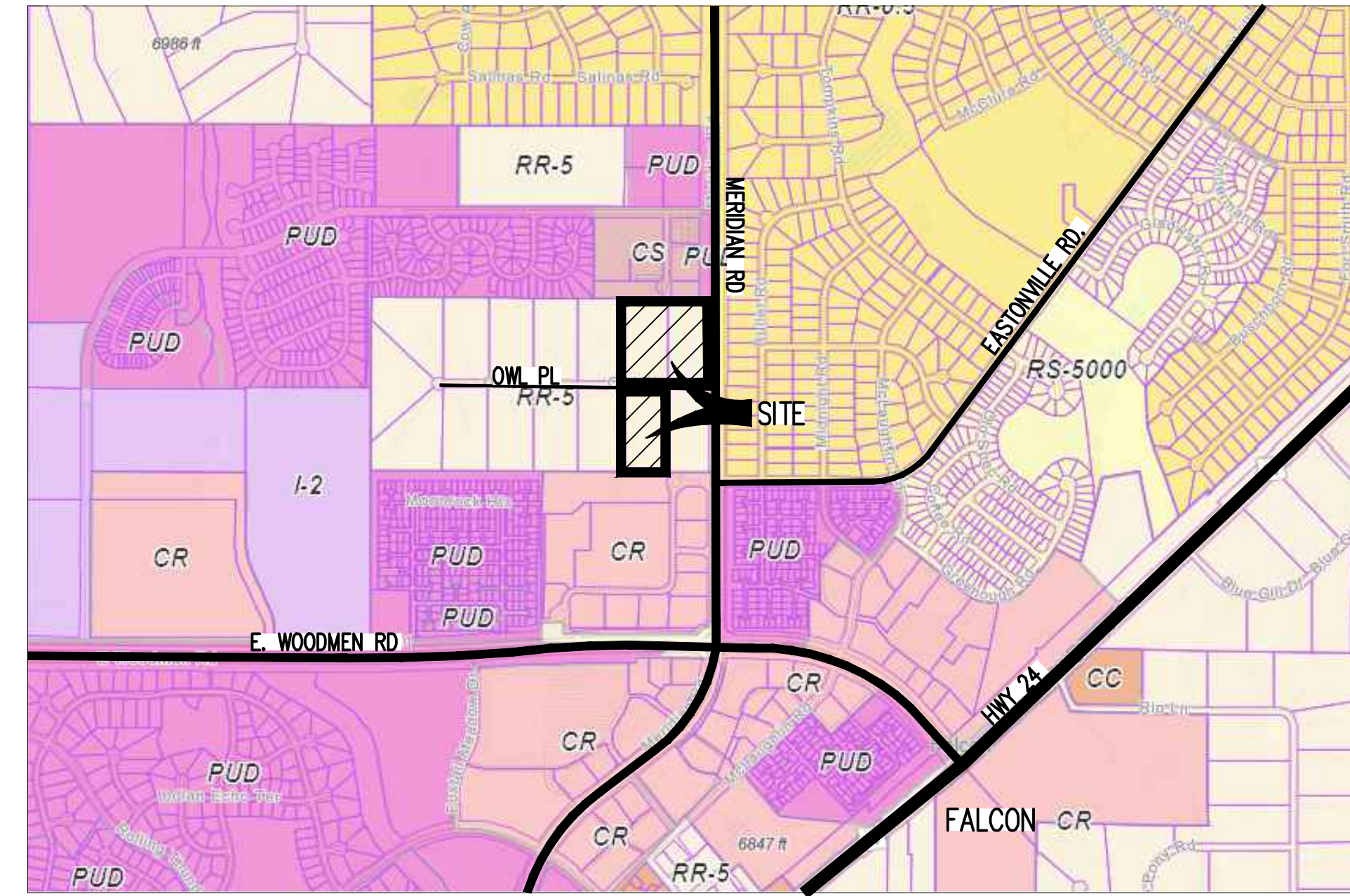
