

SKP-04-003

323, 332, 424 and 431

**AMENDED SKETCH PLAN  
SANTA FE SPRINGS**

A request by Realty Development Services to amend the Santa Fe Springs Sketch Plan. The proposed amendment will include 6,420 acres with a residential density of 5,370 units. The property is currently zoned PUD (Planned Unit Development), RR-3 (Rural Residential) and A-35 (Agricultural) Districts, and is located between Curtis Road and J.D. Johnson Road, and between Falcon Highway to approximately one mile north of Judge Orr Road in the Falcon/Peyton planning area of eastern El Paso County, Colorado. Assessor's Tax Schedule #43000-00-521, 522, 523, and 525; 43000-00-444; 42000-00-196; 33000-00-276 and 277.

**PREPARED BY**

Shelia Booth  
7/16/04

**APPLICABLE RESOLUTION**

Approval	Page 5
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**PLANNING DIVISION RECOMMENDATION:** Staff recommends **approval**, with the conditions and notations below:

**CONDITIONS**

1. The maximum total residential density shall not exceed 5,370 dwelling units without review and subsequent approval of an amendment to the Sketch Plan.
2. This plan shall be implemented by the submittal of Planned Unit Development rezoning applications for the entire project, including the SFR low density portion of the plan.
3. Landscape requirements for the roadways, entrances, and commercial developments shall be established at the PUD rezoning stage. Landscaping requirements shall at a minimum meet the requirements of Section 35 of the Land Development Code, however it is expected that the landscaping requirements shall exceed those minimums and shall incorporate quality xeriscape standards.
4. Landscaping shall be required by the developer and/or builder for all areas on the plan indicated by a landscape easement along the roadways.