

REAGAN RANCH COLORADO SPRINGS, CO PDZ CONCEPT PLAN

LANDSCAPE ARCHITECT CIVIL ENGINEER

2430 REAGAN PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80909
PHONE: (719) 524-7400
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PIKES PEAK INVESTMENTS LLC
86 SOUTH CASCADE AVE, SUITE 100
COLORADO SPRINGS, CO 80903

Regan Ranch

PDZ CONCEPT PLAN GENERAL NOTES:

- RESIDENTIAL DEVELOPMENT STANDARDS SHALL BE ESTABLISHED AT THE TIME OF INDIVIDUAL PDZ DEVELOPMENT PLAN SUBMITTALS. DEVELOPMENT STANDARDS SHALL INCLUDE BUT ARE NOT LIMITED TO LOT, COVERAGE AND PARCEL SETBACKS.
- THE PDZ CONCEPT PLAN SHALL BE SUBMITTED WITHIN THE REAGAN RANCH RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS CONCEPT PLAN SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 28, 2020. ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 28, 2020.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH DETAILED DESIGN GUIDELINES AND STANDARDS FOR THE RESIDENTIAL AREAS.
- CONCEPTS WILL OCCUR OVER MULTIPLE PHASES. DIMENSIONS OF INDIVIDUAL PARCELS ARE UNKNOWN AT THIS TIME.
- 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.
- 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.
- THESE SHALL BE NO DIRECT ACCESS TO STATE HIGHWAY 24.
- THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 01M40700G, PANEL NUMBER 756, DATED DECEMBER 7, 2018.
- A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDPP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN REFER TO THIS MDPP FOR PRELIMINARY DRAINAGE INFORMATION DATED NOVEMBER 2020. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
- TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED AT THE TIME OF THE PDZ DEVELOPMENT PLAN SUBMITTALS.
- 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.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- EXISTING UTILITIES AND CONDUITS SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION FOOTINGS AND ROADWAYS THAT WERE OBTAINED IN THE KIMBLE-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN IS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
- ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION FOOTINGS AND ROADWAYS THAT WERE OBTAINED IN THE KIMBLE-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
- INDUSTRIAL ZONED PARCELS BE REVISED TO COMMERCIAL OR RESIDENTIAL LAND USES. STANDARD SETBACKS, BUFFER AND SCREENING REQUIREMENTS SET FORTH BY THE ZONING CODE AND BY THE PDZ ORDINANCE SHALL BE APPLICABLE.
- EXISTING UTILITIES AND CONDUITS SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION FOOTINGS AND ROADWAYS THAT WERE OBTAINED IN THE KIMBLE-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
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PROJECT: REAGAN RANCH PDZ CONCEPT PLAN

COLORADO SPRINGS, CO MAJOR AMENDMENT 03/01/2023

NO.	DATE	DESCRIPTION	BY
1	03/01/2023	INITIAL SUBMITTAL (MAJOR AMENDMENT)	RMF
2	03/01/2023	REVISED PRELIMINARY COMMENTS	RMF
3	03/01/2023	REVISED PRELIMINARY COMMENTS	RMF

DRAWING INFORMATION:
PROJECT NO: 10228-008
DATE: 03/01/23
CHECKED BY: JRM
APPROVED BY: JRM

SHEET TITLE: COVER SHEET

COVER SHEET

PUDCS01

SHEET 1 OF 3

CITY FILE NO: PUDCS-20-008

SHEET INDEX:

- 1 OF 3 PUDCS01 COVER SHEET
- 2 OF 3 PUDCS02 COVER SHEET
- 3 OF 3 PUDCS03 PDZ CONCEPT PLAN

PROPERTY SIZE	TAX SCHEDULE NO.	MASTER PLAN	CONCEPT PLAN	DRAINAGE BASIN	EXISTING LAND USE
54.87 ACRES	540000201	REAGAN RANCH	REAGAN RANCH	JIMMY CAMP CREEK	AG-GRAZING/LAND/VACANT
12.14 ACRES	540000204	REAGAN RANCH	REAGAN RANCH	JIMMY CAMP CREEK	AG-GRAZING/LAND/VACANT

