### RESOLUTION NO. 75 - 23

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRING, COLORADO APPROVE A MAJOR AMENDMENT TO THE REAGAN RANCH MASTER PLAN

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs ("city"), has reviewed, analyzed, and processed for substantial conformance with the review criteria contained in §7.5.408 of the City Code, an application for a major amendment to the Reagan Ranch Master Plan (the "Plan"); and

WHEREAS, City staff recommends approval of the major amendment to the Plan and finds that the Plan, as amended, substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan, as amended, is consistent with other community plans and visions including the City's "Comprehensive Plan"; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the major amendment to the Plan has been reviewed and recommended for approval by the City's Planning Commission.

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

- Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.
- Section 2. City Council finds that the Plan, as amended through the major amendment application, substantially conforms to the review criteria contained in City Code § 7.5.408 and hereby approves the Plan as attached in Exhibit A.
- Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

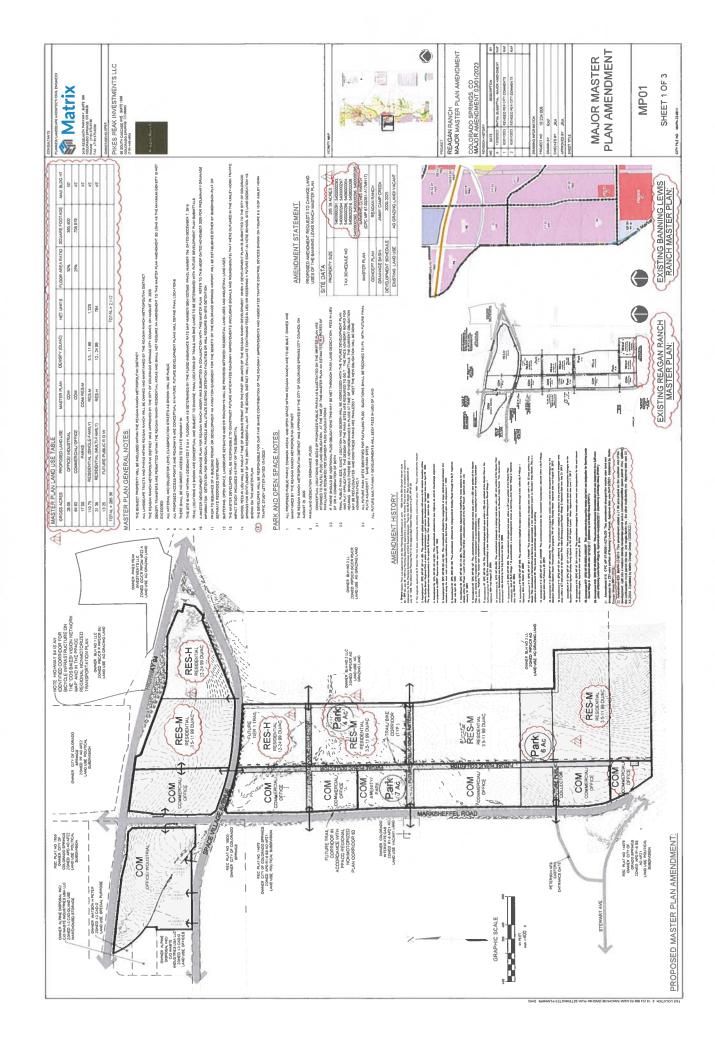
Section 4. This resolution shall be effective upon its approval by City Council.

Dated at Colorado Springs, Colorado this 9th day of May 2023.

