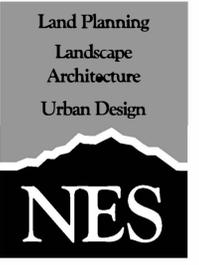


CLAREMONT RANCH WEST - SKETCH PLAN



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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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
MARKSHEFFEL R.O.W.	8.60 AC.	6.3%	N/A
TOTAL:	131.77 AC.	100%	514

PARCEL/PLANNING AREA	ACRE	% OF TOTAL	UNIT QTY.
SINGLE FAMILY RESIDENTIAL	180.37 AC.		
FILING NO. 1	39.27 AC.	15.2%	204
FILING NO. 2	29.41 AC.	11.4%	152
FILING NO. 3	25.36 AC.	9.8%	141
FILING NO. 4	29.82 AC.	11.5%	142
FILING NO. 5	16.20 AC.	6.3%	65
FILING NO. 6	40.31 AC.	15.6%	189
MULTI-FAMILY RESIDENTIAL	20.80 AC.		
FILING NO. 1A	3.51 AC.	1.4%	39
FILING NO. 4A	5.39 AC.	2.1%	55
FILING NO. 5A	11.90 AC.	4.6%	125
COMMERCIAL FILING NO. 1	2.97 AC.	1.2%	N/A
OPEN SPACE/TRAILS/PARKS	27.88 AC.	10.6%	N/A
SAND CREEK	17.45 AC.	6.8%	N/A
ELEMENTARY SCHOOL FILING NO. 4	7.88 AC.	3.1%	N/A
CDOT R.O.W.	0.53 AC.	0.2%	N/A
TOTAL:	257.88 AC.	100%	1,113



PHASING MAP
N.T.S.
NORTH

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 TOTAL: 431	1014

PHASE	YEAR	ACRE	UNITS (MF/SF)	POPULATION
FILING 1	2001	46.89	39/MF 204/SF	568
FILING 2	2002	30.53	152/SF	365
FILING 3	2003	26.77	141/SF	338
FILING 4	2004	47.42	55/MF 142/SF	451
FILING 5	2004	51.16	125/MF 66/SF	408
FILING 6	2004	55.09	189/SF	454
		257.88	219/MF 894/SF TOTAL: 1,113	2,584

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.
- 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
6250 PALMER PARK BLVD.
COLORADO SPRINGS, CO 80915
- EVERGREEN-CONSTRUCTION & MARKSHEFFEL LLC
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016

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

CLAREMONT RANCH SKETCH PLAN

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

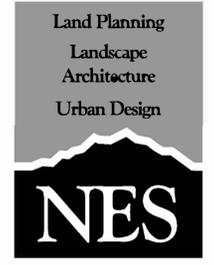
DATE	BY	DESCRIPTION
7.27.04	SMM/KGV	UPDATED FILINGS, PARCELS & PHASING
9.29.04	KGV	UPDATED FLOODPLAIN & FILING 8
8.7.17	BMJ	REVISED LAND USE FOR FILING 7B, UPDATED FILINGS AND ZONING

COVER SHEET

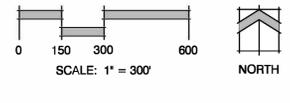
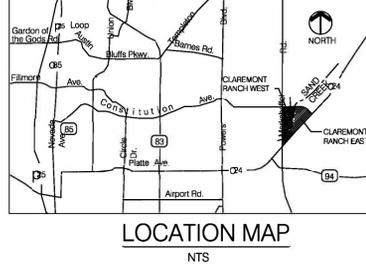
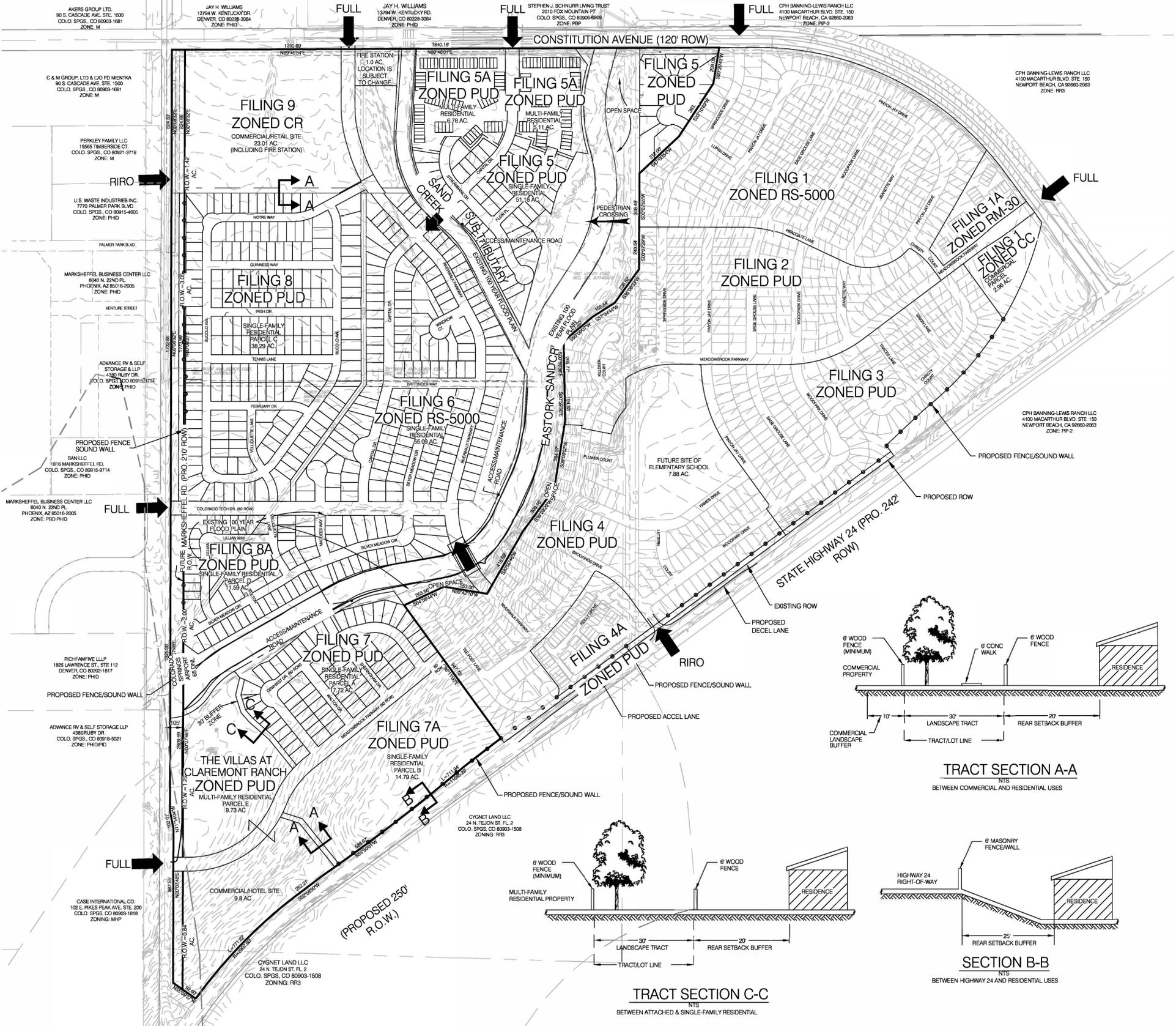
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REVISED: NOVEMBER, 2020

