

# 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 |            | 1,195     |                 |                    |
| FILING NO. 1                                     | 40.42 AC  | 10.2%      | 205       | 5.07 / AC.      | COMPLETE           |
| FILING NO. 2                                     | 30.63 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       | 3.28 / 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   | 2.6%       | 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                |
| CDOT R.O.W.                                      | 0.53 AC   | 0.1%       | N/A       | --              | COMPLETE           |
| TOTAL:   | 396.32    | 100%       | 1,497     |                 |                    |

### 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.

OPEN SPACE AREAS AND BUFFERS TO BE MAINTAINED BY EACH FILINGS 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 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.

A GEOLOGIC HAZARD STUDY COMPLETED BY ENGTECH 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

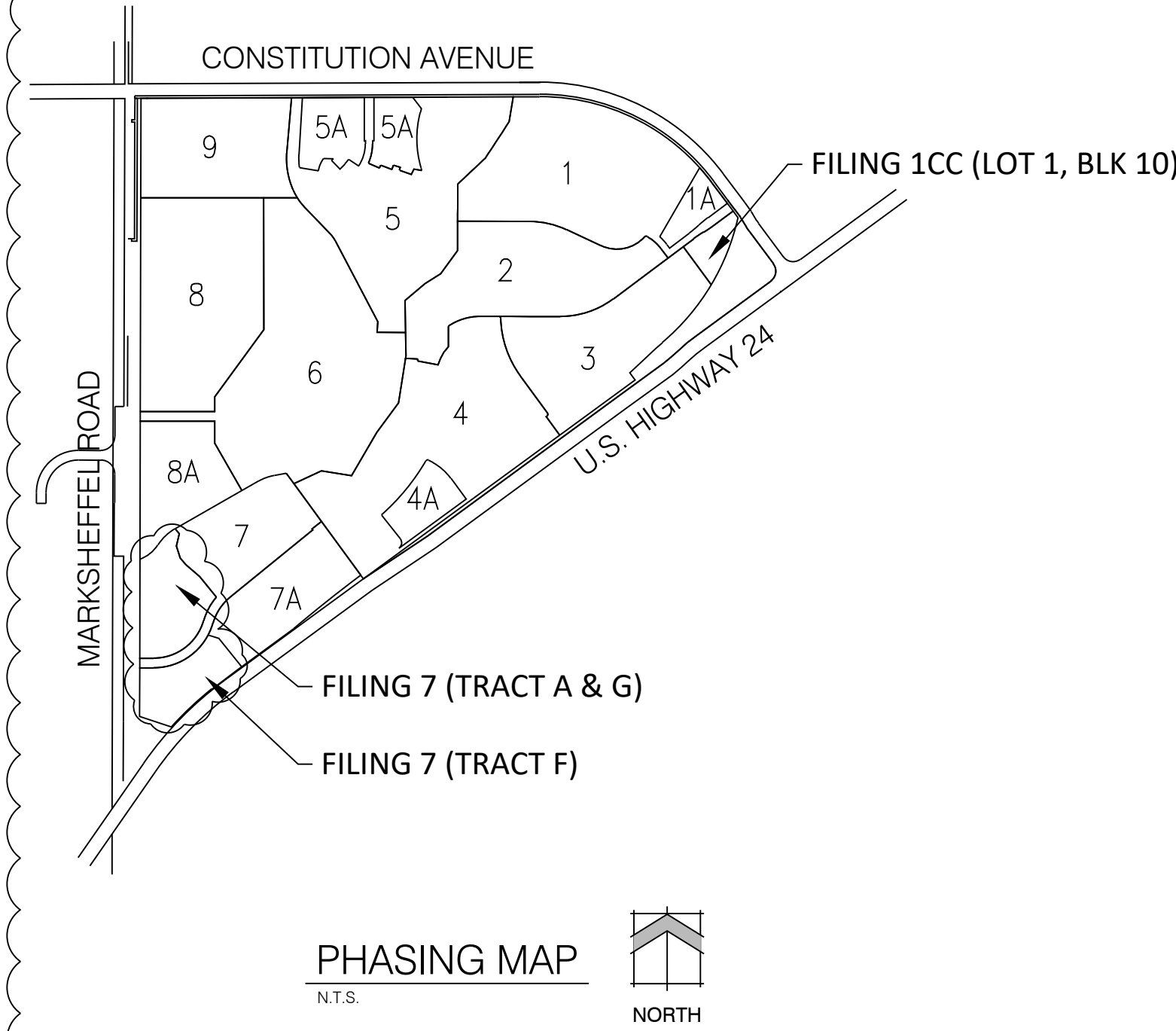
THE NORTHERN PORTION OF THE SITE IS MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA NO. 08041C0756G, FIGURE 8 (REFERENCE 7). THE FLOODPLAIN IS ALONG THE EAST FORK OF SAND CREEK, AND THE PROPOSED DEVELOPMENT WILL AVOID THIS AREA.

