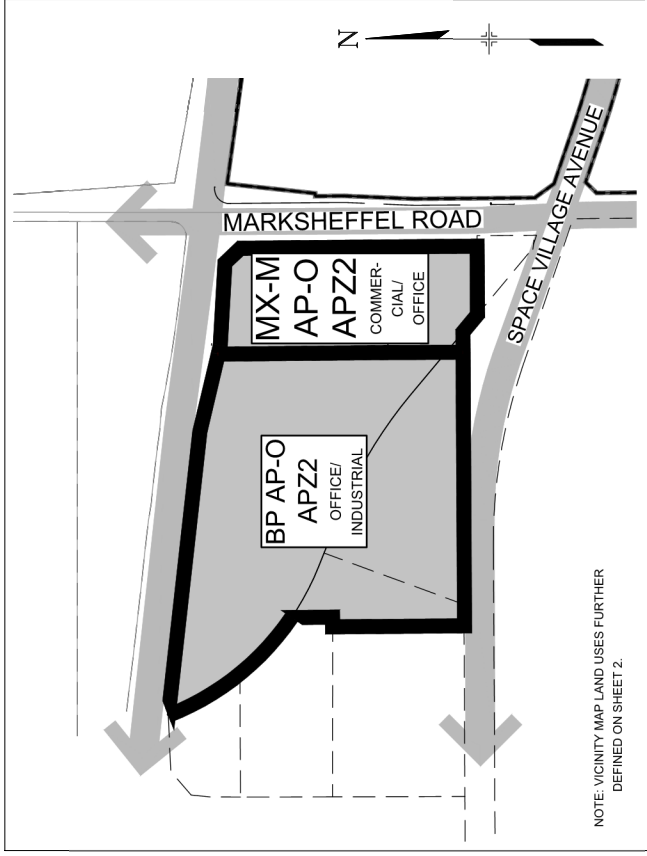


# REAGAN RANCH COLORADO SPRINGS, CO LAND USE PLAN



NOTE: VICINITY MAP LAND USES FURTHER DEFINED ON SHEET 2.

### VICINITY MAP

1" = 300'



### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 1, DESCRIBED AT RECEPTION NO. 221125280 AND ALL OF THAT TRACT OF LAND, DESIGNATED PARCEL 2, DESCRIBED AT RECEPTION NO. 221125289, SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITH BEARINGS REFERENCED TO A PORTION OF THE SOUTHERLY LINE OF THAT TRACT OF LAND, DESIGNATED PARCEL 5, DESCRIBED IN BOOK 6620 AT PAGE 203, BEING MONUMENTED AT BOTH ENDS BY A 3.25" ALUMINUM CAP R.O.W. MONUMENT STAMPED "PLS 90'14" FOUND FLUSH WITH THE GROUND, AND IS ASSUMED TO BEAR S83°37'51"E A DISTANCE OF 973.54', FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2, BEING THE NORTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE;

THENCE ALONG THE WEST LINE OF SAID PARCEL 2, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°28'55" WEST, A DISTANCE OF 448.71 FEET;
2. NORTH 88°56'59" EAST, A DISTANCE OF 33.25 FEET;
3. NORTH 00°24'43" WEST, A DISTANCE OF 139.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2, AND THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 908.37 FEET, WHOSE CENTER BEARS NORTH 34°17'10" EAST;

THENCE NORTHWESTERLY AND COINCIDENT WITH THE SOUTHWEST LINE OF SAID PARCEL 2 AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°29'09", AN ARC DISTANCE OF 544.93 FEET AND HAVING A CHORD THAT BEARS NORTH 38°28'15" WEST, A DISTANCE OF 536.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5 BEING THE SOUTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE, THE FOLLOWING THREE (3) COURSES:

1. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 83°37'51" EAST, A DISTANCE OF 973.54 FEET;
2. SOUTH 76°45'11" EAST, A DISTANCE OF 301.97 FEET;
3. SOUTH 86°42'29" EAST, A DISTANCE OF 281.31 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088;

THENCE ALONG THE WEST LINE OF SAID PARCEL BEING THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 43°35'45" EAST, A DISTANCE OF 72.95 FEET;
2. SOUTH 00°28'55" EAST, A DISTANCE OF 806.51 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 216093088;

THENCE SOUTH 88°39'07" WEST, ALONG THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088 A DISTANCE OF 233.32 FEET;

THENCE NORTH 50°12'03" WEST, ALONG THE SOUTHWEST LINE OF SAID TRACT DESCRIBED AT RECEPTION NO. 221125280 A DISTANCE OF 77.54 FEET TO THE EAST CORNER OF SAID PARCEL 2;

THENCE SOUTH 89°41'17" WEST, ALONG THE SOUTH LINE OF SAID TRACT BEING THE NORTH RIGHT-OF-WAY LINE OF SAID SPACE VILLAGE AVENUE A DISTANCE OF 1,001.57 FEET TO THE POINT OF BEGINNING.

