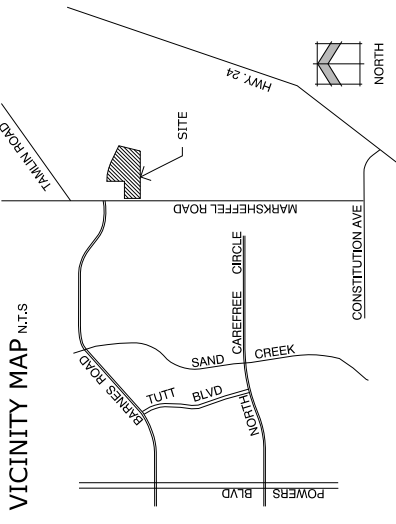


# ENCLAVES AT MOUNTAIN VISTA

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN



## SITE DATA

**OWNER:**  
AE BARNES III LLC  
288 CLAYTON ST STE 203  
DENVER, CO 80206

**Tax ID Number:**  
5300000694 (27.24 ac) / 5300000689 (27.78 ac)

**Master Plan Area:**  
153.34 AC

**Master Plan:**  
BANNING LEWIS RANCH  
MASTER PLAN, CPC MP 87-381

**Existing Land Use:**  
AGRICULTURAL

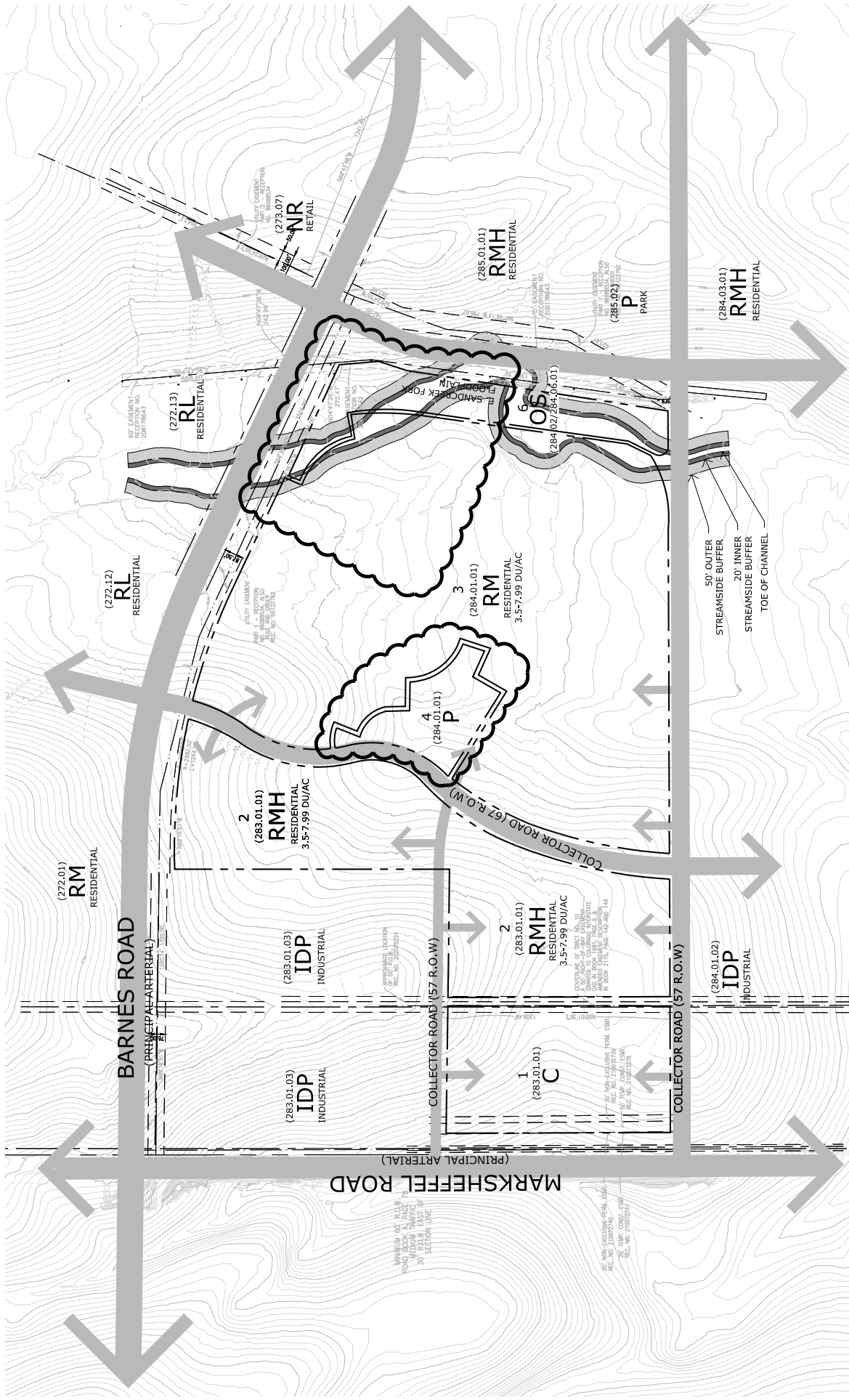
**Existing Zoning:**  
PIP2 PK AO SS

**Proposed Land Use:**  
RESIDENTIAL (104.76 AC)  
SINGLE-FAMILY MEDIUM-HIGH DENSITY:  
3.5-7.99 D/U: 33.70 AC  
SINGLE-FAMILY MEDIUM DENSITY:  
3.5-7.99 D/U: 71.06 AC

**Proposed Zoning:**  
PARK: 4.77 AC  
OPEN SPACE: 7.8 AC  
ROW: 18.31 AC  
PUD PBC PK AO SS (ORD. 16-70)

## AMENDMENT STATEMENT

Proposed Amendment requests to remove school dedication site and revise residential boundary configuration.



## PROPOSED MASTER PLAN AMENDMENT

| PARCEL   | GROSS ACRES | MASTER PLAN                         | DENSITY  | NET UNITS* BLDG HT | MAX BLDG HT |
|----------|-------------|-------------------------------------|----------|--------------------|-------------|
| 1        | 17.7        | Commercial                          |          |                    | 45          |
| 2        | 33.7        | Single Family (Medium-High Density) | 3.5-7.99 | 236                |             |
| 3        | 54.06       | Single Family (Medium Density)      | 3.5-7.99 | 271                |             |
| 4        | 5.05        | Park                                |          |                    |             |
| 5        | 13.7        | School                              |          |                    |             |
| 6        | 8.55        | Open Space/Drainage                 |          |                    |             |
| subtotal | 132.8       |                                     |          |                    |             |
| ROW      | 20.59       |                                     |          |                    |             |
| TOTAL    | 153.34      |                                     |          |                    |             |

\*Single Family (Attached) 3.5-7.99 Multiplier = 7.75  
Single Family 3.5-7.99 Multiplier = 4.5  
ALL ACRES ARE APPROXIMATE