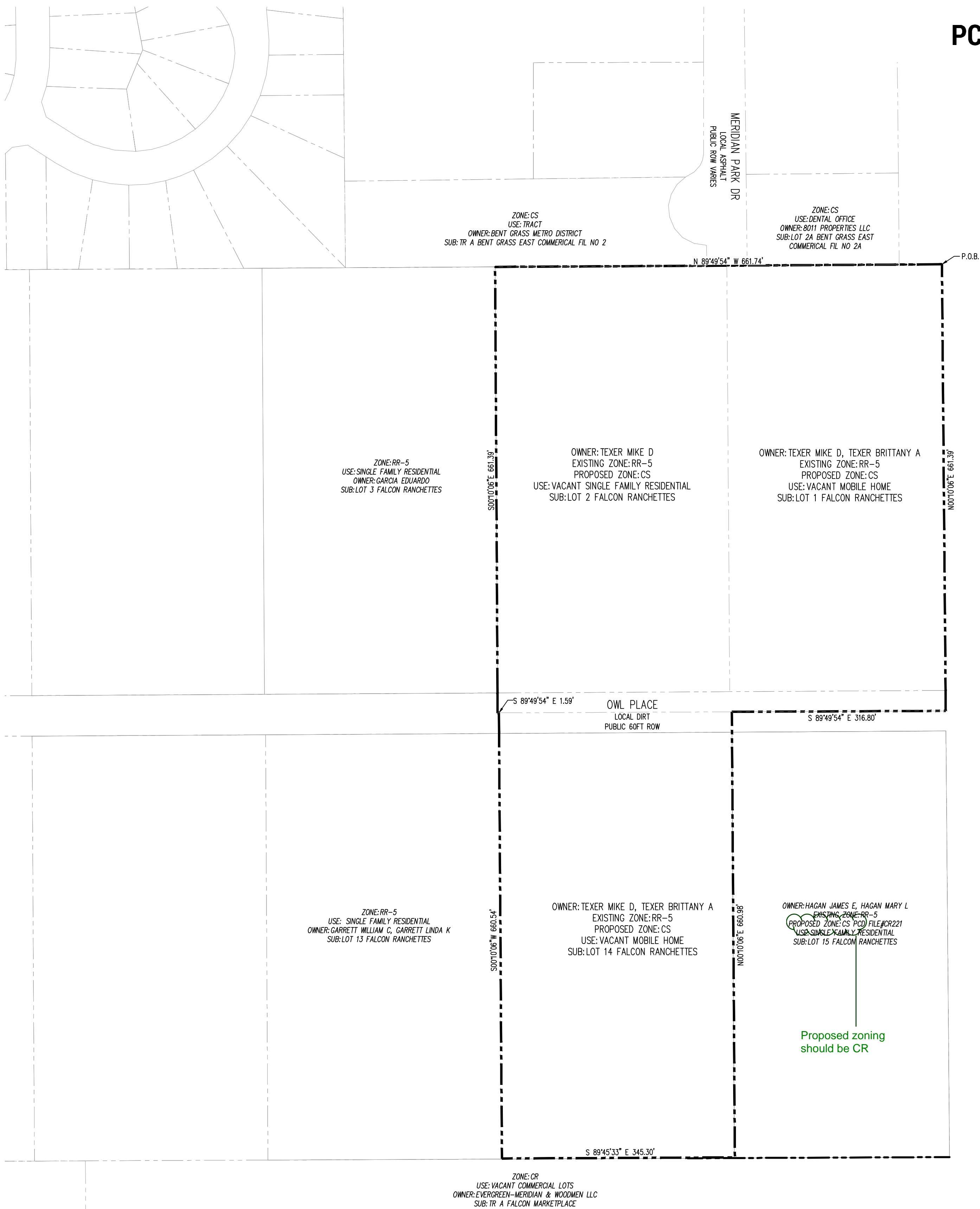