THIS AMENDED CLAREMONT SKP211 PROVIDES FOR 1,195 SINGLE-FAMILY UNITS AND 302 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: MOUNTAINVIEW 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 THOROUGH FARES AND CLOSE PROXIMITY TO THE CITY OF COLORADO SPRINGS AS WELL AS OTHER FRONT RANGE REGIONAL AMENITIES.

Approved

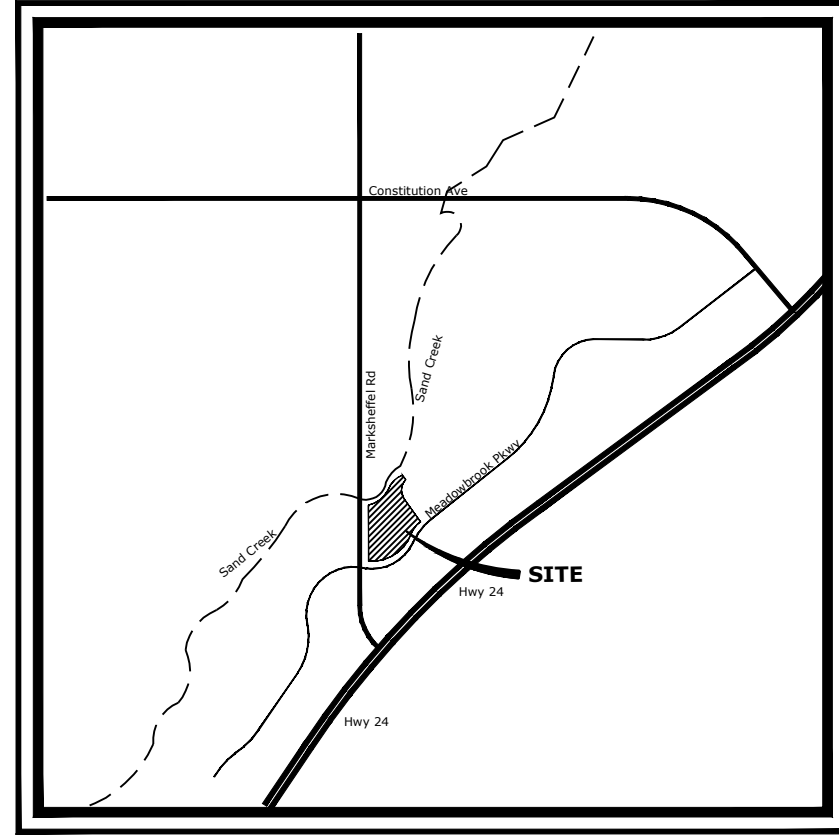
By:Craig Dossey, Executive Director

Date:11/04/2021

El Paso County Planning & Community Development



### VICINITY MAP



### SITE DATA (Amended Area)

|   |   |
|---|---|
| Owner/Subdivider:                               | RODO Investments LLC<br>20 Boulder Crescent, Ste 200<br>Colorado Springs, CO 80803    |
| Applicant/Preparer:                             | Cherokee Metropolitan District<br>6250 Palmer Park Blvd<br>Colorado Springs, CO 80915 |
| Land Planner:                                   | Morley Companies<br>20 Boulder Crescent, Ste 200<br>Colorado Springs, CO 80803        |
| Civil Engineer:                                 | NES Inc<br>619 N Cascade Avenue, Ste 200<br>Colorado Springs, CO 80903                |
| Site Address:                                   | 1250 Meadowbrook Pkwy<br>Colorado Springs, CO 80951                                   |
| Tax ID Number:                                  | 5404303066, 5404303062  |
| Area:<br>Current Zoning:<br>County Master Plan: | 10.169 Acres<br>PUD CAD-O<br>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°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 47°00'54" 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 NORTHWESTERLY LINE OF U.S. HIGHWAY NO. 24; THE FOLLOWING FOUR (4) COURSES ARE ON SAID NORTHWESTERLY 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.

