

MASTER LAND USE PLAN  
FOR  
PANADERO SUBDIVISION  
HUERFANO COUNTY, COLORADO

MAP 405  
Pocket 9  
Folder 1



PREPARED BY  
BRISTLECONE PLANNING & SAM BROWN & COMPANY  
1 OCTOBER 1997

PERPARED FOR  
CUCHARA PARTNERS, LLC  
2050 N. PLANO RD. SUITE 100 RICHARDSON, TX 75082 972-690-0028

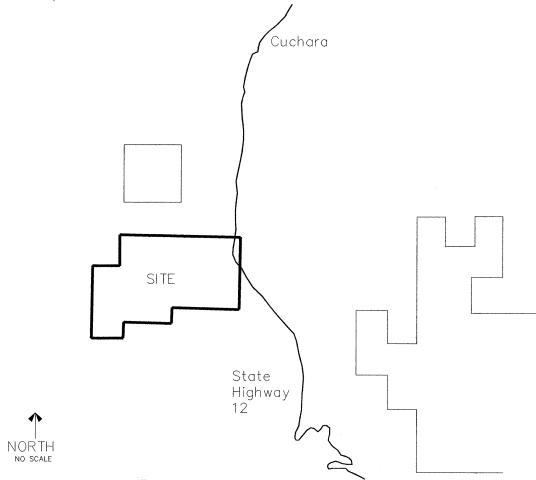
Development  
Planner  
Bristlecone Planning  
La Garita Ranch HC 33  
South Fork, CO 81154  
719-658-2200

Architect  
Planner  
Sam Brown & Company  
4536 N. 95th Street  
Lafayette, CO 80026  
303-666-6084

Surveyor  
Engineer  
Wachob & Wachob, Inc.  
P.O. Box 376  
Colorado City, CO 81019  
719-676-3665

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SHEET 1 TITLE PAGE  
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Districts  
Cuchara Sanitation & Water District  
Spanish Peaks Volunteer Fire District  
Huerfano County Water Conservation District  
RE 2 School District  
Upper Huerfano Soil Conservation District



LOCATION MAP

Legal Description  
Beginning at the Section corner common to Sections 8,9,16 and 17,  
Township 31 South, Range 69 West, of the 6th P.M. Huerfano County, Colorado.  
Thence S 87° 27' 30" E a distance of 2,603.54 feet,  
Thence S 87° 37' 37" E a distance of 1,304.89 feet,  
Thence S 00° 09' 12" W a distance of 2,754.29 feet,  
Thence N 85° 49' 06" W a distance of 3,226.33 feet,  
Thence S 00° 32' 26" E a distance of 660.30 feet,  
Thence N 85° 14' 19" W a distance of 644.26 feet,  
Thence N 89° 53' 31" W a distance of 1,318.82 feet,  
Thence S 00° 35' 39" E a distance of 648.36 feet,  
Thence N 89° 49' 52" W a distance of 1,319.20 feet,  
Thence N 00° 31' 14" W a distance of 1,304.08 feet,  
Thence N 00° 55' 24" W a distance of 1,320.30 feet,  
Thence N 89° 59' 50" E a distance of 1,320.86 feet,  
Thence N 00° 43' 58" W a distance of 1,320.69 feet,  
Thence N 89° 57' 26" E a distance of 1,319.48 feet  
to the Point of Beginning.

Hereon containing 423.31 acres more or less.

