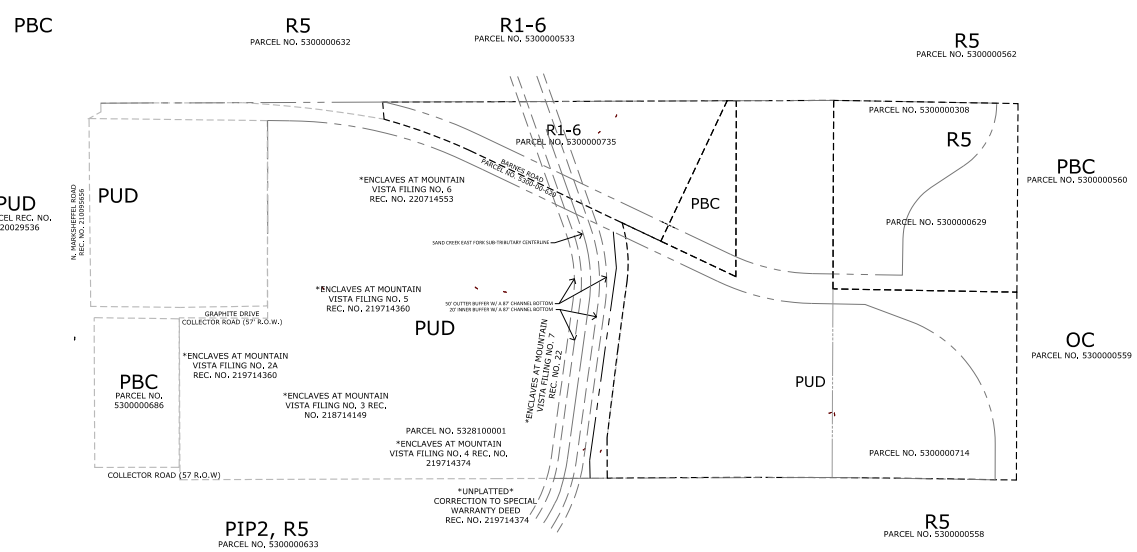
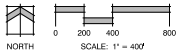
ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CITY OF COLORADO SPRINGS, STATE OF COLORADO

PUD ZONE CHANGE



EXISTING ZONING



ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

PARCEL NO. 5300000735 (RS/CR PBC/CR R1-6/PUD)

A TR OF LAND IN SECS 21 & 22-13-65 DES AS FOLS: COM AT SE COR OF SEC 34, TH S 89<42'24" W 2667.93 FT TO S4 COR OF SEC 34, CONT S 89<42'24" W 2667.93 FT TO SW COR THEREOF, N 00<12'53" W 2683.20 FT, TH CONT N 00<12'53" W 2683.20 FT, N 00<14'22" E 2648.24 FT, N 00<14'22" E 1324.12 FT, S 89<09'53" E 1294.71 FT, N 00<14'25" E 2644.50 FT, N 88<59'56" W 150.01 FT FOR POB, TH S 00<14'25" W 9.43 FT TO A POC TO R TH SWLY 510.29 FT ALG ARC OF SD CUR TO A PT TANG SD ARC HAVING A RAD OF 520.0 FT, A C/A OF 56<13'31" WHICH CHORD BEARS S 28<21'11" W 490.06 FT, S 56<27'56" W 272.85 FT, ALG ARC OF CUR TO L WITH A RAD OF 442.0 FT A C/A OF 55<26'04" A C/A OF 55<26'04" WHICH CHORD BEARS S 28<44'55" W 411.16 FT, S 01<01'53" W 256.01 FT, N 88<58'07" W 633.45 FT TO A POC TO R, TH NWLY 593.72 FT ALG ARC OF SD CUR TO A PT TANG SD ARC HAVING A RAD OF 1395.0 FT A C/A OF 24<23'07" WHICH CHORD BEARS N 76<46'33" W 589.25 FT, N 64<35'00" W 1958.46 FT, TH NWLY 700.89 FT ALG ARC OF CUR TO N LN OF S2SW4 SEC 21 SD ARC HAVING A RAD OF 3180.0 FT A C/A OF 12<37'42" WHICH CHORD BEARS N 70<53'51" W 699.47 FT, N 89<46'42" E 491.86 FT, N 89<46'42" E 2663.01 FT ALG N LN OF S2SE4 SEC 21, S 88<59'56" E 1144.73 FT TO POB, E THAT PT DESC AS FOLS: TR OF LAND IN THE SE4 21 AND THE SW4 SEC 22-13-65 DESC AS FOLS: COM AT THE SW4 SEC 15, TH S15<46<54E 4148.33 FT TO THE S LN OF THE N2SW4 OF SEC 22, SD PT BEING THE POB; TH S00<13<57W 9.51 FT, THE ALG THE ARC OF A CUR TO THR R HAVING A RAD OF 520.00 FT, A C/A OF 50<13<31 ARC DIST OF 510.28 FT, TH S56<27<28W 272.86 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 442.00 FT, A C/A OF 22<16<17 ARC DIST OF 171.55 FT, WHICH CHORD BEARS S33<32<30E, TH N90<00<00W 432.36 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 979.00 FT, A C/A OF 05<10<44 ARC DIST OF 88.49 FT, WHICH CHORD BEARS N63<20<52E, TH ALG THE ARC OF A REVERSE CUR TO THE L HAVING A RAD OF 1121.00 FT, A C/A OF 49<18<11 ARC DIST OF 964.62 FT, TH N89<46<10E ALG THE S LN OF THE N2SE4 SEC 21, TH N89<46<10E 579.35 FT, TH S89<00<28E 1144.73 FT TO THE POB

