



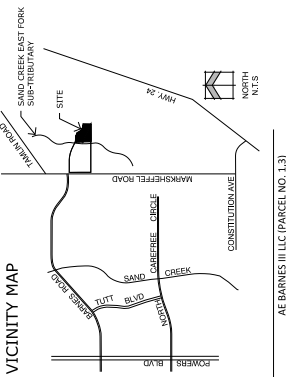
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.nbscolorado.com  
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BANNING LEWIS RANCH  
MASTER PLAN - MAJOR  
AMENDMENT  
ENCLAVES AT  
MOUNTAIN  
VISTA RANCH  
EAST  
A SUB-AREA OF THE BANNING  
LEWIS RANCH MASTER PLAN  
DATE: 03.24.22  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
PRINTED BY: [Redacted]

MASTER PLAN

DATE: 03.24.22  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
PRINTED BY: [Redacted]

1  
OF  
3  
CPC MP 87-00381-A31M22



**SITE DATA**

OWNER:  
ALEXANDER HILL (PARCEL NO. 1.3)  
288 CLAYTON ST STE 403  
DENVER, CO 80206-4439

TRAIL NO. 2.1.6 (PARCEL NO. 2)  
111 S. TOLSON ST. STE 222  
COLORADO SPRINGS, CO 80903

CHALLENGER COMMUNITIES LLC (PARCEL NO. 4)  
8500 W. BELLEVUE ST  
COLORADO SPRINGS, CO 80920

Tax-ID Number:  
530000071 (PARCEL NO. 1)  
PUD PK S5 AO  
530000629 (PARCEL NO. 2)  
PUD R5/CR R1-6 S5 AO  
530000735 (PARCEL NO. 3)  
R5/CR RBC/CR R1-6/PUD

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

Existing Land Use:  
AGRICULTURAL

Proposed Land Use:  
RESIDENTIAL MEDIUM-DENSITY (RM), 115-29 AC  
MAX DENSITY 7.99 DU / 115-29 AC  
MAX BUILDING HEIGHT: 35'

OPEN SPACE: 39.17 AC  
COMMERCIAL/RESIDENTIAL HIGH (C/RH), 10.41 AC  
MAX BUILDING HEIGHT: 45'  
COMMERCIAL: 5.37 AC  
R.O.W.: 29.74  
PUD AO

PROJECT DESCRIPTION

THIS PROJECT IS A MAJOR AMENDMENT TO THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014. THE PROJECT IS A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014. THE PROJECT IS A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014.