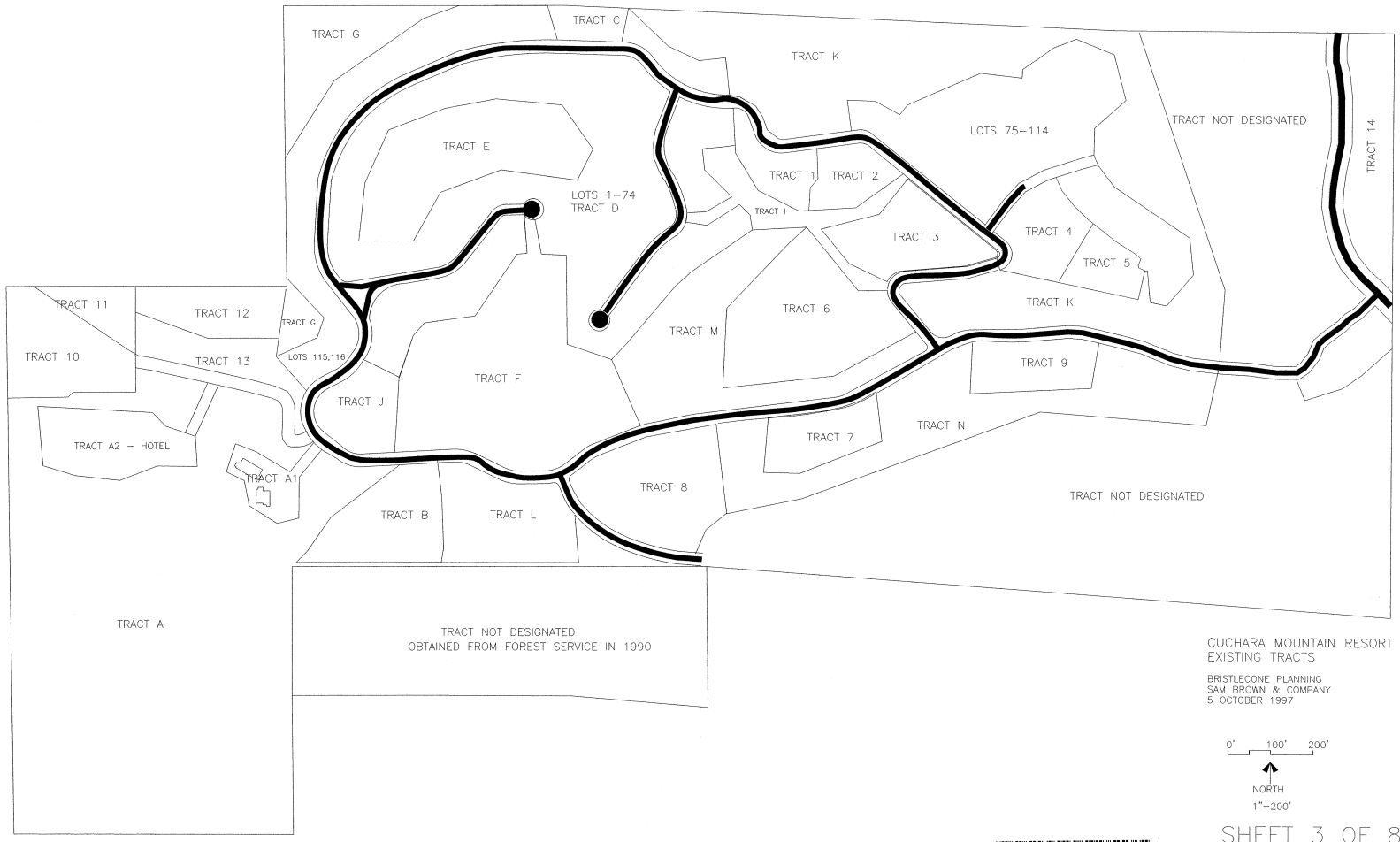
EXCLUSION "A"  
A 268 acre more or less, tract of land in the E 1/2 of Section 16,  
Township 31 South, Range 69 West of the 6th P.M. described as follows:  
Beginning at a point from which the N 1/16 corner bears  
Northwesterly 1765.20 feet Thence northerly along said 1/16 line for a distance of 23328 feet;  
Thence N 04° 58' 00" E a distance of 85.95 feet,  
Thence N 64° 46' 30" W a distance of 72.83 feet,  
Thence N 47° 47' 30" W a distance of 143.58 feet,  
Thence S 42° 44' 30" W a distance of 124.12 feet,  
Thence S 23° 15' 30" W a distance of 187.02 feet,  
Thence S 96° 48' 30" E a distance of 188.00 feet,  
Thence N 90° 00' 00" E a distance of 318.79 feet,  
more or less to the Point of Beginning.

