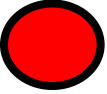










HIPCO Site Map Updates 07/2024

Planned Re-Zoning Legend

-  Red Circle:
-  Red Rectangle:
-  Yellow: IDZ
-  Light Blue: C-Store Zone
-  Grey: A1AC Lot & Parking
-  Purple: A1AC Hotel Center
-  Pink: Retail / Multi-use Commerce
-  Green: San Isabel Electric Substation Area
-  Solar Array - LEOIRH Energy

Huerfano Site Map: Requested Adjustments 07/2024

Phase 1&2: Critical Infrastructure

- Red Circle: move 20k sf facility to Bio-char area
- Red Rectangle: Increase Biochar area sf from 65k to 130k (approx.)
- Yellow Rectangle: Industrial Zone (Huerfano) rezoning w/ Land Use dept.
- Green Rectangle: SIEA Substation Zone & Transmission line easement. 4MW solar field

Phase 3&4(planned C-store)

- Light Blue Rectangle: EV Charging w/ proposed Maverick
- Light Blue w/ Red O/L: Petrol Fueling zone

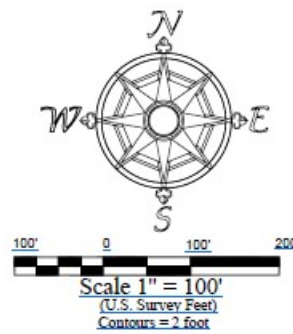
Phase 5+:(proposed multi-living complex or hospitality facility – A1AC)

- Grey zone w/ Purple Rectangle: Hotel (A1AC) w/ parking spaces.
- Pink Rectangle: Shopping/Retail commerce/multi-use complex.

TOPO

FOR LEON HARRIS

TRACT 8, COMANCHE SPRINGS RANCHES
COUNTY OF HUERFANO, STATE OF COLORADO



"NOTE" The elevations shown hereon are based on GPS observation 12/13/2021, and have not been referenced to known or publish elevations.

LEGEND

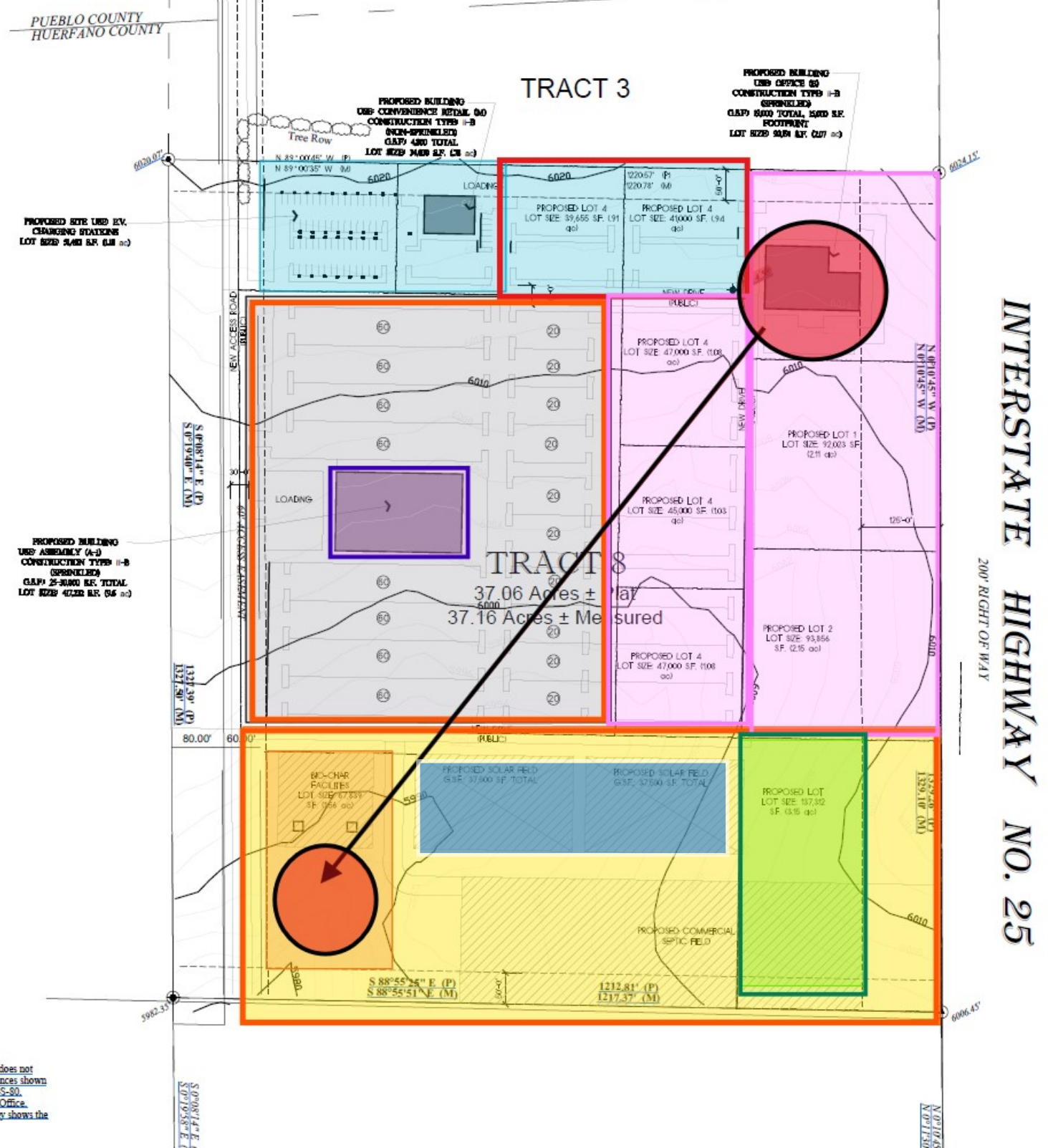
	FOUND 5/8" REBAR WITH 3' ALUMINUM CAP, PLS 10093
	FOUND 3/4" REBAR NO CAP
	FOUND 5/8" REBAR NO CAP
	JUNIPER TREE
	EXISTING FENCE LINE
	OVERHEAD POWER LINE
	DEED DISTANCE
	MEASURED DISTANCE
	OLD WELL

LEGAL DESCRIPTION:
Tract 8, Comanche Springs Ranches
County of Huerfano, State of Colorado

SURVEYORS CERTIFICATION
I, William S. Bechaver, hereby certify to Leon Harris, that this plat was made from a survey by me or under my direct responsibility, supervision and checking and that the parcel shown hereon is monumented as shown to the best of my knowledge and belief.

Date: 11/24/2021

William S. Bechaver PLS No. 38103
BHD Land Surveying, LLC



"NOTE" Tract 8, of Comanche Springs Ranches does not Mathematically close using the bearings and distances shown on the recorded plat filed for record as Survey 11-S-80, according to the records of the Clerk and Records Office, County of Huerfano, State of Colorado. This survey shows the results of found monumentation.