Council President

ATTEST:

Sarah Badomson, City Clerk



## EGAL DESCRIPTION (OVERALL)

SECTION IL FINESCLE DE VIDEOCITION IN REQUIRED TO REQUIRED TO SECTION. IL FINESCLE NE PROPERTIES OF HEAD OF MACENTA PROPERTIES OF MA

A-PAGES, A.F. SOGGEREED WITH ANY SECSOL, WARRANT PELLEG RECORDED MARKED, SACIAL HIS RECORDS.
6 FARE IT AND COUNTY CLEEK AND RECORDED UNACTED TO MAKE ITS STANKING AND ASSAULT BEGIN AT THE NORTHWESTERLY CORNER SAID "PARCEL A-2";

THENCE ON THE EXTERIOR OF SAID "PARCEL A-2", THE EXTERIOR OF SAID "SCHEDULE A-1" AND THE SOUTHERS. RIGHT-OF-WAY LINE OF HIGHWAY S4 THE FOLLDWING IS) INNE COUNSES.

- THENCE SOUTH 8270739" EAST, A DISTANCE OF GEN.83 FEET,
  - . THENCE SOUTH 69"31"45" EAST, A DISTANCE OF 853.71 HET 2 THENCE SOUTH 25"5726" EAST, A DISTANCE OF 70.45 FEET
- S. THENCE SOUTH 83"32"SO" EAST, A DISTANCE OF 101.04 FEET

L THENCE SOUTH 75'00"3 7" EAST, A DIST

1. INDIVES ROBITIVICESTRAY ON SAID NON-TANGENT CARVE, FIRBULGA A CENTRAL ANGLE DE 3473731", AN ARC DISTANCE DE SAS, DE FLET TO THE SOUTHERY RIGHT-OF-WAY LINE OF SAID INGHIWAY 94.

. THENCE MORTH GOT 19:18" WEST, A DESTANCE OF 139-41 FEET TO A NOTH RADIUS OF 901-48 FEET, WHOSE CENTER BEARS NORTH 34"13" 48" EAST;

1. THENCE NORTH OD'25:33" WEST, A DISTANCE OF 449,74 FEET;

THENCE NORTH 89"ON"53" EAST, A DISTANCE OF 33.11 FEET

HENCE ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED AND SAID SOUTHERLY OLLOWING (3) THREE COUNSES:

1. THENCE SOUTH BITS FAP. EAST, A DISTANCE OF 973.50 FEET,

THENCE SOUTH 76' 44'46" EAST, A DISTANCE OF 302.04 FEET

- . THENCE SOUTH BY'01'45" EAST, A DISTANCE OF 515.57 FE
- THENCE SOUTH 6714751 EAST A DISTANCE OF 343.97 FEET
- THENCE SOUTH 75'19'43" EAST, A DISTANCE OF 101.94 FEET SPACE VILLAGE AVENUE; L THENCE SOUTH 15/23/33" WEST, A DISTANCE OF 59.13 FEET

# THENCE CONTINUE ON THE EXTENDES OF SAID TICHEDULE A.1" AND MIGHT-OF WAY LINE THE FOLLOWING (9) INNE COURSES:

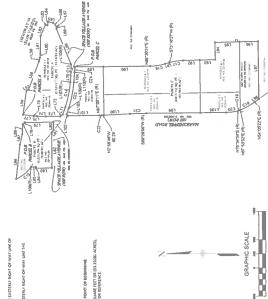
- 1. THENCE SOUTH 11"45"54" WEST, A DISTANCE OF 135.13 FEET:
  - THENCE SOUTH 49"02"42" WEST, A DISTANCE OF 142.67 FEET
    - I. THENCE NORTH 74"00"36" WEST, A DISTANCE OF IM-31 FEET; I. THENCE SOUTH 14"51"08" WEST, A DISTANCE OF 19.96 FEE
- THENCE SOUTH 6.73.722" WEST, A DISTANCE OF 1,079,19 FEET TO A NON RADIUS DF 1,1860,00 FEET, WHOSE CENTER BEARS NORTH 02"41"54" WEST
- Thence westerly on said non-tangent curve, theologn a centra distance of 218.22 feet;
- THENCE NORTH BAYOLYOF WEST, A DISTANCE OF 258,27 FEET TO A MON-1 RADIUS OF 2,815,00 FEET, WHOSE CENTER BEARS MORTH OM/02/OM/ EAST)
- THENCE WESTERLY ON SAVD HON TANGENT CURVE, THROUGH A CENTRAL DISTANCE OF 725-84 FEET;
- themee morth 71/12'13" west. A distance of 218.35 feet to the Easteriv Right-of-way und of Maarcheffee Road:

# NEE CONTINUE ON THE EXTERIOR OF SAID "PARCEL A-2" AND SAID EASTERLY RIGHT-OF-WAY UNE THE LOWING (4) SIX COUNSES:

## THENCE HORTH 35"94"36" WEST, A DISTANCE DF 81.68 FEET;

- . THENCE NORTH COTSOTOF WEST, A DISTANCE OF 410.06 FEET; HENCE NORTH 02"22"05" EAST, A DISTANCE OF 240,28 FEET
- THENCE NORTH COTS132" WEST, A DISTANCE OF 97.57 FEET,
- THENCE HORTH 89"02"42" EAST, A DISTANCE OF 9.66 FEET;
- . THENCE NORTH 04"13"79" EAST, A DISTANCE OF 301.91 FEET TO THE POINT OF BEGINNING

e aboye description contans a calcivated area of 1333,177 square seet or [53,31381 acres]. Ore or less, and is depicted on the attached gaapinca, exhibit for reference



- THENCE SOUTH DOT27-20" EAST, A DISTANCE OF 1,313.90 FEET TO A MON-TANGENF CURVE HANING A RADIUS OF 1,500.00 FEET, WHOSE CENTER BEAUS MONTH IB"30"11" EAST;
- theore southerly on sad non-tangent curve, throuse a central angle of 18°13'47", an ar Distance of 42430 feet;
- . Thence south 16-4214" East, a distance of 117.12 feet to a non-tangent curve maning a Radius of 1,500.00 feet, whose center bears south 73°16°27" west;
- WALE OF 15"21"ST, AN AJ THENCE SOUTHERLY ON SAID HON-I DISTANCE OF 402.25 FEET;

. THENCE SOUTH BOTSOOG" EAST, A DISTANCE OF BOS 39 FEET TO THE EXTERIOR OF THAT SPECIAL WARRANTY DEED RECOTION NUMBER 216093093.

MENCE ON THE EXTERIOR OF SAID QUITCLAIN DEED THE FOLLOWING (2) TWO COURSES.

BEBIN AT THE NORTHEAST CORNER OF SAID QUIT CLAM DEED.

1. THENCE SOUTH 43"37"SA" EAST, A DISTANCE OF 72.97 FEET.

naj specal, warrant deed recorded inne 23, 2021 in Saud Records under receiption humber 12.25 de jand ting tour Llama deed recorded unde 23, 2021 in Saud Records under reception Namer 2211,258, ande particolaant decerbed nas 55 collons:

HHENCE SOUTH 88°3572" WEST ON THE UNIT COMMON TO THE EITEROORS OF SAID QUIT CLAMM DEED AND SOUTH END OF SAID QUIT CLAMM DEED AND SOUTHERN YEGHT-GE-WINTLINE OF SAIL SHAFET YELLOG, WARROLF,

THENCE NORTH 195" WEST, DAY THE EXTERIOR OF SAID CHAT CLAMA DEED AND SAID NORTHER UNION GOWNAN THEN, DISSIANCE OF 77.35 SEET OF the SOLVINGASTERLY CORNER OF SAID SPECIAL DEED RECORDED VARIER RECEPTION HUMBER 12112 2502.

THENCE SOUTH 1871/11/2" WEST, BIN THE EXTERDOR DF SAND SPECIAL WARRANTY DEED AND SAN BUGHT-OF-WAY UNE, A DISTANCE OF 1,001 51 FEET.