PARCEL	APPROVED MASTER PLAN	EXISTING LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING	MAX BUILDING HEIGHT	MIN LOT AREA	MIN LOT WIDTH	MIN LOT DEPTH
12.14 ACRES	REAGAN RANCH	AG-GRAZING/LAND/VACANT	RESIDENTIAL (MULTIFAMILY)	AG-GRAZING/LAND/VACANT	PDZ (M)	8	1.1	11	24.9
2.82 ACRES	REAGAN RANCH	AG-GRAZING/LAND/VACANT	RESIDENTIAL (SINGLE-FAMILY)	AG-GRAZING/LAND/VACANT	PDZ (S)	8	1.1	11	24.9

CITY FILE NUMBER	CHANGES TO PLAN
CPC PUP 20-001-16	SWAPPING SINGLE-FAMILY RESIDENTIAL PARCEL WITH A MULTIFAMILY RESIDENTIAL PARCEL, SHIFTING A4C PARK TO NEW LOCATION, COMBINING TWO PARCELS TO NEW LOCATION, COMBINING TWO SOUTHERN MOST MULTI-FAMILY PARCEL AND THE SOUTHERN MOST SINGLE-FAMILY PARCEL TO THE EAST.
PUDCS-20-008	ADDITION OF A NEWLY ACQUIRED 21.83 AC PARCEL (RESIDENTIAL AND COMMERCIAL OFFICE SPACE) SPLITTING THE NORTHEASTERN MOST PARCEL INTO MULTIFAMILY RES. THE OTHER



VICINITY MAP
1" = 500'

NOTE: VICINITY MAP LAND USES FURTHER DEFINED ON PDZ CONCEPT PLAN SHEET 3.

PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC PARKS AND OPEN SPACES WITHIN REAGAN RANCH ARE TO BE BUILT.
- THE REAGAN RANCH METROPOLITAN DISTRICT OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 28, 2020.
- PARKLAND DEDICATION ORDINANCE (P.L. 00).
- CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN AND THE PDZ CONCEPT PLAN SHALL BE USED FOR THE DEDICATION OF PARKLAND. THE SIZES OF PARKS AND OPEN SPACES SHALL BE BASED ON THE CONCEPT PLAN AN ESTIMATED 100% OF THE TOTAL AREA OF THE PDZ CONCEPT PLAN.
- IF THE SIZES OF PARKS AND OPEN SPACES AS ILLUSTRATED ON THE CONCEPT PLAN AND THE PDZ CONCEPT PLAN DO NOT MEET THE REQUIREMENTS OF THE PDZ CONCEPT PLAN, THE SIZES OF PARKS AND OPEN SPACES SHALL BE REVISED TO MEET THE REQUIREMENTS OF THE PDZ CONCEPT PLAN.
- FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARKS, SITES ARE REQUIRED TO GO TO THE PDZ CONCEPT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARKS, SITES ARE REQUIRED TO GO TO THE PDZ CONCEPT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARKS, SITES ARE REQUIRED TO GO TO THE PDZ CONCEPT PLAN AND PLAT APPLICATIONS.
- ALL FUTURE MULTI-FAMILY DEVELOPMENTS WILL SEEK FEES IN LEU OF LAND.

PARKLAND OBLIGATION ESTIMATE*

DEVELOPMENT TYPE	UNIT QUANTITY	LAND UNIT	FEES UNIT	SUB-TOTALS	TOTALS
RESIDENTIAL PARKLAND DEDICATION REQUIREMENT (SINGLE-FAMILY)	1328	0.0068		9,170	9,170
20-48 UNITS PER 3 STRUCTURE (MULTI-FAMILY)	794		\$ 602	\$471,996	\$471,996
COMMUNITY PARK LAND DEDICATION REQUIREMENT (SINGLE-FAMILY)	1328	0.0030		10,820	10,820
20-48 UNITS PER 3 STRUCTURE (MULTI-FAMILY)	794		\$ 515	\$402,760	\$402,760
TOTAL LAND DEDICATION	1328	0.0146		19,39	19,39
TOTAL FEES IN LEU	794		\$ 1,117	\$ 870,729	\$ 870,729

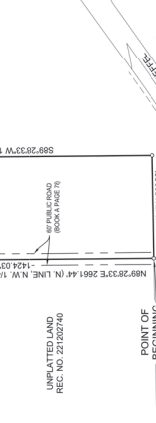
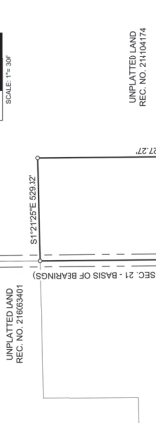
*Approximate, subject to change



