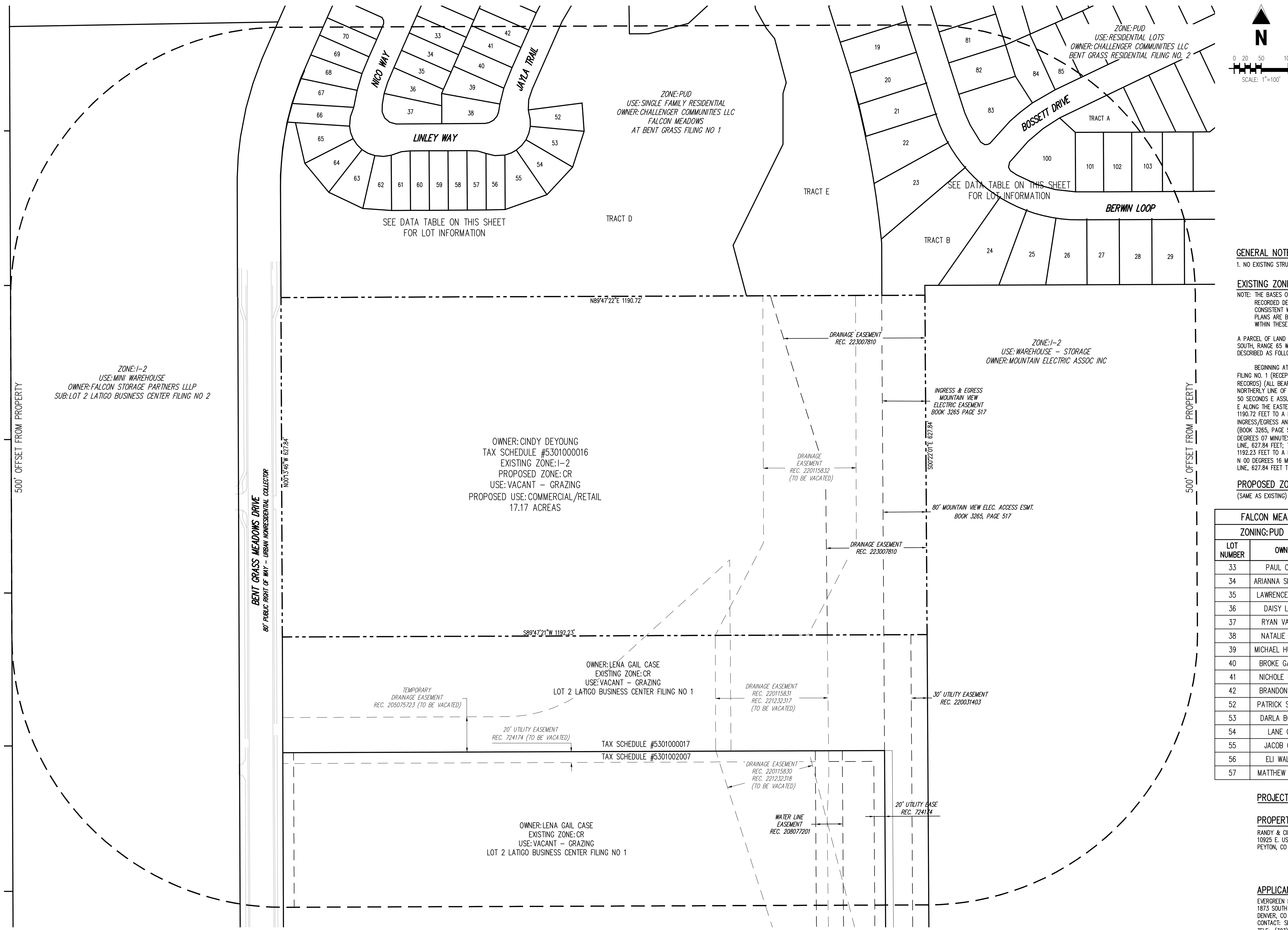
EVERGREEN DEVELOPMENT

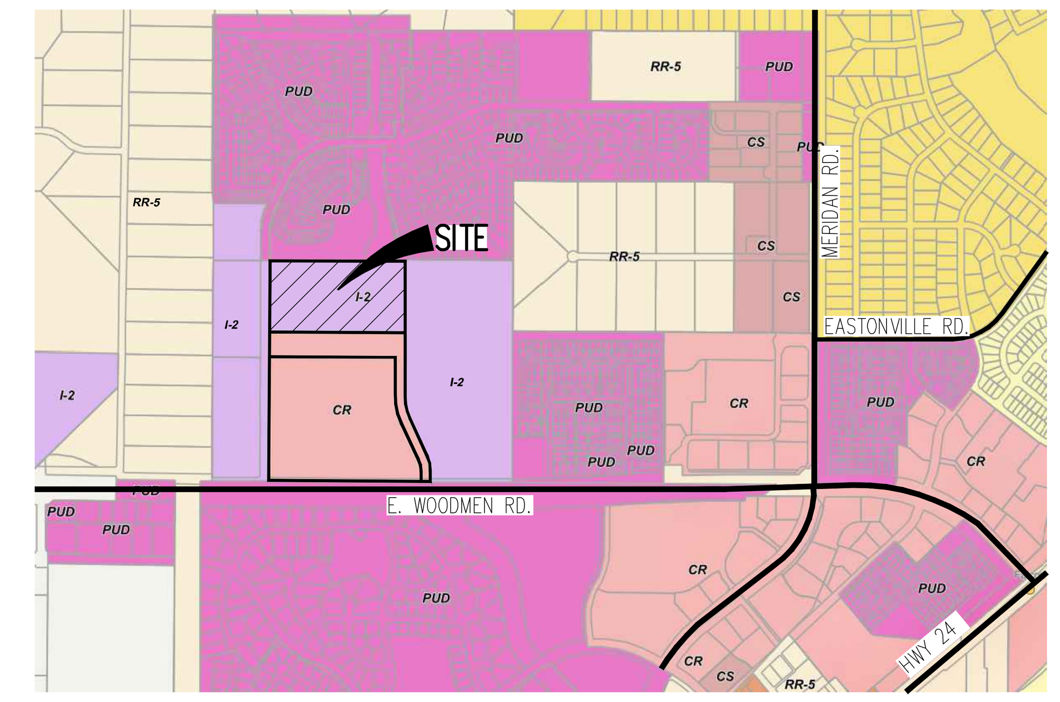
THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

REZONE MAP AMENDMENT

CR261





VICINITY MAP
N.T.S.

GENERAL NOTES

1. NO EXISTING STRUCTURES ARE LOCATED ON THE PROPERTY.

EXISTING ZONING BOUNDARY DESCRIPTION

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY -0°31'48". THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

PROPOSED ZONING BOUNDARY DESCRIPTION

(SAME AS EXISTING)

SITE PLAN	
GENERAL DEVELOPMENT DATA	
SITE ADDRESS	
JURISDICTION	EL PASO COUNTY, COLORADO
TAX SCHEDULE NUMBER(S)	5301000016
SITE AREA/TOTAL ACREAGE	17.17 ACRES
EXISTING ZONING	I-2
PROPOSED ZONING	CR
CR ZONING BUILDING SETBACKS:	
FRONT	50'
SIDE	25'
REAR	25'
MAX BUILDING HEIGHT	40'

FALCON MEADOWS AT BENT GRASS FIL. NO. 1			
ZONING: PUD USE: SINGLE FAMILY RESIDENTIAL			
LOT NUMBER	OWNER	LOT NUMBER	OWNER
33	PAUL CROSS	58	CRISTINA HOWELL
34	ARIANNA SHELSWELL	59	ALLISON ROSE
35	LAWRENCE MEDINA	60	CAMERON MURPHY
36	DAISY LESTER	61	FLORETH LEE-ROWE
37	RYAN VAZQUEZ	62	ZENEN CARDENAS
38	NATALIE DAGAN	63	MARC HENSLEY
39	MICHAEL HUMPHREY	64	KIMBERLY MCKINLEY
40	BROKE GAUNSKA	65	AMY NAGEL
41	NICHOLE KISTLER	66	TREVOR BELDEN
42	BRANDON REYNA	67	SPENCER LUDWIG