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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°46'01" EAST, THENCE NORTH 89°46'01" 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°46'01" 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;

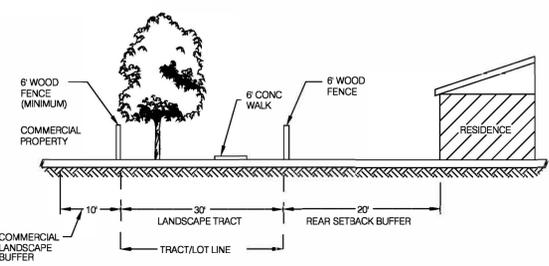
THENCE ALONG THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 200004268 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 09°20'43" WEST, 209.05 FEET;
2. SOUTH 33°10'49" WEST, 363.74 FEET;
3. SOUTH 07°09'54" WEST, 312.00 FEET;
4. SOUTH 00°07'55" WEST, 551.99 FEET;
5. SOUTH 36°08'33" WEST, 238.82 FEET;
6. SOUTH 57°34'44" WEST, 152.54 FEET;
7. SOUTH 50°00'07" WEST, 217.22 FEET;
8. SOUTH 00°59'38" EAST, 460.39 FEET;
9. SOUTH 09°09'03" WEST, 394.98 FEET;
10. SOUTH 36°29'29" WEST, 303.16 FEET;
11. SOUTH 30°02'46" WEST, 416.58 FEET;
12. NORTH 80°42'10" WEST, 253.00 FEET;
13. SOUTH 64°58'44" WEST, 253.57 FEET;
14. SOUTH 36°11'00" EAST, 947.73 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;

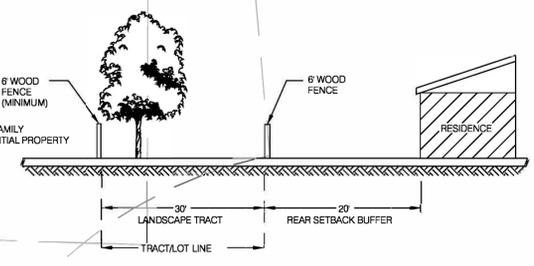
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 36°47'27" EAST, HAVING A CENTRAL ANGLE OF 03°29'27", A RADIUS OF 11685.29 FEET, AN ARC DISTANCE OF 711.94 FEET;
2. SOUTH 53°50'01" WEST, 588.67 FEET;
3. SOUTH 52°58'50" WEST, 252.21 FEET;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS 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;

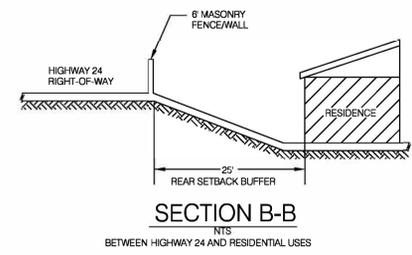
1. NORTH 00°07'48" EAST, 887.55 FEET;
2. NORTH 11°14'04" WEST, 102.01 FEET;
3. THENCE NORTH 00°07'48" EAST, 1825.06 FEET;
4. NORTH 00°08'32" EAST, 2557.68 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 10,587,000 SQUARE FEET, MORE OR LESS, OR 243.044 ACRES, MORE OR LESS.



TRACT SECTION A-A
NTS
BETWEEN COMMERCIAL AND RESIDENTIAL USES



TRACT SECTION C-C
BETWEEN ATTACHED & SINGLE-FAMILY RESIDENTIAL



SECTION B-B
NTS
BETWEEN HIGHWAY 24 AND RESIDENTIAL USES

REVISED: NOVEMBER, 2020

CLAREMONT RANCH SKETCH PLAN

DATE: 11.24.2020
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7.27.04	SMM/KGV	UPDATED FILINGS, PARCELS & PHASING
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8.7.17	BM1	REVISED LAND USE FOR FILING 7B, UPDATED FILINGS AND ZONING

SKETCH PLAN

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2 OF 2

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