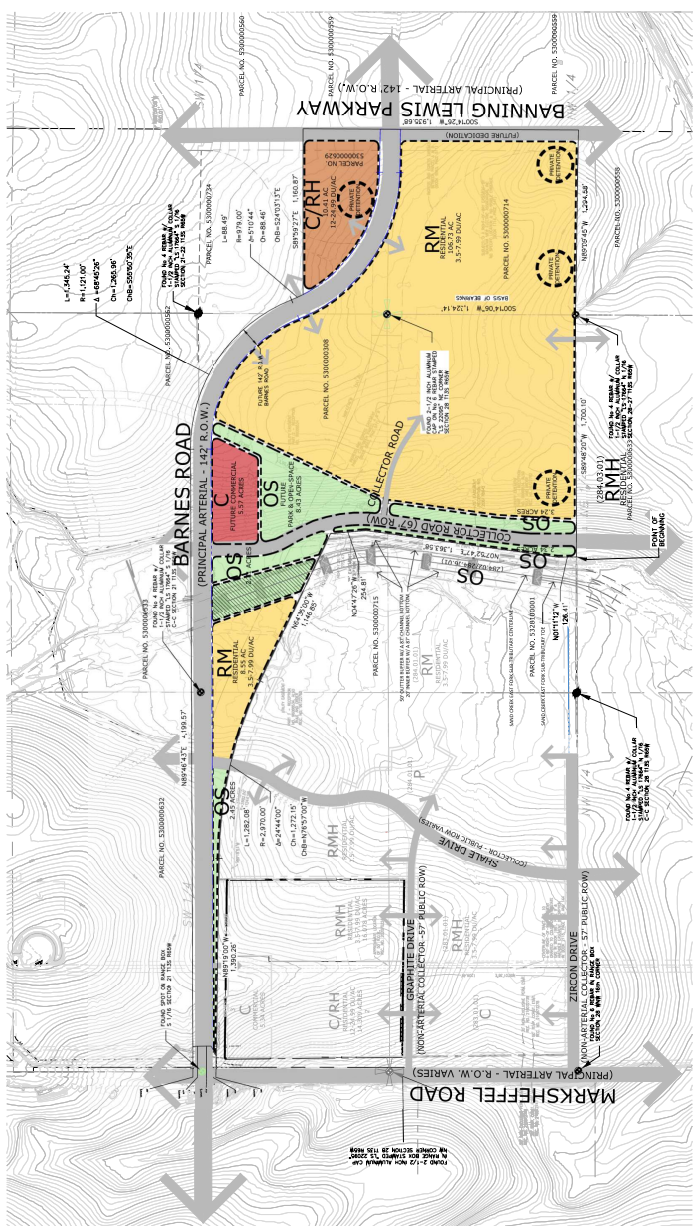
LEGAL DESCRIPTION

THE PROJECT IS A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014. THE PROJECT IS A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014. THE PROJECT IS A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014.

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**LAND USE TABLE**

GRAND ACRES	LAND USE	DENSITY	UNITS	MAX BLDG	MAX BLDG
				HEIGHT	FOOT
35.79	RM	Residential (Medium Density)	7.99	35	35
10.41	C/RH	Commercial/Residential High	10.41	45	45
5.37	C	Commercial	46,526	45	45
23.23	OS	Park & Open Space	23.23	5	5
7.94	P	Park	7.94	5	5
14.24			956		

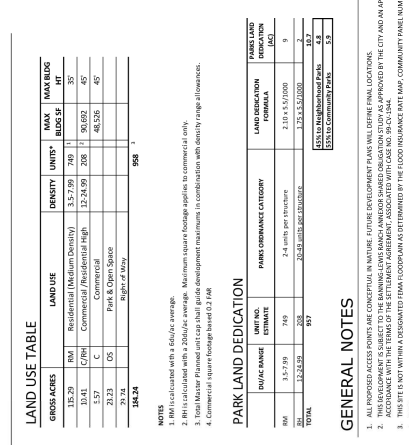
**PARK LAND DEDICATION**

TRUCK ACRES	MP NO.	ESTIMATE	PARK ORGANIZATION CATEGORY	LAND DEDICATION FORMULA	MAXIMUM DEDICATION
10.41	87-381	149	2-4 units per acre	2.18 x 10,100	9
10.41	87-381	208	20-25 acres per 100 acres	1.35 x 10,100	7
		957			957
					<b>5.6</b>