## GENERAL NOTES

- ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
- THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
- ALL LANDSCAPE TRACTS AND PARS WITHIN THE ENCLAVES AT MOUNTAIN VISTA DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
- THE PROPOSED SAC NEIGHBORHOOD PARKS INTENDED TO MEET THE CITY ROAD DEDICATION REQUEST AND IS NOT A REQUIREMENT OF THE LARGER BANNING LEWIS RANCH AMENDMENT. THE PARKS ARE TO BE PROVIDED BY THE CITY AND AN APPROPRIATE COST SHARED / REIMBURSEMENT PROGRAM IS IN PLACE IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT ASSOCIATED WITH CASE NO. 99-CV-1944.
- MOUNTAIN AREA IS SUBJECT TO THE BANNING LEWIS RANCH AMENDMENT. THE BANNING LEWIS RANCH AMENDMENT IS IN PLACE IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT ASSOCIATED WITH CASE NO. 99-CV-1944.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS AND SUMMARY OF A PRELIMINARY GEOLOGIC HAZARD REPORT PREPARED BY CULTHAMPTON INC. DATED MARCH 8, 2016 (CITIL PROJECT NO. CS1841-105). A COPY OF SAID REPORT HAS BEEN INCLUDED WITH INITIAL DEVELOPMENT PLAN SUBMITTAL OF DATE APRIL 4, 2016 TO DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO.
- THE MASTER PLAN AREA IS AFFECTED BY THE STREAMSIDE OVERLAY OF SAND CREEK WHICH IS A TYPE I STREAM. A STREAMSIDE DEVELOPMENT PLAN SHALL BE SUBMITTED MEETING ZONING CODE REQUIREMENTS WITHIN A DEVELOPMENT PLAN OR FINAL PLAN APPLICATION IS SUBMITTED THAT AFFECTS THE STREAMSIDE OVERLAY OR FLOODPLAIN AREA.
- THE SITE IS WITHIN A DESIGNATED FEMA FLOODPLAIN (ZONE AE & ZONE X) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06841205456, EFFECTIVE DECEMBER 7, 2018.
- THE REQUIREMENT FOR FUTURE BARNES ROAD IMPROVEMENTS SHALL BE EVALUATED AT THE TIME OF APPLICATION FOR ANY FUTURE ENCLAVES AT MOUNTAIN VISTA OR OTHER LOCATED ALONG THE FUTURE BARNES ROAD CORRIDOR. THE BARNES ROAD R.O.W. DEDICATIONS SHALL BE REQUIRED AND EACH ADJACENT DEVELOPER, TO INCLUDE THE ENCLAVES AT MOUNTAIN VISTA, IS RESPONSIBLE FOR THEIR FAIR SHARE OF IMPROVEMENTS.
- THE FUTURE DEVELOPMENT AND ASSOCIATED IMPROVEMENTS TO THE FLOODWAY/FLOODPLAIN WILL REQUIRE A CDM/LOMR

## LEGAL DESCRIPTION

A parcel of land being a portion of Sections 21 and 28, T.13S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

**Block of Banners:**  
The South line of the Southwest Quarter of Section 21, T.13S., R.65W., of the 6th P.M., Being monument on the west by a 2.5" aluminum cap "Stamped PLS 22095" and on the east by a 2.5" aluminum cap "Stamped PLS 22095" and considered to bear N89°48'29"E.

**Commencing at the Southwest Quarter corner of said section 21;**  
Thence S00°14'48" along the west line of the Northwest Quarter of said section 28, a distance of 104.20 feet and S89°38'49" E, a distance of 105.47 feet to the Point of Beginning.

Thence S89°18'49" E, a distance of 1244.15 feet;

Thence N00°02'31" W, a distance of 1320.13 feet to a point on the south line of an ingress and egress easement as recorded at the El Paso County Clerk and Records Office in Book 5563 at Page 571;

Thence along said south line the following (B) courses:  
1. Thence along said south line S89°18'49" E, a distance of 152.88 feet to a point of curvature;  
2. Thence along said curve to the right, having a radius of 2970.00 feet, a central angle of 24°14'36", a distance of 1281.88 feet, a chord bearing of S79°50'58" E and a chord distance of 1271.95 feet;  
3. Thence S07°52'47" W, a distance of 75.00 feet to a point on the west line of a 75.00 foot easement as recorded at the El Paso County Clerk and Records Office at Reception Number 200178463.

Thence along said west line the following (B) courses:  
1. Thence S04°47'25" W, a distance of 200.15 feet;  
2. Thence S07°52'47" W, a distance of 1361.20 feet;  
3. Thence S01°11'12" E, a distance of 131.04 feet to a point on the south line of the north half of the northwest quarter of said section 28;

Thence S89°48'20" W along said south line, a distance of 879.06 feet to the southwest corner of said section 28, a distance of 1219.00 feet to the Point of Beginning.