52	PATRICK SULLIVAN	68	J. ALVAREZ-ROBLES
53	DARLA BOSWELL	69	TYLER GANN
54	LANE ODEA	70	JARED KENT
55	JACOB CLARK	TRACT D	CHALLENGER CO., LLC
56	ELI WALLACE	TRACT E	CHALLENGER CO., LLC
57	MATTHEW GODSON		

BENT GRASS RESIDENTIAL FIL. NO. 2			
ZONING: PUD USE: SINGLE FAMILY RESIDENTIAL			
LOT NUMBER	OWNER	LOT NUMBER	OWNER
19	MARK GARCIA	81	CHEYENNE MAIAVA
20	DON WRIGHT	82	JULIAN FIERRO
21	NICOLE WATSON	83	MICHAEL ROBERTSON
22	TANNER BUSH	84	DANIEL DURAN
23	KRISTINA PARIS	85	JOSHUA BOWER
24	MEGAN RATHBUN	100	DEREK STAKER
25	SUSAN VECELLIO	101	TRUE SPIRIT BC
26	WILLIAM MARTINEZ	102	ENCARNACION ALIANESS
27	OLIVIA IVANOV	103	TERRIE WEBB
28	CHAD MATTSEN	TRACT A	CHALLENGER CO., LLC
29	NICHOLAS MEYER	TRACT B	CHALLENGER CO., LLC

PROJECT CONTACTS

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PEYTON, CO 80831-8158

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Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

Evergreen
Multifamily Retail Industrial

REZONE MAP AMENDMENT
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: CR261

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	02/27/2026	1ST SUBMITTAL	-

Project No:	EDI102
Drawn By:	BLB
Checked By:	CMWJ
Date:	02/27/2026

REZONE MAP AMENDMENT

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