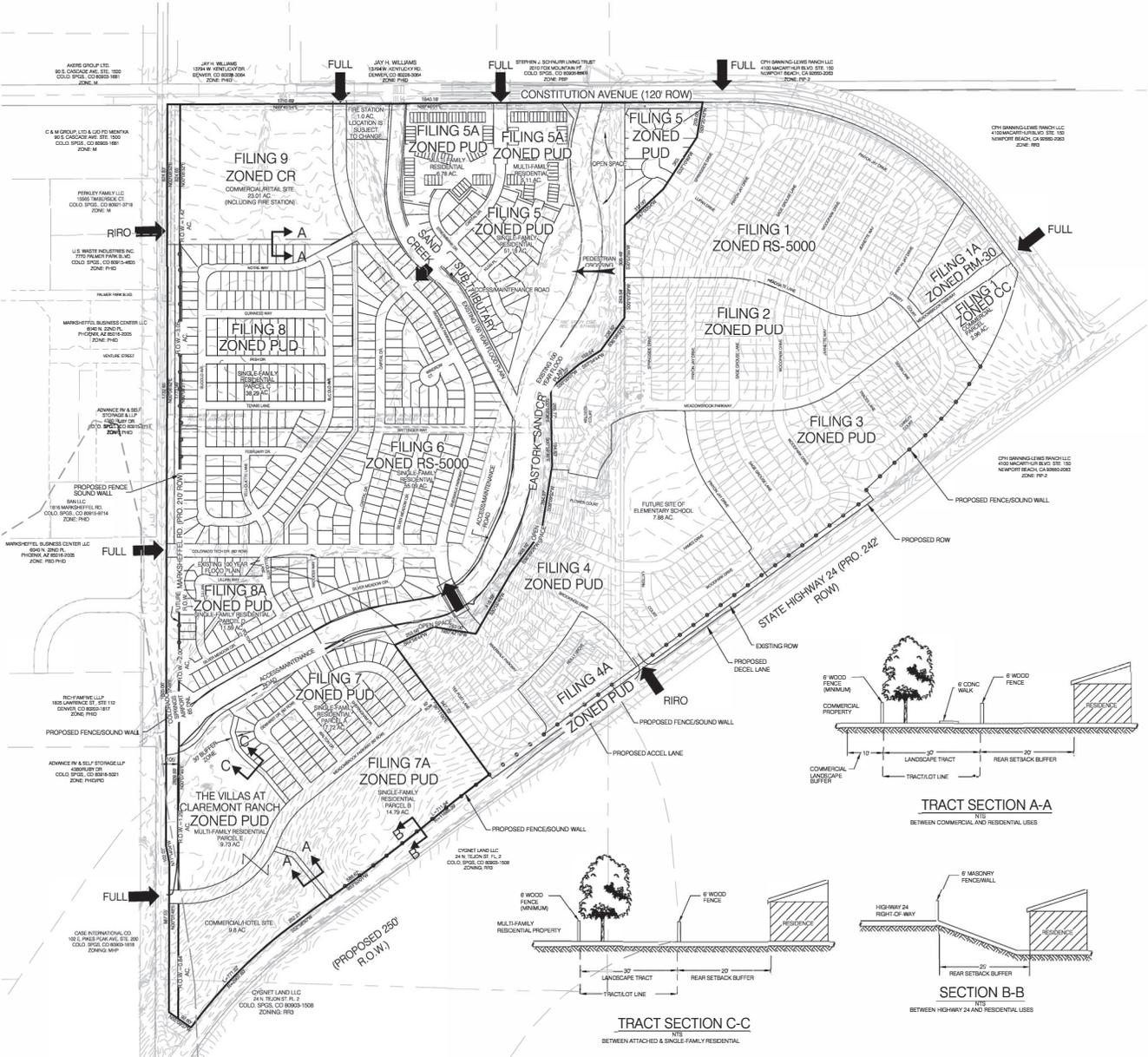
DATE	BY	DESCRIPTION
7.27.04	SHM/ADG	UPDATED FILLINGS, PARCELS & PHASING
9.29.04	KGV	UPDATED FOODCOURT & FILING 8
8.7.17	BND	REVISED LAND USE FOR FILING 9B, UPDATED FILLINGS AND ZONING