PLANNING COMMISSION CERTIFICATION  
Reviewed and recommended to be approved  
By the Huerfano County Planning Commission  
On 10/17 day of October 1997  
*Donald M. West* ACTING  
By Chairman, Planning Commission

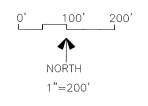
COMMISSIONERS CERTIFICATION  
Approved 10/17 day of October 1997  
*Donald M. West*  
By Board of County Commissioners, Huerfano County, Colorado

Master Development Plan Data (Revised 10/28/97)

Local Map	Area	Units	Density	Open Space	Tract #	Acres
SP-1	413	10	Units/Ac	Tract 1	10	10
SP-2	413	40	Units/Ac	Tract 2	40	40
SP-3	413	80	Units/Ac	Tract 3	80	80
SP-4	413	120	Units/Ac	Tract 4	120	120
SP-5	413	160	Units/Ac	Tract 5	160	160
SP-6	413	200	Units/Ac	Tract 6	200	200
SP-7	413	240	Units/Ac	Tract 7	240	240
SP-8	413	280	Units/Ac	Tract 8	280	280
SP-9	413	320	Units/Ac	Tract 9	320	320
SP-10	413	360	Units/Ac	Tract 10	360	360
SP-11	413	400	Units/Ac	Tract 11	400	400
SP-12	413	440	Units/Ac	Tract 12	440	440
SP-13	413	480	Units/Ac	Tract 13	480	480
SP-14	413	520	Units/Ac	Tract 14	520	520
SP-15	413	560	Units/Ac	Tract 15	560	560
SP-16	413	600	Units/Ac	Tract 16	600	600
SP-17	413	640	Units/Ac	Tract 17	640	640
SP-18	413	680	Units/Ac	Tract 18	680	680
SP-19	413	720	Units/Ac	Tract 19	720	720
SP-20	413	760	Units/Ac	Tract 20	760	760
SP-21	413	800	Units/Ac	Tract 21	800	800
SP-22	413	840	Units/Ac	Tract 22	840	840
SP-23	413	880	Units/Ac	Tract 23	880	880
SP-24	413	920	Units/Ac	Tract 24	920	920