Thence S89°48'15" W along the south line of the north half of the northwest quarter of said section 28, a distance of 2541.43 feet;

Thence N00°31'00" W parallel to the west line of the northwest quarter of said section 28, a distance of 1219.00 feet to the Point of Beginning.

Parcel Contains: 6,679,355.43 Square Feet or 153.34 Acres more or less.

Prepared for and on behalf of Galloway & Company  
By Lyle G. Bissinger, PLS# 38038

## MASTER PLAN LAND USE TABLE (PROPOSED)

| PARCEL   | GROSS ACRES | MASTER PLAN                         | DENSITY  | NET UNITS* BLDG HT | MAX BLDG HT |
|----------|-------------|-------------------------------------|----------|--------------------|-------------|
| 1        | 17.7        | Commercial                          |          | 45                 |             |
| 2        | 33.7        | Single Family (Medium-High Density) | 3.5-7.99 | 236                |             |
| 3        | 71.06       | Single Family (Medium Density)      | 3.5-7.99 | 356                |             |
| 4        | 4.77        | Park                                |          |                    |             |
| 5        | 13.7        | School                              |          |                    |             |
| 6        | 7.80        | Open Space/Drainage                 |          |                    |             |
| subtotal | 135.0       |                                     |          |                    |             |
| ROW      | 18.31       |                                     |          |                    |             |
| TOTAL    | 153.34      |                                     |          |                    |             |

\*Single Family (Attached) 3.5-7.99 Multiplier = 7.75  
Single Family 3.5-7.99 Multiplier = 4.5  
ALL ACRES ARE APPROXIMATE

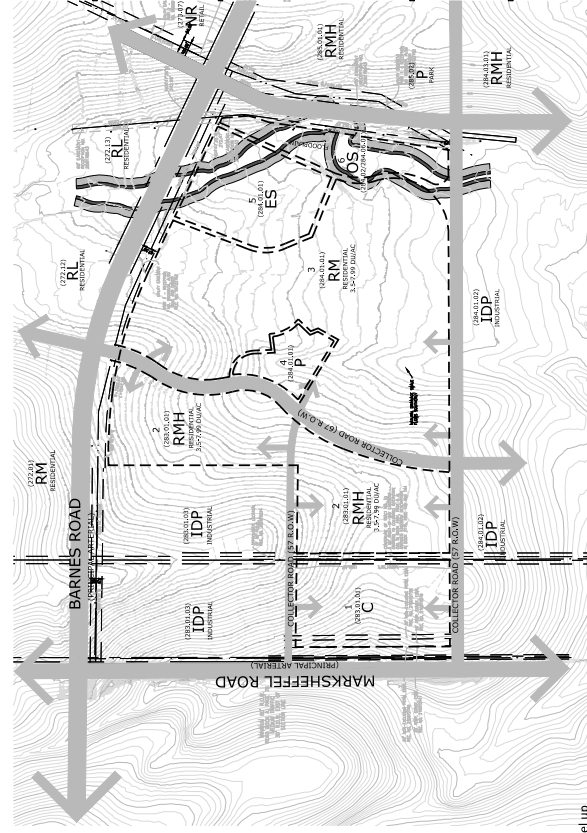
## AMENDMENT HISTORY

MAY 2016 - CPC MP 87-00381-A1U1616  
Requests to change Land-use designations for existing (BLR Parcels 283.01.01(IDP-Industrial), 284.01.01(IDP-Park) & 284.06.01(OS-Open space)). Proposed land-use designations incorporate residential type uses to include park, open space and school designations.

AUGUST 2019 - CPC MP 87-00381-A33MN19  
Request to relocate the previously approved park location only. Minor revisions to the land use area are requested to bring the park parcel up to current dedication requirements/proposals.

DECEMBER 2019 - CPC MP 87-00381-A24MN20  
Request to revise school boundary configuration. No changes to land use, dedication area, or density proposed.

DECEMBER 2020 - CPC MP 87-00381-A28M21  
Under Review - Request to remove school site and revise residential/open space boundary configuration.



## EXISTING MASTER PLAN AREA