COVER SHEET

S1
1 OF 2

REVISED: NOVEMBER, 2020

CLAREMONT RANCH WEST - SKETCH PLAN



LEGAL DESCRIPTION

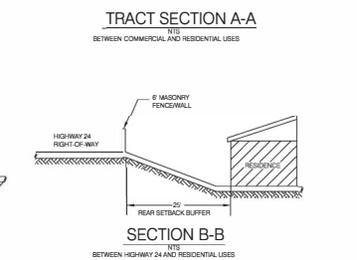
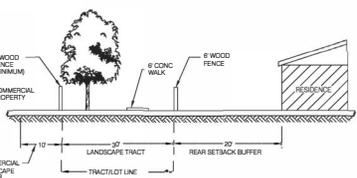
THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL F AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 5, 1986 IN BOOK 6797 AT PAGE 35 IN THE OFFICE OF THE CLERK & RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM. FROM WHICH THE NORTH ONE-QUARTER CORNER BEARS NORTH 89°00' EAST; THENCE NORTH 89°00' EAST, 30.00 FEET MORE OR LESS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTHERLY 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS SHOWN ON CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, A SUBDIVISION RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°40' EAST, 3165.55 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED JANUARY 13, 2000 AT RECEPTION NO. 200004698 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 200004698 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 09°20'43" WEST, 209.05 FEET;
 2. SOUTH 33°10'49" WEST, 363.74 FEET;
 3. SOUTH 47°00'54" WEST, 312.00 FEET;
 4. SOUTH 00°10'50" WEST, 551.99 FEET;
 5. SOUTH 39°08'33" WEST, 238.89 FEET;
 6. SOUTH 57°34'44" WEST, 153.54 FEET;
 7. SOUTH 50°00'07" WEST, 217.22 FEET;
 8. SOUTH 00°59'30" EAST, 403.39 FEET;
 9. SOUTH 09°09'03" WEST, 304.98 FEET;
 10. SOUTH 39°29'29" WEST, 303.16 FEET;
 11. SOUTH 30°12'49" WEST, 416.58 FEET;
 12. NORTH 80°42'10" WEST, 263.00 FEET;
 13. SOUTH 64°38'44" WEST, 263.57 FEET;
 14. SOUTH 38°11'00" EAST, 847.79 FEET TO THE MOST SOUTHERLY CORNER OF CLAREMONT RANCH FILING NO. 4, SAID POINT BEING ON THE NORTH-WESTERLY LINE OF U.S. HIGHWAY NO. 24, THE FOLLOWING FOUR (4) COURSES ARE ON SAID NORTH-WESTERLY LINE;
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 38°47'27" EAST, HAVING A CENTRAL ANGLE OF 0°05'27", A RADIUS OF 1188.29 FEET, AN ARC DISTANCE OF 711.94 FEET;
2. SOUTH 53°50'01" WEST, 588.67 FEET;
3. SOUTH 52°36'50" WEST, 262.21 FEET;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 38°40'17" EAST, HAVING A CENTRAL ANGLE OF 15°09'34", A RADIUS OF 2914.79 FEET, A DISTANCE OF 771.20 FEET;
- THENCE NORTH 55°09'37" WEST, 159.43 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE REMAINING FOUR (4) COURSES:
1. NORTH 07°07'49" EAST, 887.55 FEET;
 2. NORTH 11°14'04" WEST, 102.01 FEET;
 3. THENCE NORTH 00°07'48" EAST, 163.08 FEET;
 4. NORTH 00°08'32" EAST, 2567.66 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 10,587,000 SQUARE FEET, MORE OR LESS, OR 243,044 ACRES, MORE OR LESS.



REVISED: NOVEMBER, 2020

Land Planning
Landscape
Architecture
Urban Design

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CLAREMONT RANCH SKETCH PLAN

DATE:	11.24.2020
PROJECT NO.:	6. Gateway
PREPARED BY:	J. Shagin

DATE:	BY:	DESCRIPTION:
7.27.04	SHM/ADW	UPDATED: FILLINGS, PARCELS & PHASING
9.29.04	KGW	REVISED: FOODCOURT & FILING B
8.17.10	BND	REVISED: LAND USE FOR FILING 9B, UPDATED: FILLINGS AND ZONING

SKETCH PLAN