TOGETHER WITH
 COMMENCING AT SAID NORTHWEST CORNER OF SECTION 21;
 THENCE NORTH 89°29'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 675.37 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 89°29'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 1,424.03 FEET;
 THENCE SOUTH 01°17'25" EAST A DISTANCE OF 529.32 FEET;
 THENCE SOUTH 69°29'33" WEST A DISTANCE OF 1,427.27 FEET;
 THENCE NORTH 01°00'21" WEST A DISTANCE OF 529.28 FEET TO THE POINT OF BEGINNING.
 THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 754.544 SQUARE FEET OR (17.22165 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

TOGETHER WITH
 COMMENCING AT SAID NORTHWEST CORNER OF SECTION 21;
 THENCE NORTH 89°29'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 675.37 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 89°29'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 1,424.03 FEET;
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NO.	DATE	DESCRIPTION
1	02/20/22	INITIAL SUBMITTAL (MAYOR AMENDMENT)
2	03/01/23	REVISED PRELIMINARY COMMENTS
3	03/01/23	REVISED PRELIMINARY COMMENTS

REAGAN RANCH
 PDZ CONCEPT PLAN
 COLORADO SPRINGS, CO
 MAJOR AMENDMENT 03/01/2023

PROJECT NO.: 17-221-008
 PROJECT LOCATION: 17-221-008
 DRAWING DATE: 03/01/23
 DRAWING BY: JPA
 CHECKED BY: JPA
 APPROVED BY: JPA
 SHEET TITLE: COVER SHEET

PROJECT NO.: 17-221-008
 PROJECT LOCATION: 17-221-008
 DRAWING DATE: 03/01/23
 DRAWING BY: JPA
 CHECKED BY: JPA
 APPROVED BY: JPA
 SHEET TITLE: COVER SHEET

PROJECT NO.: 17-221-008
 PROJECT LOCATION: 17-221-008
 DRAWING DATE: 03/01/23
 DRAWING BY: JPA
 CHECKED BY: JPA
 APPROVED BY: JPA
 SHEET TITLE: COVER SHEET

PROJECT NO.: 17-221-008
 PROJECT LOCATION: 17-221-008
 DRAWING DATE: 03/01/23
 DRAWING BY: JPA
 CHECKED BY: JPA
 APPROVED BY: JPA
 SHEET TITLE: COVER SHEET

LEGAL DESCRIPTION (PDZ)

A portion of the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Recaption No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Recaption No. 218105041, the parcel being described in that Special Warranty Deed, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 10, Township 14 South, Range 65 West, and Southwest 1/4 of Section 10, T.14S., R.65W., S.10W., El Paso County, Colorado, being more particularly described as follows:

- along the arc of a non-tangent curve to the left, whose center bears N11°13'11"E, having a radius of 1,500.00 feet, a distance of 424.90 feet;
- along the arc of a non-tangent curve to the right, whose center bears S73°16'27"W, having a radius of 1,500.00 feet, a distance of 424.90 feet;
- along the arc of a non-tangent curve to the left, whose center bears N04°02'27"E, having a radius of 1,500.00 feet, a distance of 424.90 feet;
- along the arc of a non-tangent curve to the right, whose center bears S73°16'27"W, having a radius of 1,500.00 feet, a distance of 424.90 feet;
- along the arc of a non-tangent curve to the left, whose center bears N04°02'27"E, having a radius of 1,500.00 feet, a distance of 424.90 feet;
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- along the arc of a non-tangent curve to the right, whose center bears S73°16'27"W, having a radius of 1,500.00 feet, a distance of 424.90 feet;

thence leaving said south right-of-way line, along the said lines of those parcels being described in Recaption Nos. 218032766, 218105041, and 218032815, 500'x301.51'E, a distance of 805.79 feet, to a point on the north right-of-way line, also being the south line of said parcel, the following (five) (5) courses:

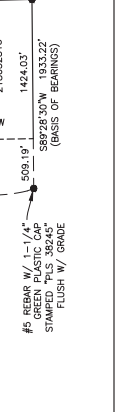
- S85°07'29"E, a distance of 160.14 feet;
- S69°31'45"E, a distance of 163.71 feet;
- S75°00'20"E, a distance of 100.04 feet;
- S89°14'45"E, a distance of 515.57 feet;
- S15°23'33"W, a distance of 59.13 feet;
- S75°19'43"E, a distance of 101.94 feet;

thence along said north right-of-way line, also being the south line of said parcel, the following (five) (5) courses:

- S11°45'42"E, a distance of 135.13 feet;
- S45°02'29"W, a distance of 142.87 feet;
- S14°51'08"W, a distance of 19.86 feet;
- N74°00'25"W, a distance of 64.31 feet;
- S87°57'22"W, a distance of 1,079.89 feet, to the POINT OF BEGINNING.

