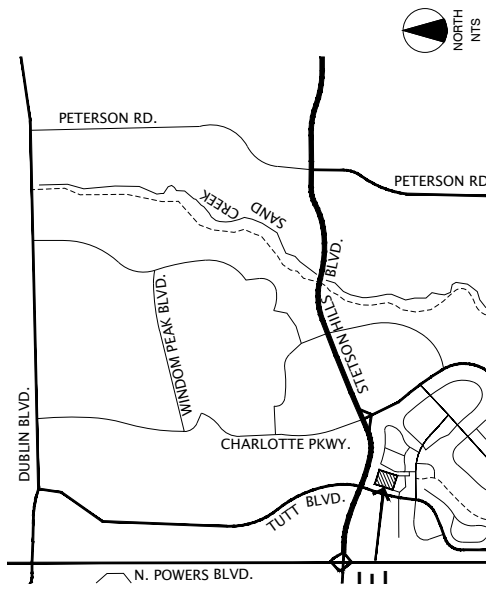


# PALOMINO RANCH PATIO HOMES

## CITY OF COLORADO SPRINGS, COLORADO ZONING EXHIBIT

### VICINITY MAP:



### LEGAL DESCRIPTION:

A tract of land being a portion of the Northwest One-Quarter of Section 19, Township 13 South, Range 65 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

- PARCEL A:**  
 LOT 1, PALOMINO RANCH AT STETSON RIDGE, EL PASO COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED FOR RECORD DECEMBER 15, 2005 AT RECEPTION NO. 205199023 IN THE COUNTY OF EL PASO, STATE OF COLORADO;  
 EXCEPT THOSE PORTIONS PLATTED AS:  
 A. CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS PHASE 1 PLAN RECORDED MAY 3, 2007 UNDER RECEPTION NO. 207600823,  
 B. FIRST SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS - PHASE 2 PLAN RECORDED DECEMBER 20, 2007 UNDER RECEPTION NO. 207600851,  
 C. SECOND SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE - PHASE 3 PLAN RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208600869  
 D. AMENDED SECOND SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS - PHASE 3 PLAN RECORDED MAY 19, 2008 UNDER RECEPTION NO. 208600875, COUNTY OF EL PASO, STATE OF COLORADO.

- PARCEL B:**  
 A NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM PARCEL A, AS SHOWN ON THE PLAT OF PALOMINO RANCH PATIO HOMES, RECORDED \_\_\_\_\_, 2018, PURSUANT TO DEVELOPER RIGHTS RESERVED IN THE CONDOMINIUM DECLARATION FOR PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS RECORDED MAY 3, 2007 UNDER RECEPTION NO. 207059885, FIRST AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED DECEMBER 20, 2007 UNDER RECEPTION NO. 207161720, SECOND AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208047745, AMENDMENT TO SECOND AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED MAY 19, 2008 UNDER RECEPTION NO. 208056894, PARTIAL ASSIGNMENT OF DECLARANT RIGHTS UNDER SAID DECLARATION ASSIGNED TO TRAIL RIDGE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 19, 2011 UNDER RECEPTION NO. 211049069.

### OWNER:

Trail Ridge Development LLC  
 240 Roxbury  
 Colorado Springs, CO 80906

### APPLICANT:

N.E.S. Inc.  
 619 N. Cascade Ave., Suite 200  
 Colorado Springs, CO 80903

### CIVIL ENGINEER:

NorthStar Engineering And Surveying Inc.  
 111 E. 5th St.  
 Pueblo, CO 81003



N.E.S. Inc.  
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 Colorado Springs, CO 80903  
 Tel: 719.471.0073  
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 www.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## Palomino Ranch Patio Homes

### PUD DEVELOPMENT PLAN

TUTT BLVD. &  
 STETSON HILLS BLVD.

DATE: 10/09/18  
 PROJECT MGR: A. Barlow  
 PREPARED BY: R. Sawyer

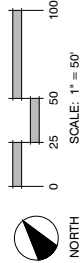
### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12-4-18	RS	PER CITY COMMENTS

### Zoning Exhibit

SHEET NUMBER  
**1**  
 OF 1

PLAN FILE # CPC PUD 18-00077



NOTE: PROPOSED LAND USE IS SINGLE FAMILY ATTACHED.

NOTE: EXISTING LAND USE IS VACANT.

PROPOSED ZONING: PUD AO  
 (PLANNED UNIT DEVELOPMENT  
 WITH AIRPORT OVERLAY)

EXISTING ZONING: R5 AO  
 (MULTIFAMILY RESIDENTIAL WITH  
 AIRPORT OVERLAY)