### AMENDED AREA

TRACT A, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS AND TRACT G, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS.  
TOTAL ACREAGE: 10.169

Land Planning

Landscape

Architecture

Urban Design

NES

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619 N. Cascade Avenue, Suite 200  
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## CLAREMONT RANCH WEST

### SKETCH PLAN MINOR AMENDMENT

DATE: 11.24.2020  
PROJECT MGR: A. Barlow  
PREPARED BY: J. Shagin

### COVER SHEET

S1

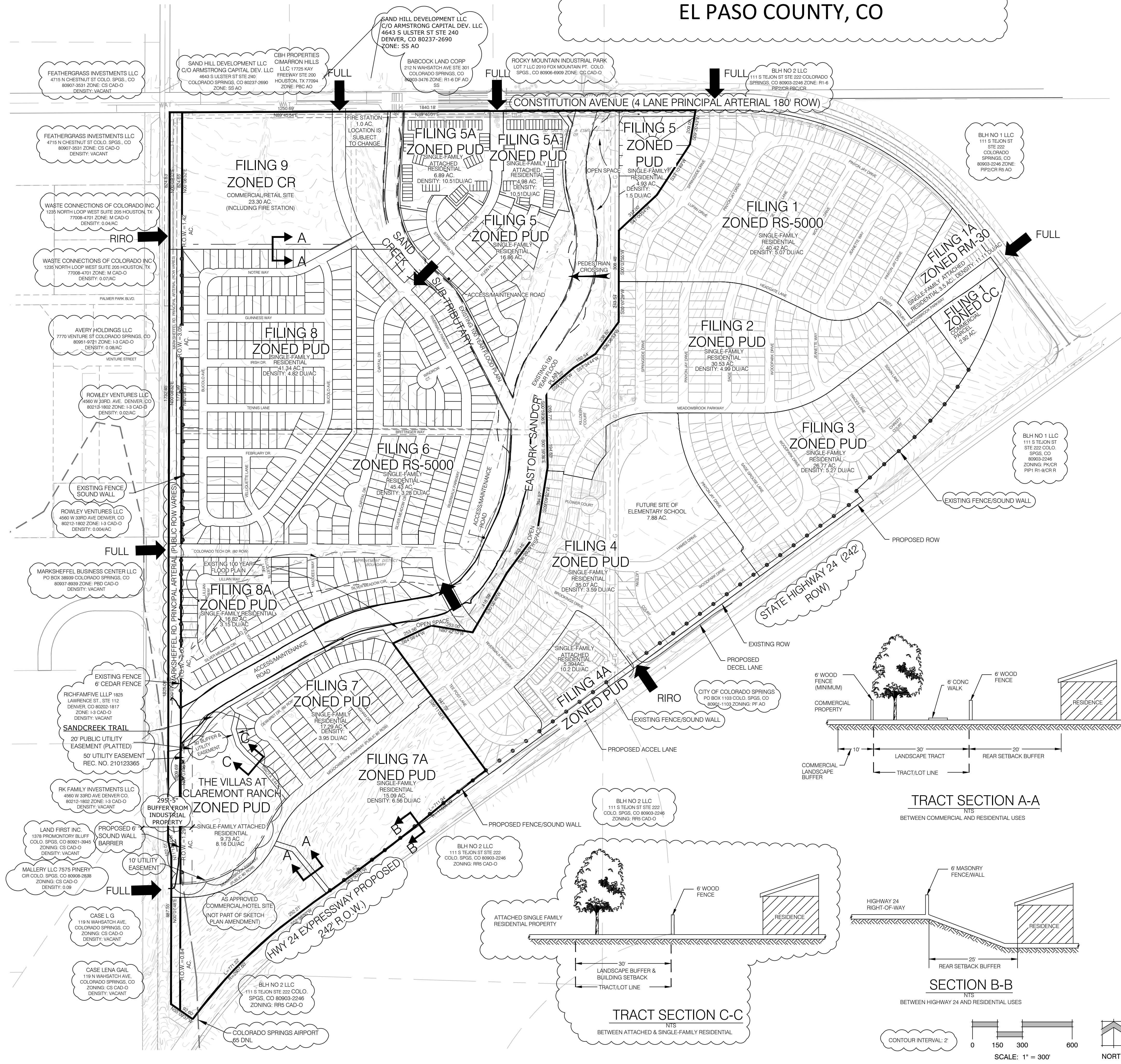
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SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, CO



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DATE: 11.24.2020  
PROJECT MGR: A. Barlow  
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 |
| 8.20.21 | JS      | COUNTY COMMENTS  |

### SKETCH PLAN

# S2

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