Containing 1,698, 139 Sq. Ft. or 38,006 acres, more or less.

Containing 4,338,024 Sq. Ft. or 99,597 acres, more or less.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	1,500.00	151.27	4°25'16"	N64°02'31"E
C2	1,500.00	424.90	16°13'47"	N89°30'31"E
C3	1,500.00	402.25	15°21'53"	S73°16'27"W
C4	1,500.00	402.25	15°21'53"	S73°16'27"W
C5	1,500.00	402.25	15°21'53"	S73°16'27"W
C6	2,815.00	375.77	7°38'54"	N64°02'04"E

LINE	BEARING	DELTA ANGLE	DISTANCE
L1	S85°07'29"E	287.96	160.14
L2	S69°31'45"E	605.79	163.71
L3	S75°00'20"E	1,333.69	100.04
L4	S89°14'45"E	466.31	515.57
L5	S15°23'33"W	59.13	59.13
L6	S75°19'43"E	466.31	101.94
L7	S01°21'01"E	434.30	434.30
L8	N89°29'09"E	489.03	489.03
L9	S85°07'29"E	160.14	160.14
L10	N64°01'20"W	2,865.27	2,865.27
L11	S82°07'39"E	1,079.89	1,079.89
L12	N64°02'04"E	643.71	643.71
L13	S69°31'45"E	1,007.77	1,007.77
L14	S75°00'20"E	1,011.94	1,011.94
L15	S89°14'45"E	343.97	343.97
L16	S15°23'33"W	59.13	59.13
L17	S75°19'43"E	1,011.94	1,011.94
L18	S14°51'08"W	19.86	19.86
L19	S74°00'25"W	142.87	142.87
L20	S87°57'22"W	1,079.89	1,079.89
L21	S14°51'08"W	19.86	19.86
L22	N74°00'25"W	64.31	64.31
L23	N74°00'25"W	64.31	64.31



NO.	DATE	DESCRIPTION
1	12/20/22	INITIAL SUBMITTAL MAJOR AMENDMENT
2	03/01/23	REVISED PRELIMINARY COMMENTS
3	03/01/23	REVISED PRELIMINARY COMMENTS

DRAWING INFORMATION:
 PROJECT NO: 18228.008
 DRAWING NO: 000
 CHECKED BY: JRS
 APPROVED BY: JRS
 SHEET TITLE: PDZ CONCEPT PLAN



NOTICE: BUFFER SHALL BE INCORPORATED ALONG THE COMMON BOUNDARY LINE WHERE PROPOSED RESIDENTIAL AREAS ADJACENT TO EXISTING COMMERCIAL OR INDUSTRIAL AREAS. BUFFER SHALL BE INCORPORATED THROUGH THE USE OF VEGETATION, FENCING, BERRING, OR ARCHITECTURAL FEATURES. SHOULD THE EXISTING BUFFER BE INCORPORATED THROUGH THE USE OF VEGETATION, FENCING, BERRING, OR ARCHITECTURAL FEATURES, THE SCREENING REQUIREMENTS SET FORTH BY THE ZONING CODE AND BY THE PDZ ORDINANCE SHALL BE APPLICABLE.

NOTE: MOUNTING OF SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE CITY OF COLORADO SPRINGS. THE COLOR SPRINGS VISION NETWORK AND THE COLOR SPRINGS VISION NETWORK DESIGN GUIDELINES SHALL BE APPLICABLE.