SP-25	413	960	Units/Ac	Tract 25	960	960
SP-26	413	1000	Units/Ac	Tract 26	1000	1000
SP-27	413	1040	Units/Ac	Tract 27	1040	1040
SP-28	413	1080	Units/Ac	Tract 28	1080	1080
SP-29	413	1120	Units/Ac	Tract 29	1120	1120
SP-30	413	1160	Units/Ac	Tract 30	1160	1160
SP-31	413	1200	Units/Ac	Tract 31	1200	1200
SP-32	413	1240	Units/Ac	Tract 32	1240	1240
SP-33	413	1280	Units/Ac	Tract 33	1280	1280
SP-34	413	1320	Units/Ac	Tract 34	1320	1320
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SP-36	413	1400	Units/Ac	Tract 36	1400	1400
SP-37	413	1440	Units/Ac	Tract 37	1440	1440
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SP-39	413	1520	Units/Ac	Tract 39	1520	1520
SP-40	413	1560	Units/Ac	Tract 40	1560	1560
SP-41	413	1600	Units/Ac	Tract 41	1600	1600
SP-42	413	1640	Units/Ac	Tract 42	1640	1640
SP-43	413	1680	Units/Ac	Tract 43	1680	1680
SP-44	413	1720	Units/Ac	Tract 44	1720	1720
SP-45	413	1760	Units/Ac	Tract 45	1760	1760
SP-46	413	1800	Units/Ac	Tract 46	1800	1800
SP-47	413	1840	Units/Ac	Tract 47	1840	1840
SP-48	413	1880	Units/Ac	Tract 48	1880	1880
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SP-50	413	1960	Units/Ac	Tract 50	1960	1960
SP-51	413	2000	Units/Ac	Tract 51	2000	2000
SP-52	413	2040	Units/Ac	Tract 52	2040	2040
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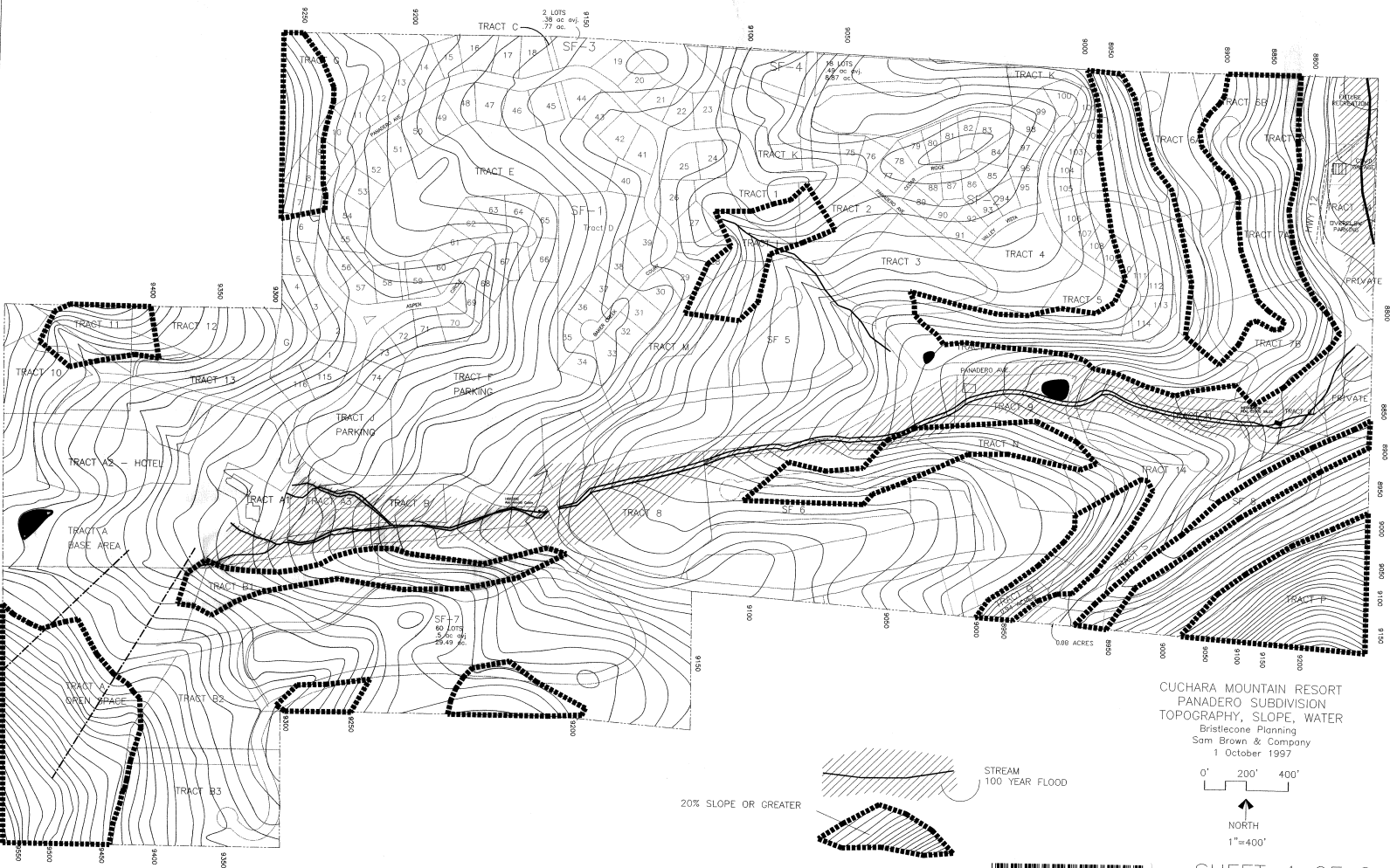
CUCHARA MOUNTAIN RESORT  
 EXISTING TRACTS  
 BRISTLECONE PLANNING  
 SAM BROWN & COMPANY  
 5 OCTOBER 1997