PARCEL NO. 5300000629 (PUD RS/CR R1-6 BS AO)

TRACT OF LAND IN S252 OF SEC 21, SW4SW4 OF SEC 22, NW4NW4 OF SEC 27, N2N2 OF SEC 28-13-65 DESC AS FOLS, COM SE COR OF SEC 34-13-65 AT PT FROM WHICH NE COR OF SD SEC BEARS N 01<14'53" E 5298.00 FT, TH S 89<42'24" W 2667.93 FT ALG S LN OF SE4 TO S4 COR, CONT S 89<42'24" W 2667.93 FT ALG S LN OF SW4 TO SW COR, N 00<12'53" W 5366.40 FT ALG W LN OF NW4 TO NW COR, N 00<14'22" E 2648.24 FT ALG E LN OF SE4 OF SEC 28-13-65 TO E4 COR, CONT N 00<14'22" E 1324.12 FT ALG E LN OF NE4 TO SW COR OF N2NW4 OF SEC 27-13-65 FOR POB, TH S 89<09'53" E 1294.71 FT, N 00<14'25" E 2644.50 FT, N 88<59'56" W 1294.74 FT, S 89<46'42" W 2663.21 FT, CONT S 89<46'42" W 2663.23 FT, S 00<02'53" E 1320.88 FT, S 00<14'59" E 1324.78 FT, N 89<48'20" E 2654.04 FT, TH CONT N 89<48'20" E 2654.18 FT TO POB, EX THAT PART CONV BY BK 5563-544, EX THAT POR CONV TO COUNTY BY REC #210093624

PARCEL NO. 5300000714 (PUD PK BS AO)