1,223,436 SQUARE FEET (28.08 ACRES)

### GENERAL NOTES:

1. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE REAGAN RANCH METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. 20-240 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS OFFICE UNDER RECEPTION NO. 170-20.
2. ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
3. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL LAND USE DISTRICT (MX-M). DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES AS SIZES/DIMENSIONS OF THE FINAL INDIVIDUAL COMMERCIAL PARCELS ARE UNKNOWN AT THIS TIME. PHASING WILL BE SHOWN ON FUTURE LAND DEVELOPMENT APPLICATIONS.
4. DESIGN STANDARDS AND GUIDELINES TO BE DETERMINED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
5. ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE UTILITIES PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
6. ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
7. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 94 WITHIN THIS DEVELOPMENT.
8. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORD INSTRUMENT.
9. SIGNAGE IS NOT APPROVED PER THIS PLAN, A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5882 TO BEGIN A SIGN PERMIT APPLICATION.
10. THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS (INCLUDING SIGNALS AND ROUNDABOUTS) THAT WERE OUTLINED IN THE MILEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.

11. PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN AS PART OF THE REAGAN RANCH DEVELOPMENT, THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS. PRIOR TO RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY, EVERY EFFORT WILL BE MADE FOR COORDINATION WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT). CDOT MAY REQUIRE REVIEW AND APPROVAL OF AN ACCESS PERMIT FOR ONE OR MORE OF THE PROPOSED INTERSECTION LOCATIONS. THIS REVIEW AND APPROVAL OF ANY REQUIRED ACCESS PERMITS WILL BE COMPLETED CONCURRENT WITH CONSTRUCTION DOCUMENT REVIEW. SHOULD A DIRECT ACCESS TO STATE HIGHWAY 94 BE APPROVED, CITY PLANNING MAY REQUIRE A MINOR AMENDMENT TO THIS PLAN.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR THE FAIR SHARE CONTRIBUTION OF THE ROADWAY IMPROVEMENTS AND ASSOCIATED TRAFFIC CONTROL DEVICES SHOWN ON FIGURE 9 & 10 OF KIMLEY HORN TRAFFIC STUDY LETTER DATED 1/31/2023.
13. ANY FUTURE PROPOSED USE NOT DEFINED ON THIS PLAN WILL REQUIRE A FORMAL MODIFICATION OF AN APPROVED APPLICATION.
14. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT A SOUTHBOUND RIGHT TURN LANE AT MARKSHEFFEL ROAD. THE PROPOSED RIGHT IN/OUT ACCESS INTERSECTION, THIS TURN LANE WILL NEED TO CONTAIN 200-FOOT SOUTHBOUND RIGHT-TURN AND 100-FOOT LONG TRANSITION TAPER.
15. THE DEVELOPER WILL COORDINATE WITH CDOT ALL ROADWAY IMPROVEMENTS WITHIN THE CDOT ROW.
16. CONCURRENT APPLICATIONS ARE UNDER REVIEW FOR FINAL PLAT AND ZONE CHANGE (FILE: SUBD-24-0010, ZONE-24-0002).
17. PER SECTION 7.2.601.D3 - NON RESIDENTIAL LAND LOCATED WITHIN THE ADJL- AND AS IDENTIFIED IN TABLE 7.3.2-B, ARE CONSIDERED A CONDITIONAL USE UNLESS A THIRTY (30) DBA NOISE REDUCTION IS ACHIEVED, AND EVIDENCE OF A NOISE REDUCTION CERTIFICATE PROVIDED.
18. LONG TERM MAINTENANCE RESPONSIBILITY FOR ONSITE WATER QUALITY/ DETENTION FACILITIES WILL BE PROVIDED BY REAGAN RANCH METROPOLITAN DISTRICT NO. 2 (ON THE 7 AC. MX-M PARCEL) AND PRIVATELY MAINTAINED ON THE 21 AC. BP PARCEL.
19. THIS LUP IS INTENDED TO REPLACE THE MASTER PLAN AND CONCEPT PLAN FOR THE DEFINED AREA.
20. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUP1-24-0002. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.

### FLOODPLAIN STATEMENT:

1. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041007596, DATED DECEMBER 7, 2018. THE SITE IS WITHIN FLOOD ZONE X.

### GEOLOGIC HAZARD DISCLOSURE:

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOTECHNICAL REPORT PREPARED BY RMG ROCKY MOUNTAIN GROUP DATED 11/17/2024. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # MAPN-22-0010. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

### ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIE WITH THE PROPERTY OWNER.

### PARK AND OPEN SPACE NOTES:

1. ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
2. THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
3. ANY INCREASE OF RESIDENTIAL FLOOR OBLIGATIONS, THIS MAY BE MET THROUGH LAND DEDICATION, FEES IN LIEU, SHOULD BE ADDITIONAL FLOOR OBLIGATIONS. THIS MAY BE MET THROUGH AND CONCEPT PLANS, OR A COMBINATION OF BOTH, IN CONFORMANCE WITH THE MASTER AND CONCEPT PLANS.