SHEET 3 OF 8

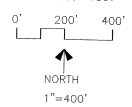
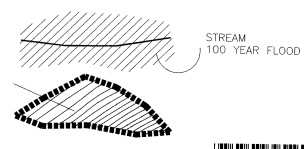






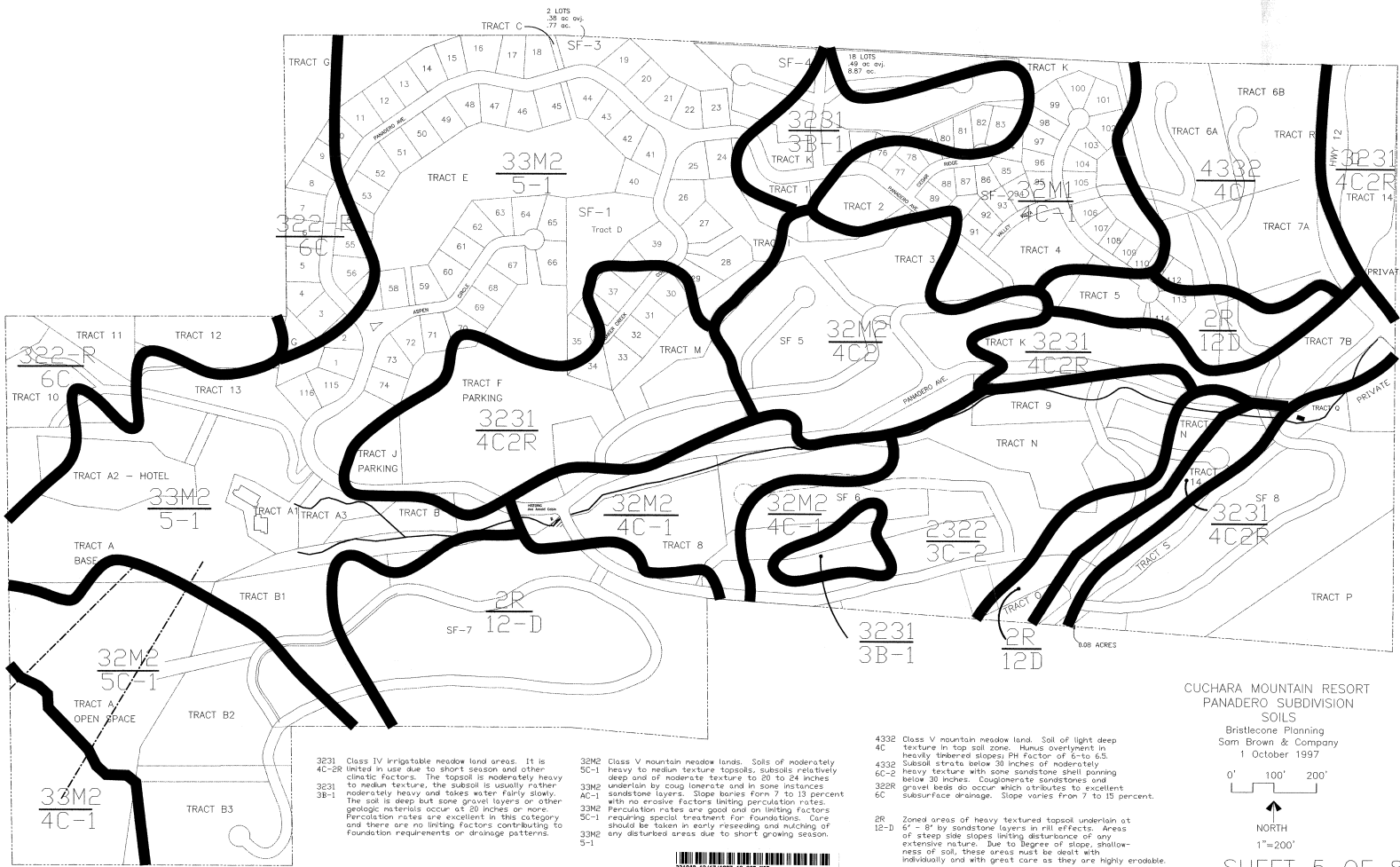
CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 TOPOGRAPHY, SLOPE, WATER  
 Brislaccone Planning  
 Sam Brown & Company  
 1 October 1997