A TR OF LAND LOCATED IN SECS 21, 27, 28-13-65, L/MR DES AS FOLS: COM AT SE COR OF SEC 34, TH S 89<42'24" W 5335.86 FT, N 00<12'53" W 5366.40 FT, N 00<14'22" 3972.36 FT FOR THE POB, TH S 89<09'53" E 1144.70 FT, N 00<14'25" E 247.54 FT TO POC TO L, TH NWLY 1119.27 FT ALG ARC OF CUR TO A PT TANG SD ARC HAVING A RAD OF 920.0 FT A C/A OF 69<42'21" WHICH CHORD BEARS N 34<36'45" W 1051.51 FT, N 69<27'56" W 238.62 FT, N 88<58'07" W 375.31 FT TO A POC TO R, TH NWLY 683.10 FT ALG ARC OF SD CUR TO A PT TANG SD ARC HAVING A RAD OF 1605.0 FT A C/A OF 24<23'07" WHICH CHORD BEARS N 76<46'33" W 677.95 FT, N 64<35'00" W 1958.46 FT TO A POC TO L, TH NWLY 1282.08 FT ALG ARC OF CUR TO A PT TANG SD ARC HAVING A RAD OF 2070.0 FT A C/A OF 24<44'00" WHICH CHORD BEARS N 76<57'00" W 1272.15 FT, N 89<19'00" W 152.90 FT, S 00<02'53" E 1320.12 FT, N 89<19'00" W 1319.63 FT, N 00<14'59" W 227.50 FT, N 00<02'53" W 1320.90 FT, S 89<46'42" W 38.0 FT, S 00<02'53" E 1320.88 FT, S 00<14'59" E 1324.78 FT, N 89<48'20" E 5308.22 FT TO POB, EX THAT PT CONV TO COUNTY FOR R/W BY REC #210072737, EX THAT PT CONV BY REC # 217009400, EX THAT PT LY ELY OF MARKSHEFFEL RD, AND SLY, WLY, & NLY OF TR DESC BY SD REC # 217009400, EX THAT PT TO ENCLAVES AT MOUNTAIN VISTA FIL NO 1, EX TH PT TO ENCLAVES AT MOUNTAIN VISTA FIL NO 3, & EX THAT PT TO REC # 218019147, EX THAT PT DESC IN REC# 219012480, EX THAT PT CONV BY REC #220028144, EX THAT PT CONV BY REC #221052795

GENERAL NOTES

1. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC MP 87-00381. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
2. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0549G, EFFECTIVE DECEMBER 7, 2018.

EXHIBIT B - ZONE CHANGE

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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ENCLAVES AT MOUNTAIN VISTA RANCH EAST

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN

DATE:	02.25.22
PROJECT MGR:	J. ROMERO
PREPARED BY:	T.KNAB

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05.12.22	TK	PER CITY REVIEW COMMENTS
06.29.22	TK	PER CITY REVIEW COMMENTS