V DEED AND

THENCE ON THE EXTERIOR OF SAID SPECIAL WAR FOUR COURSES:

- . THENCE SOUTH 01'21'D1" EAST, A DISTANCE OF 434.30 FEFT,

HENCE ON THE EXTERIOR OF SAID "SCHEDULE A.3" THE FOLLOWING (3)

2. THENCE NORTH 89"29"09" EAST, A DISTANCE OF 489.03 FEET;

3. THENCE SOLITH 01:21 20" EAST, A DISTANCE OF 699-96 HEFT TO THE CLAIM DEED RECORDED UNDER RECEPTION NUMBER 222104690.

- ALONG THE EXTENDS OF SAID QUIT CLAIM DEED THE FOLLS 1. THENCE SOUTH 01"21"24" EAST, A DISTANCE OF 5.29-18 FEET;
- Thence south By 1812" West, a distance of 1,433.73 feet to the Easterly Rich Marisherel Road.
- I. THENCE NORTH 151°34"23" WEST, A DISTANCE OF 146,74 FEET TO A MOH-TANGENT CURVE MA BADIUS OF 1,537 40 FEET, WHOSE CÉNTER BEARS MORTH SATOS "22" LAST;
- TO THENCE HORITHMESTER TO MISSION KONTANGERIC CLINE, THEOLOGIA A CENTRAL ANGLE OF 15°48155°, A REGISTANCE OF 46.11 SEET OF THE SOUTHWEST CORREGE OS SAUP THACES, C.T. AND A HORN-TANGE. CLINE OF ANGLE A ROGHER OF THE SAUP ANNIHAL AND A HORN-TANGE.
  - THEMEE ON THE EXTERIOR OF SAID "PARCEL C. Z" AND SAID EASTERLY THEEE COMPSES.
- . THEWCE MORTHERLY ON SAID MON-TANGENT CHRYE, THROUGH A CENTRAL ANGLE OF 07-05'19", AN AL BRANCE OF TO'S THEIT OA MON-TANGENT CHRYE MANING A RADIUS OF 1,345.5 I FEET, WHOSE CENT BRANCH OF THE TAYARY FLAST.
- I. Thence northerly on said non-tangent curve, through a central angle of 123418° distance de 343.52 Het;
- Inferce Horeth Oct26\*23" WEST, a Distance of 723 or Feet to the Southwest Corner of San "Pariet D-7"; THENCE ON THE EXTENDA OF SAID "PARCEL D.,"" AND SAID EASTERLY RIGHT OF WAY UNE THE FG THREE COURSES.

APAGE, TA APAGE, CA APAGE, TO SA ADGEDISED IN THE STOCK ANSWARD IN CORPORATION OF MARKEN TO CORPORATE APAGE AS ADGEDISED AND APAGE AND APAGE APAGE APAGE AND APAGE APAGE APAGE AND APAGE APAGE APAGE AND APAGE APAGE

BEGIN AT NORTHEASTERLY CORNER OF SAID "PARCEL B". SHENCE SOUTH DOTSOTTS. EAST, ON THE EXTERIOR OF WORTHEAST CORNER OF SAND "SCHEDULE A. 2".

the above description contains a calculated area of 1,723,296 square feet or (12,0830) More or 1,555, and 15 depicted on the attached graphical exhibit for reference.

3. THENCE SOUTH 86"42"55" EAST, A DISTANCE OF 281.30 FEET TO THE POINT

- . Therme northerly on said non-Tangent Curve, Through a central angle of 0722790", at Destance of 481.03 feet; 1. THENCE HORTH OCT20:23" WEST, A DISTANCE OF 1,532.68 FEET TO A NON-T RADIUS OF 11,096-50 FEET, WHOSE CENTER BLARS SOUTH 88"26"DE" WEST;
- ). THEINER HORTH OZYSZWAY WIEST, A DISTANCE OF 744,11 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL B"; THÉNGE ON THE EXTENSOR OF SAID "PARCEL 8" AND SAID EASTERLY RIGHT-OF-WAY LINE FOLLD FOUR COURSES.
- THEWE MORTH Q2"58"46" WEST, A DISTANCE OF 60.29 FEET TO A NON-TANGENT CURN OF 1,600,00 FEET, WHOSE CENTER BEARS MONTH \$7"00"11" EAST.
  - . THENCE NORTHERLY ON SAID NON-DISTANCE OF 69.35 FEET;
- 3. THENCE NORTH OUTSYZ4" WEST, A DISTANCE OF 882.74 FEET;
- 4. THENCE MORTH 44"36"37" EAST, A DISTANCE OF 52.42 FEET TO THE SOUT SPACE VILLAGE AVENUE:

I. THÉMES SOUTH 71.730° EAST, A DISTANCE OF 179 OF FEET TO A MON-TI RADIUS OF 2.915,000 FEET, WANDSE CENTER BEARS HORITH 18"48'91" EAST;

- i neimee basterin om said nom-taagent curve, through a centra, aagle de 14-1735°, an ari Dstaage de 73136 feet i
  - I. THENCE SOUTH BSTSETAF EAST, A DISTANCE OF 222-37 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,546.215 FEET, WHOSE CENTER BEARS HORTH DEVOZZT FAST;
- THENCE EASTERN ON SAID NON-TANGENT CLINY, THROUGH A CENTRAL ANGLE OF ON 23'16", AN ARC DISTANCE OF 151,27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTANTS A CALCYLATED AREA OF E,CIT,5322 SQUARE FEET OR (162) MS338 ACRES MORE OR LESS, AND IS DEPICTED ON THE ATTACHED CRAMMICAL EXHIBIT FOR REFRENCE.

9	DISTANCE	400.24	40.10	- 600 625	400.00	629.10	villa 73	26.00	1027.00	A65.13	21,000	0.0	191199	20.102	1000 00	3915.00	90000	m+4 (p	N 9001
UNETABLE	III.ANDING	Springs.	DP71011	venyme.	SPC752F9	B9121218	WORKE	WESTER	MODESTIN	14 EP-03-70W	WHOTEVER	BATTETON I	Date Willey	BINTSTATE	Magneton Table	E10070000	Therven	Supply and	7-12-CO-1011
	1,000,0	120	20	ij	991	.57	1.00	93	1/8	9	110	13	97	9	107	797	9	į	10.1
=	=	_	_	_	_	_	_	Ξ	_	_	_	_	_	Ξ	_	_	Ξ	Ξ	Ξ
4	DISTANCE.	41.00	305	20.00	C2 0000	7257	60 100	238.38	17.79	toyat Br	17 000	11.00	17871	31. (/6	10.01	Str. 10	608.75	1700-00	111.44
LINE TABLE	BZARGRG	ACD-ST-ST-ST	1-05-00-00%	345.61.000	942,ALDS	partners	E-1005-001	ATTENTON.	Wall I Tark	BBF411FB	AUCUSON.	3.03.75.000	WOOTH-STATE	P141/4720	S.tournal( 0	Smry-are	State of Co.	PERTORE	S. ST. COLUMN
	L.Def. o	9.1	5	1671	9	5	š	5	5	9	9	ŋ	3	187	82	8	3	9	4
		_	_					_	-			_	_	_	_	_	-	_	_
3	DISTANCE	10.43	FF COS	1	20 100	44.0	340 07	0.00	10.00	E1 903	19.071	16 31	12.00	107500	200 27	218.09	B1 48	410.00	N
LINE TABLE	BEARING	SHIPPER	243 HZ-484	Advanta.	4,000,000	BAP-4-66	In costal	BATTEL	Sales and a	B In Supparer	a-ar-02-a7-w	W	M-MEMORY II	WESTERN	M-00-4-004	MC1014	WICHTEN	WWW.	Man Sympton
	8 110 7	5	5	2	3	3	3	=	2	3	1111	111	27	4.15	2,7	10	5	43	



PIKES PEAK INVESTMENTS LLC IN SOURCE COLONOS AND STITE 1900 COLONOS PRIMED CO 1000 AND STITE 1900 COLONOS PRIMED AND STITUTURA PRIMED AND STITUT



š	скон нетоку	
õ	DATE	DESCRIPTION
DBA	WING BUDGE	POSIMINON