20% SLOPE OR GREATER



SHEET 4 OF 8





3231 Class IV irrigatable meadow land areas. It is limited in use due to short season and other climatic factors. The topsoil is moderately heavy to medium texture, the subsoil is usually rather moderately heavy and takes water fairly slowly. The soil is deep but some gravel layers or other geologic materials occur at 20 inches or more. Percolation rates are excellent in this category and there are no limiting factors contributing to foundation requirements or drainage patterns.

32M2 Class V mountain meadow lands. Soils of moderately heavy to medium texture topsoils, subsoils relatively deep and of moderate texture to 20 to 24 inches underlain by coal lenses and in some instances sandstone layers. Slope varies from 7 to 13 percent with no erosive factors limiting percolation rates. Percolation rates are good and on limiting factors.

32M2 5C-1 requiring special treatment for foundations. Care should be taken in early reseedling and mulching of any disturbed areas due to short growing season.

32M2 5-1

4332 Class V mountain meadow land. Soil of light deep texture in top soil zone. Humus overlying in heavily lined slopes. pH factor of 6 to 6.5.

4332 Subsoil strata below 30 inches of moderately heavy texture with some sandstone shell panning below 30 inches. Conglomerate sandstones and gravel beds do occur which attributes to excellent subsurface drainage. Slope varies from 7 to 13 percent.

2R Zoned areas of heavy textured topsoil underlain at 6" - 9" by sandstone layers in fill effects. Areas of steep side slopes limiting disturbance of any extensive nature. Due to degree of slope, shallowness of soil, these areas must be dealt with individually and with great care as they are highly erodible.