EXISTING ZONING

1

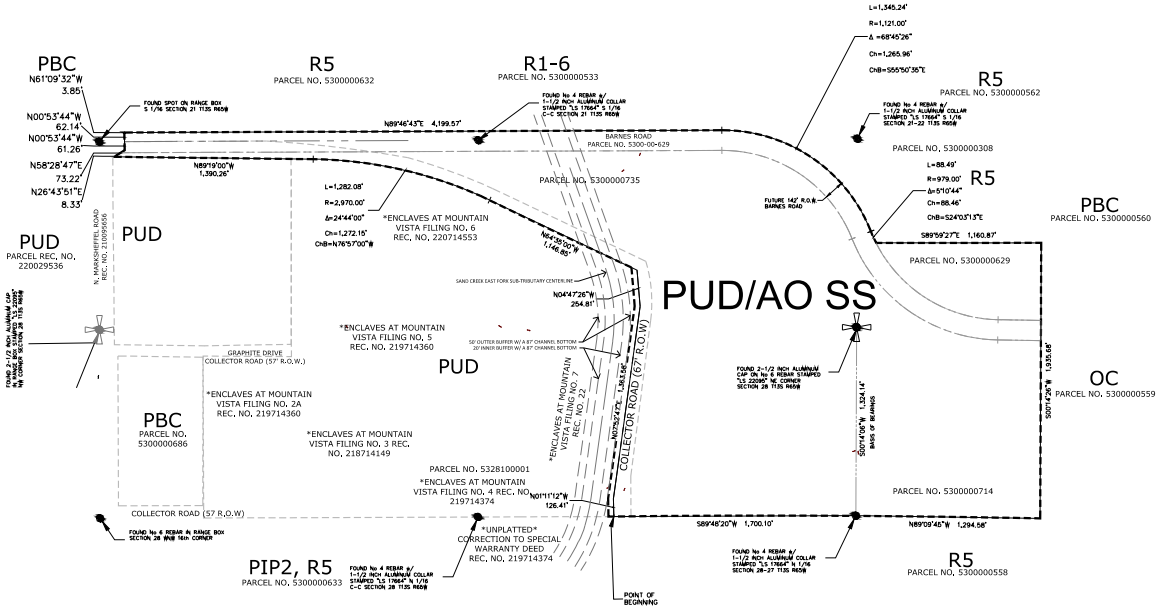
1 OF 2

CPC PUZ 22-00034

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CITY OF COLORADO SPRINGS, STATE OF COLORADO

PUD ZONE CHANGE



PROPOSED ZONING

NORTH

0 200 400 800

SCALE: 1" = 400'

GENERAL NOTES

1. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC MP 87-00381. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
2. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G, EFFECTIVE DECEMBER 7, 2018.

ZONE DESCRIPTION

ENCLAVES AT MOUNTAIN VISTA RANCH EAST, A SUB AREA OF THE BANNING LEWIS MASTER PLAN(BLR), IS A MASTER PLANNED PUD DEVELOPMENT THAT INTENDS TO CREATE AN URBAN DENSITY DEVELOPMENT THAT REFINES AND STRENGTHENS THE LARGER BLR DEVELOPMENT CONTEXT. THE ENCLAVES AT MOUNTAIN VISTA EAST MASTER PLAN WILL PROMOTE AND IMPLEMENT INCREASED OPPORTUNITIES FOR FUTURE PLANNED CORRIDORS THAT CREATE FUNCTIONAL CONNECTIONS TO ADDITIONAL HOUSING OPPORTUNITIES, PARKS, OPEN SPACE AND NEIGHBORHOOD LEVEL SHOPPING AND SERVICES. THE PUD ZONE DISTRICT WILL ALLOW FOR RESIDENTIAL USES WITH A MAXIMUM DENSITY OF 24.99 DU/AC, MAXIMUM 35' BUILDING HEIGHT FOR SINGLE FAMILY USES AND 45' FOR MULTIFAMILY USES. COMMERCIAL USES WILL HAVE A 45' MAXIMUM BUILDING HEIGHT. DEVELOPMENT SPECIFIC STANDARDS FOR LANDSCAPING, LOT STANDARDS AND SETBACKS AND WILL BE INCORPORATED WITH ALL FUTURE PUD DEVELOPMENT PLANS.

ZONE CHANGE - EXHIBIT B

LEGAL OF RECORD

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 21, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 22, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4, NW 1/4) OF SECTION 27, AND THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2, NE 1/4) OF SECTION 28, T13S, R65W, OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 7" RECORDED UNDER RECEPTION NO. 22_____ OF THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 7", AND ALONG THE NORTHERLY BOUNDARY LINES OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 6" RECORDED UNDER RECEPTION NO. 220714553 OF THE EL PASO COUNTY, COLORADO RECORDS, AND ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 96020051 OF THE EL PASO COUNTY, COLORADO RECORDS THE FOLLOWING SIX (6) COURSES:

1. THENCE N00°53'44"W A DISTANCE OF 62.14 FEET;
2. THENCE N57°52'43"E A DISTANCE OF 1,284.18 FEET;
3. THENCE N04°47'26"W A DISTANCE OF 254.81 FEET;
4. THENCE N64°30'00"W A DISTANCE OF 1,146.85 FEET TO A POINT OF CURVE;
5. THENCE 1,282.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 24°44'00", THE CHORD OF 1,272.15 FEET WHICH BEARS N76°57'00"W TO A POINT OF TANGENT;
6. THENCE N89°19'00"W A DISTANCE OF 1,390.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINES OF MARKSHEFFEL ROAD AS DESCRIBED BY WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 210092953 AND 210096624 OF THE EL PASO COUNTY, COLORADO RECORDS ;

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING FIVE (5) COURSES:

1. THENCE N26°43'51"W A DISTANCE OF 8.33 FEET;
2. THENCE N00°53'44"W A DISTANCE OF 73.22 FEET;
3. THENCE N61°09'32"W A DISTANCE OF 3.85 FEET;
4. THENCE N00°53'44"W A DISTANCE OF 61.26 FEET;
5. THENCE N61°09'32"W A DISTANCE OF 3.85 FEET;

THENCE N89°46'43"E A DISTANCE OF 4,199.57 FEET TO A POINT OF CURVE ;
THENCE 1,345.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,121.00 FEET, A CENTRAL ANGLE OF 68°45'26", THE CHORD OF 1,265.96 FEET WHICH BEARS S55°50'35"E TO A POINT OF REVERSE CURVE;
THENCE 88.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CUSIVE HAVING A RADIUS OF 979.00 FEET, A CENTRAL ANGLE OF 5°10'44", THE CHORD OF 88.46 FEET WHICH BEARS S24°03'13"E;
THENCE S89°59'27"E, NON-TANGENT TO THE PREVIOUS CEURSE,, A DISTANCE OF 1,160.87 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214034174 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S00°14'26"W ALONG SAID WEST LINE, 1,935.68 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, NW 1/4) OF SECTION 27;
THENCE N89°09'45"W ALONG THE NORTH LINE THEREOF, 1,294.58 FEET TO THE NORTH 1/16 TH CORNER COMMON TO SECTIONS 27 AND 28;
THENCE S89°48'20"W ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S 1/2, NE 1/4) OF SECTION 28, A DISTANCE OF 1,700.10 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 8,027,779 SQUARE FEET (184.292 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE SECTION LINE COMMON TO SECTIONS 27 AND 28, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MONUMENTED AT THE SECTION CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED
"LS 22097", FROM WHECH THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 27 AND 28, MONUMENTED WITH A 1-1/2" ALUMINUM COLLAR STAMPED "LS 17664", BEARS N00°14'06"W, A DISTANCE OF 1,324.14 FEET.

SITE DATA

OWNER:	AE BARNES III LLC (PARCEL NO. 1,3) 288 CLAYTON ST STE 203 DENVER, CO 80206-4439
	BHL NO 2 LLC (PARCEL NO. 2) 111 S. TEJON ST. STE 222 COLORADO SPRINGS, CO 80903
	CHALLENGER COMMUNITIES LLC (PARCEL NO. 4) 8505 EXPLORER DT #250 COLORADO SPRINGS, CO 80920
Tax ID Number:	5300000714 (PARCEL NO. 1) PUD PK SS AO
	5300000629 (PARCEL NO. 2) PUD R5/CR R1-6 SS AO
	5300000735 (PARCEL NO. 3) R5/CR PBC/CR R1-6/PUD
Master Plan Area:	184.29 AC
Master Plan:	BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381
Existing Land Use:	AGRICULTURAL
Existing Zoning:	PUD PK SS AO/ PUD R5 / CR R1 6 SS AO / R5 / CR PBC / CR R1 6 / PUD
Proposed Land Use:	RESIDENTIAL MEDIUM-DENSITY, 115.29 AC MAX DENSITY 7.99 D/U: 115.29 AC MAX BUILDING HEIGHT: 35' OPEN SPACE: 19.17 AC COMMERCIAL/RESIDENTIAL HIGH, 10.41 AC MAX DENSITY 24.99 D/U: 10.41 AC MAX BUILDING HEIGHT: 45' COMMERCIAL: 5.57 AC R.O.W. : 29.74
Proposed Zoning:	PUD AO SS

EXHIBIT B - ZONE CHANGE

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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PROJECT TITLE

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN

DATE: 02.25.22
PROJECT MGR: J. ROMERO
PREPARED BY: T. KNAB

FILE:

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DATE:	BY:	DESCRIPTION:
05.12.22	TK	PER CITY REVIEW COMMENTS
06.29.22	TK	PER CITY REVIEW COMMENTS

SHEET TITLE:

PROPOSED ZONING

SHEET NUMBER:

2

2 OF 2

PUD/ZC FILE #:

CPC PUZ 22-00034