# OWL PLACE MAP AMENDMENT (REZONE)

LOT 1 FALCON RANCHETTES, LOT 2 FALCON RANCHETTES & LOT 14 FALCON RANCHETTES  
 NORTH HALF OF SOUTHEAST QUARTER OF SECTION 1 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 11685, 11690 & 11750 OWL PL

**REZONE**  
**PCD: CS-22-004**



SITE PLAN	
GENERAL DEVELOPMENT DATA	
SITE ADDRESS	11690, 11685 & 11750 OWL PLACE PEYTON, CO 80831
JURISDICTION	EL PASO COUNTY, COLORADO
TAX SCHEDULE NUMBER(S)	5301001001, 5301001002 & 5301001014
SITE AREA/TOTAL ACREAGE	PROJECT AREA: 15.30 ACRES
EXISTING ZONING	RR-5
PROPOSED ZONING	CS
CS ZONING BUILDING SETBACKS:	
FRONT	25'
SIDE	25'
REAR	25'
MAX BUILDING HEIGHT	45'

**LEGAL DESCRIPTION**  
 A PARCEL OF LAND BEING ALL OF LOTS 1, 2, AND 14, TOGETHER WITH A PORTION OWL PLACE, A 60-FOOT PUBLIC RIGHT-OF-WAY, FALCON RANCHETTES AS RECORDED IN PLAT BOOK V-2, PAGE 15 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARINGS:  
 ALL BEARINGS REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF LOTS 2, 3, AND 4 OF SAID FALCON RANCHETTES, RECORDED TO BEAR N 89°49'54" W, SAID LINE BEING DEFINED BY FOUND MONUMENTS AS FOLLOWS: A FOUND 1/2" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP STAMPED LS 2372' AT THE SOUTHWEST CORNER OF LOT 2 AND A FOUND 1/2" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP STAMPED LS 2372' AT THE SOUTHWEST CORNER OF LOT 4.  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE N 89°49'54" W, COINCIDENT WITH THE NORTH LINE OF SAID FALCON RANCHETTES, A DISTANCE OF 661.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;  
 THENCE S 00°10'06" W, COINCIDENT WITH THE WEST LINE OF SAID LOT 2 AND THE PROLONGATION THEREOF, A DISTANCE OF 661.39 FEET TO A POINT ON THE CENTERLINE OF SAID OWL PLACE;  
 THENCE S 89°49'54" E, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 1.59 FEET TO THE PROLONGATION OF THE WEST LINE OF SAID LOT 14;  
 THENCE S 00°10'06" W, COINCIDENT WITH THE WEST LINE OF SAID LOT 14 AND THE PROLONGATION THEREOF, A DISTANCE OF 660.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14;  
 THENCE S 89°45'33" E, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 345.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14;  
 THENCE N 00°10'06" E, COINCIDENT WITH THE EAST LINE OF SAID LOT 14 AND THE PROLONGATION THEREOF, A DISTANCE OF 660.98 FEET TO A POINT ON THE CENTERLINE OF SAID OWL PLACE;  
 THENCE S 89°49'54" E, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 316.80 FEET TO THE PROLONGATION OF THE EAST LINE OF SAID LOT 1;  
 THENCE N 00°10'00" E, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 661.39 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 15.30 ACRES, MORE OR LESS.

**PROJECT CONTACTS**

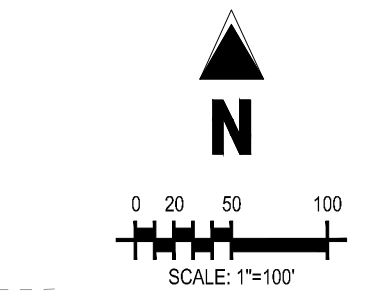
**PROPERTY OWNER - DEVELOPER**  
 MIKE D. TEXER  
 6785 HORSESHOE ROAD  
 COLORADO SPRINGS, CO 80923  
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 EMAIL: OFFICE@MDROOFING.INFO

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11685, 11690 & 11750 OWL PLACE  
 MAP AMENDMENT  
 (REZONE)  
 PEYTON, CO 80831

#	Date	Issue / Description	Init.
1	01/09/23	1ST RESUBMITTAL	BH

Project No: xx  
 Drawn By: BH  
 Checked By: GD  
 Date: 12/05/2022

MAP AMENDMENT (REZONE)

**R1.0**  
 Sheet 1 of 1