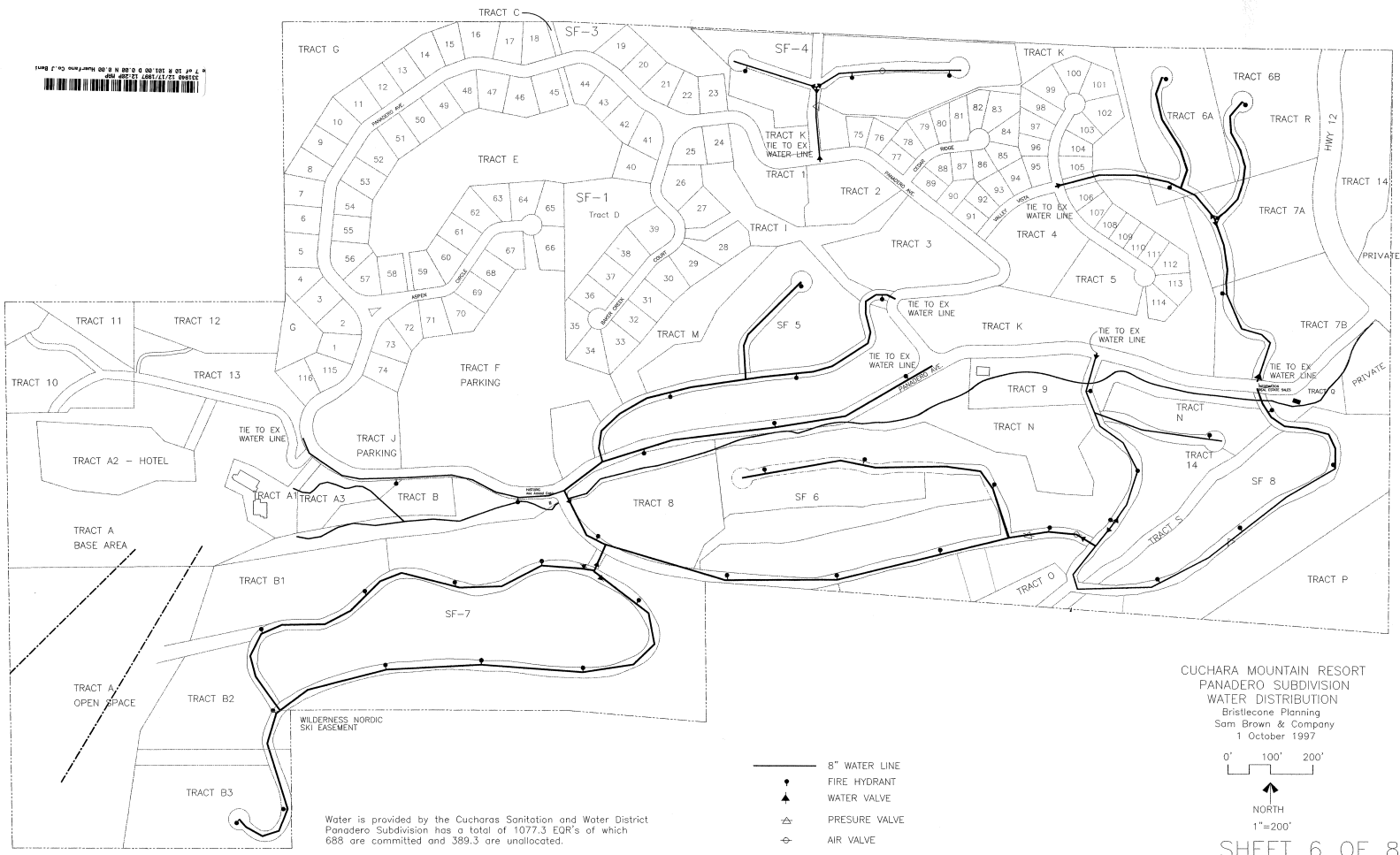
CUCHARA MOUNTAIN RESORT  
PANADERO SUBDIVISION  
SOILS

Bristlecone Planning  
Sam Brown & Company  
1 October 1997



↑  
NORTH  
1"=200'