**LOCAL COMMUNITY PARKS**  
5.6

**GENERAL NOTES**

1. ALL PROPOSED ACCESS ROADS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY AND AN APPROPRIATE LOCAL JURISDICTION'S PAVING AND FINISHING SPECIFICATIONS.
2. THIS PROJECT IS SUBJECT TO THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014.
3. THE SITE IS NOT TO BE DEVELOPED UNTIL THE CITY AND AN APPROPRIATE LOCAL JURISDICTION'S PAVING AND FINISHING SPECIFICATIONS HAVE BEEN APPROVED.
4. THE PROJECT MAY BE IMPACTED BY MOBILE OPERATING AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT.
5. THE PROJECT IS SUBJECT TO THE BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014.
6. BANNING LEWIS RANCH MASTER PLAN, WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2014.
7. THE PROPOSED DEVELOPMENT WILL REQUIRE FULL SPECTRUM TELEVISION.
8. ALL PROPOSED STREETS AND UTILITIES IMPROVEMENTS WILL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER.
9. ALL PROPOSED STREETS AND UTILITIES IMPROVEMENTS WILL BE MAINTAINED WITH UTILITIES AND DEVELOPMENTS FROM APPLICATIONS.
10. ACCESS POINTS FROM BANNING ROAD ARE TO BE FULLY LOCATED AND INTERCONNECTED WITH UTILITIES AT MOUNTAIN VISTA EAST. THE TRAFFIC STUDY SHALL INCLUDE RECOMMENDATIONS FOR ROADWAY IMPROVEMENTS WITHIN THE PROJECT AREA.
11. ACCESS POINTS FROM BARNES ROAD ARE TO BE FULLY LOCATED AND INTERCONNECTED WITH UTILITIES AT MOUNTAIN VISTA EAST. THE TRAFFIC STUDY SHALL INCLUDE RECOMMENDATIONS FOR ROADWAY IMPROVEMENTS WITHIN THE PROJECT AREA.
12. THE ANNUAL ESTABLISHMENT NOTIFICATION CERTIFICATION DOCUMENT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC MP 87-00381.
13. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE ANNUAL ESTABLISHMENT NOTIFICATION CERTIFICATION DOCUMENT.
14. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, UTILITIES, OR OTHER IMPROVEMENTS WITHIN THE STREAMING OVERLAY AREA, A DEVELOPMENT PLAN MUST BE APPROVED AND THE UNDER BUTTER MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO RIGHT-OF-WAY OR OTHER UTILITIES SHALL BE REMOVED OR ALTERED WITHIN THE STREAMING OVERLAY AREA.
15. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE ANNUAL ESTABLISHMENT NOTIFICATION CERTIFICATION DOCUMENT.
16. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, UTILITIES, OR OTHER IMPROVEMENTS WITHIN THE STREAMING OVERLAY AREA, A DEVELOPMENT PLAN MUST BE APPROVED AND THE UNDER BUTTER MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO RIGHT-OF-WAY OR OTHER UTILITIES SHALL BE REMOVED OR ALTERED WITHIN THE STREAMING OVERLAY AREA.