### STATEMENT OF AUTHORITY:

1. MATRIX DESIGN GROUP, ON BEHALF OF SPACE VILLAGE INDUSTRIAL LLC (PROPERTY OWNER) AND THE EQUITY GROUP (DEVELOPER), IS SUBMITTING FOR REVIEW AND APPROVAL OF A LAND USE PLAN (LUP1-24-0002).

### SHEET INDEX:

- 1 OF 2 LUP01 COVER SHEET  
2 OF 2 LUP02 LAND USE PLAN

CONSULTANTS:  
PLANNER LANDSCAPE ARCHITECT CIVIL ENGINEER

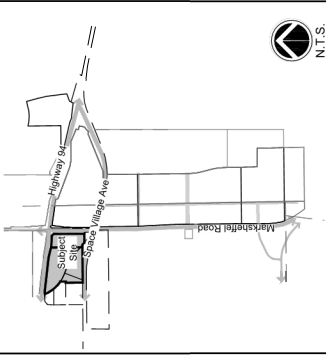
2455 RESEARCH PARKWAY SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER  
**SPACE VILLAGE INDUSTRIAL LLC**  
1900 MARKSHEFFEL ROAD, SUITE 1500  
COLORADO SPRINGS, CO 80923  
(719) 448-1034



LAND USE REVIEW:

VICINITY MAP:



PROJECT:  
**REAGAN RANCH INDUSTRIAL  
LAND USE PLAN**

**COLORADO SPRINGS, CO**  
THIRD SUBMITTAL: 03/27/2024

NO.	DATE	DESCRIPTION	BY
0	01/16/2024	INITIAL SUBMITTAL	RAF
1	02/28/2024	REVISED PER CITY COMMENTS	RAF
2	03/27/2024	REVISED PER CITY COMMENTS	RAF

REVISION HISTORY:

DRAWING INFORMATION:	
PROJECT NO.:	19-2294.008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

## COVER SHEET

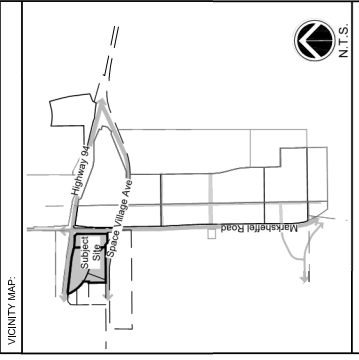
**LUP01**

**SHEET 1 OF 2**

CITY FILE NO.: LUP1-24-0002



LAND USE REVIEW:



PROJECT:  
**REAGAN RANCH INDUSTRIAL  
 LAND USE PLAN**

**COLORADO SPRINGS, CO  
 THIRD SUBMITTAL: 03/27/2024**

REVISION HISTORY:

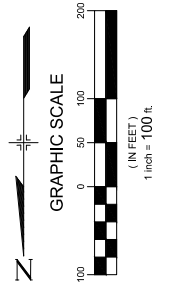
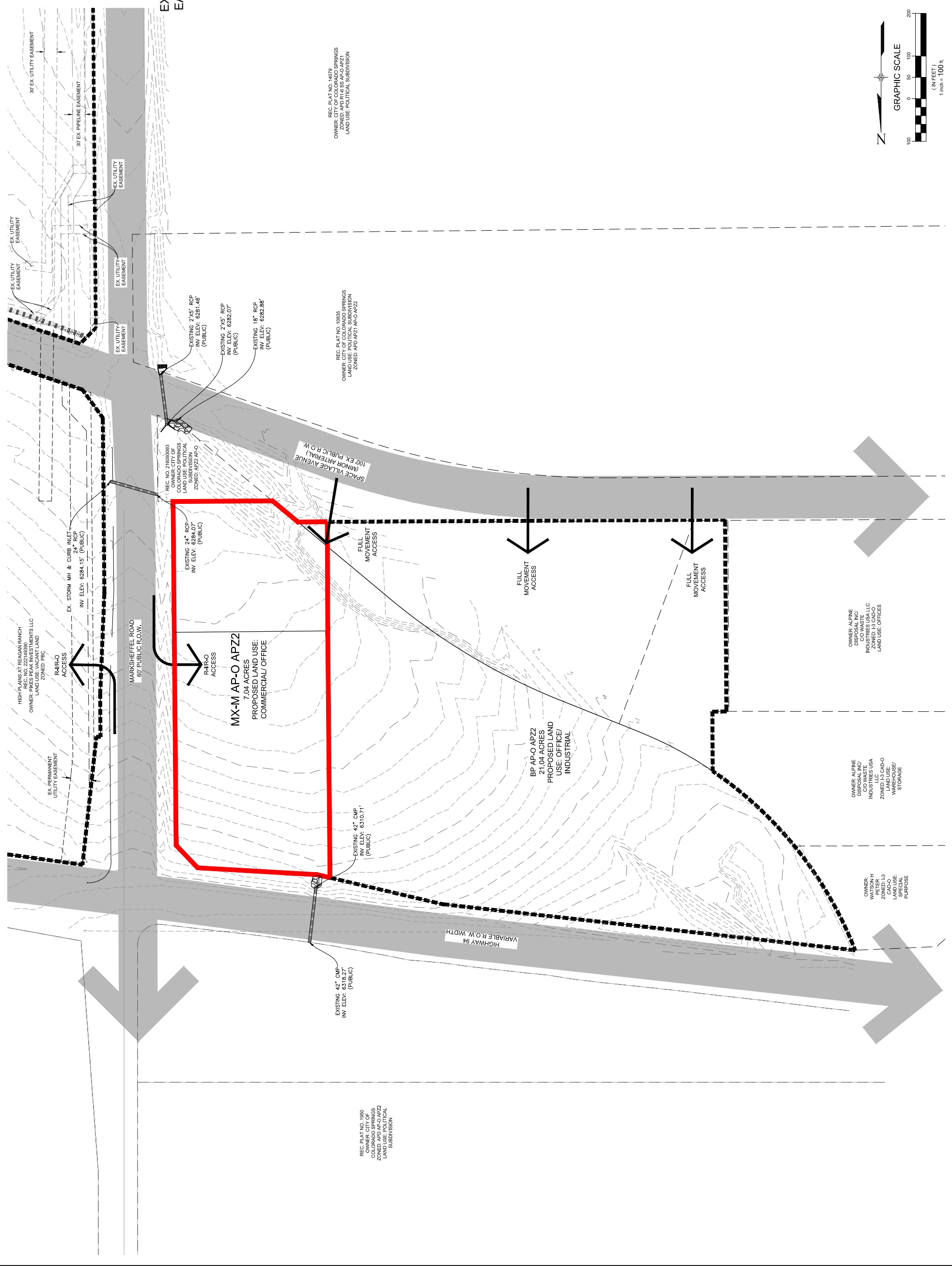
NO.	DATE	DESCRIPTION	BY
0	01/16/2024	INITIAL SUBMITTAL	RAF
1	02/28/2024	REVISED PER CITY COMMENTS	RAF
2	03/27/2024	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:  
 PROJECT NO.: 19.224.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

**LAND USE PLAN**

**LUP02**  
**SHEET 2 OF 2**

CITY FILE NO.: LUP-24-002



HIGH PLAINS AT REAGAN RANCH  
 REC. NO. 222148390  
 OWNER: PILES PEAK INVESTMENTS LLC  
 ZONED: PBC  
 LAND USE: WAREHOUSE/STORAGE

REC. NO. 216050393  
 OWNER: CITY OF COLORADO SPRINGS  
 LAND USE: POLITICAL SUBDIVISION  
 ZONED: APZZ AP-O

REC. PLAT NO. 14879  
 OWNER: CITY OF COLORADO SPRINGS  
 ZONED: APD R-6 SS AP-O APZ1  
 LAND USE: POLITICAL SUBDIVISION

REC. PLAT NO. 10836  
 OWNER: CITY OF COLORADO SPRINGS  
 LAND USE: POLITICAL SUBDIVISION  
 ZONED: APD APZ1 AP-O APZZ

EXISTING 24" RCP  
 INV. ELEV: 6284.07'  
 (PUBLIC)

EXISTING 24" RCP  
 INV. ELEV: 6281.48'  
 (PUBLIC)

EXISTING 24" RCP  
 INV. ELEV: 6282.07'  
 (PUBLIC)

EXISTING 18" RCP  
 INV. ELEV: 6282.88'  
 (PUBLIC)

EXISTING 42" CMP  
 INV. ELEV: 6318.27'  
 (PUBLIC)

REC. PLAT NO. 1560  
 OWNER: CITY OF COLORADO SPRINGS  
 ZONED: APD APZ1 AP-O APZZ  
 LAND USE: POLITICAL SUBDIVISION

OWNER: ALPINE DISPOSAL INC.  
 CO WASTE INDUSTRIES USA LLC  
 ZONED: CWO  
 LAND USE: OFFICES

OWNER: ALPINE DISPOSAL INC.  
 CO WASTE INDUSTRIES USA LLC  
 ZONED: CWO  
 LAND USE: WAREHOUSE/STORAGE

OWNER: WATSON H. PETER  
 ZONED: S-1  
 LAND USE: SPECIAL PURPOSE