21043 2217289 12 20 97  
• 6 of 10 R 101.00 0 0.00 N 0.00 Huerfano Co. J. Bari

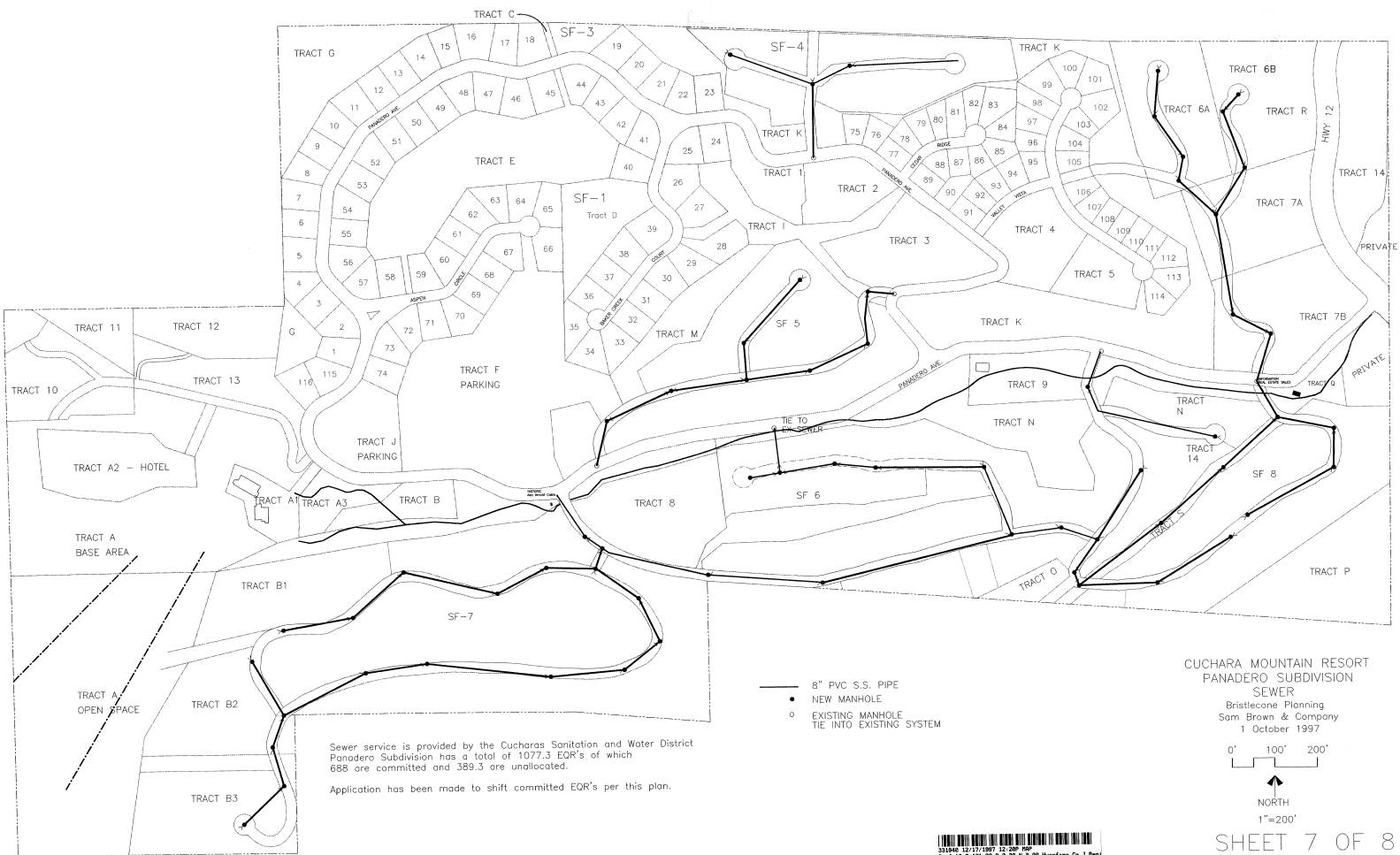


Water is provided by the Cucharas Sanitation and Water District  
 Panadero Subdivision has a total of 1077.3 EQR's of which  
 688 are committed and 389.3 are unallocated.

- 8" WATER LINE
- ▲ FIRE HYDRANT
- ▲ WATER VALVE
- △ PRESURE VALVE
- AIR VALVE

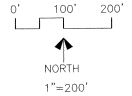
CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 WATER DISTRIBUTION  
 Bristlecone Planning  
 Sam Brown & Company  
 1 October 1997

0' 100' 200'  
 NORTH  
 1"=200'



Sewer service is provided by the Cucharas Sanitation and Water District Panadero Subdivision has a total of 1077.3 EQR's of which 688 are committed and 389.3 are unallocated.  
 Application has been made to shift committed EQR's per this plan.

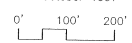
CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 SEWER  
 Bristolcone Planning  
 Sam Brown & Company  
 1 October 1997







CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 PHASING  
 Bristlecone Planning  
 Sam Brown & Company  
 1 October 1997



SHEET 8 OF 8