**AREA OF CHANGE**

EXISTING MASTER PLAN AREA



**PROPOSED MASTER PLAN AMENDMENT**

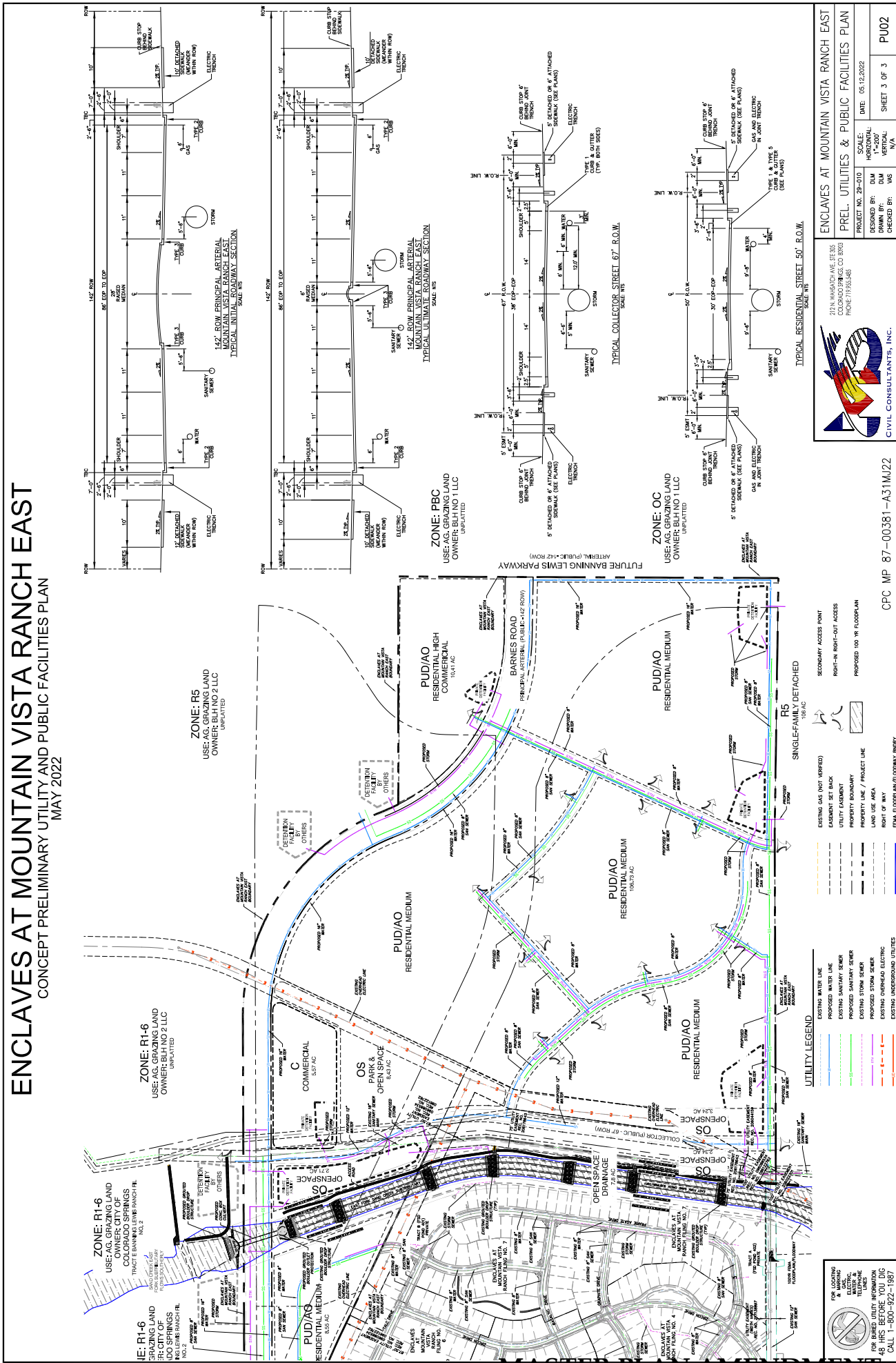
MASTER PLAN AMENDMENT



# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

## CONCEPT PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

### MAY 2022



ENCAVES AT MOUNTAIN VISTA RANCH EAST  
 PREL. UTILITIES & PUBLIC FACILITIES PLAN  
 PROJECT NO. 29-010 SCALE: HORIZONTAL 1"=200'  
 DESIGNED BY: DUM VERTICAL: N/A  
 CHECKED BY: MNS



DATE: 05.12.2022  
 SHEET 3 OF 3  
 PU02

20 N. WASHINGTON AVE. STE 305  
 COLORADO SPRINGS CO 80902  
 PHONE (719) 584-8468

ZONE: R5  
 USE: AG. GRAZING LAND  
 OWNER: BLH NO 2 LLC  
 UNPLATTED

ZONE: R1-6  
 USE: AG. GRAZING LAND  
 OWNER: CITY OF COLORADO SPRINGS TRACT E BANNING LEWIS RANCH PH 1  
 UNPLATTED

ZONE: R1-6  
 USE: AG. GRAZING LAND  
 OWNER: CITY OF COLORADO SPRINGS TRACT F BANNING LEWIS RANCH PH 2  
 UNPLATTED

ZONE: R1-6  
 USE: AG. GRAZING LAND  
 OWNER: CITY OF COLORADO SPRINGS TRACT G BANNING LEWIS RANCH PH 3  
 UNPLATTED

ZONE: PBC  
 USE: AG. GRAZING LAND  
 OWNER: BLH NO 1 LLC  
 UNPLATTED

ZONE: OC  
 USE: AG. GRAZING LAND  
 OWNER: BLH NO 1 LLC  
 UNPLATTED

142' ROW PRINCIPAL ARTERIAL MOUNTAIN VISTA RANCH EAST TYPICAL INITIAL ROADWAY SECTION SCALE: NTS

142' ROW PRINCIPAL ARTERIAL MOUNTAIN VISTA RANCH EAST TYPICAL ULTIMATE ROADWAY SECTION SCALE: NTS

TYPICAL COLLECTOR STREET 67' R.O.W. SCALE: NTS

TYPICAL RESIDENTIAL STREET 50' R.O.W. SCALE: NTS