OWNER: PIKES PEAK INVESTMENTS LLC
 ZONED: COMMERCIAL MAJOR AMENDMENT
 LAND USE: AG GRASSLAND

OWNER: BUNDO LLC
 ZONED: RESIDENTIAL (SINGLE-FAMILY)
 LAND USE: AG GRASSLAND

OWNER: BUNDO LLC
 ZONED: RESIDENTIAL (SINGLE-FAMILY)
 LAND USE: AG GRASSLAND

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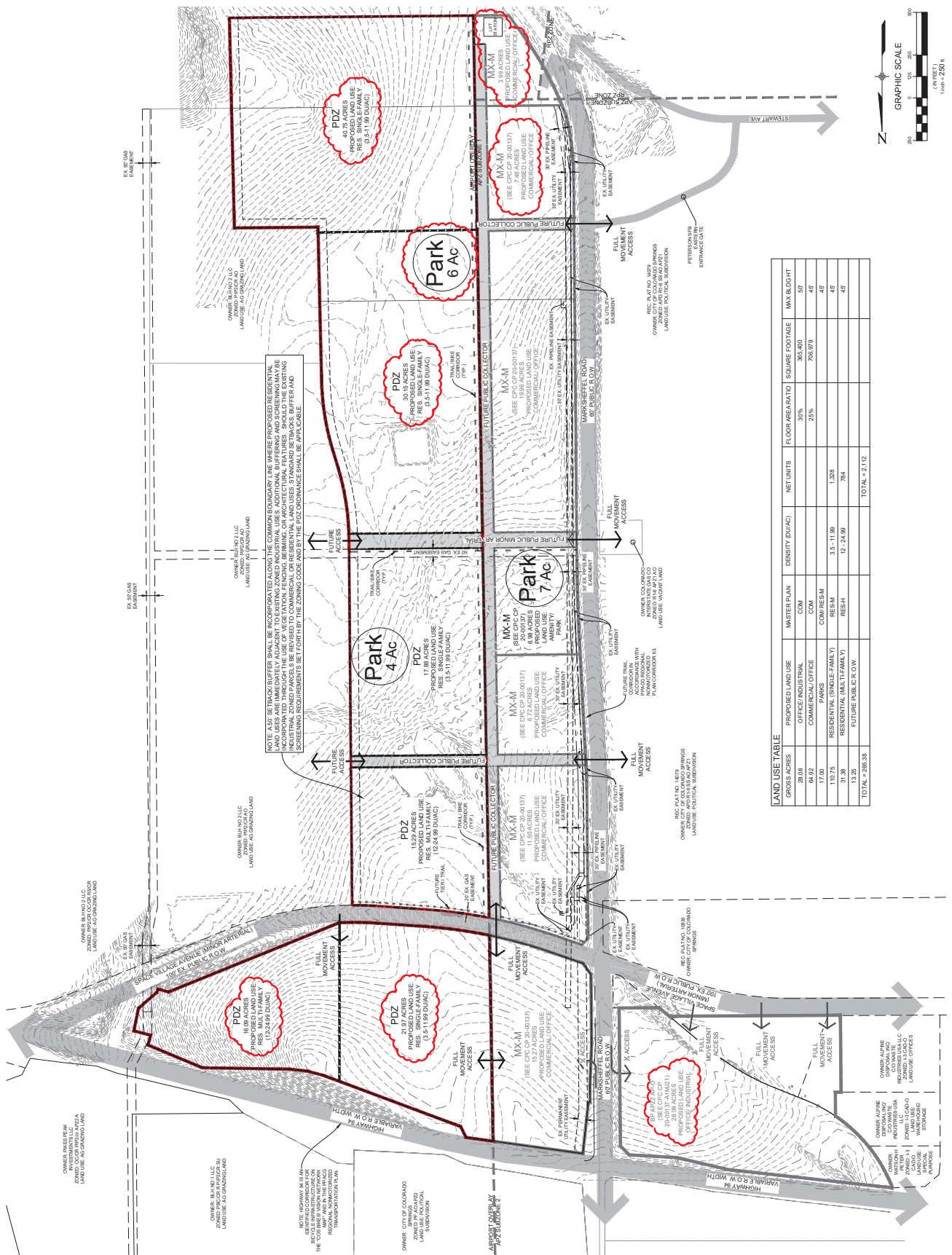
OWNER: BUNDO LLC
 ZONED: RESIDENTIAL (SINGLE-FAMILY)
 LAND USE: AG GRASSLAND

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OWNER: BUNDO LLC
 ZONED: RESIDENTIAL (SINGLE-FAMILY)
 LAND USE: AG GRASSLAND



LAND USE TABLE							
GROSS ACRES	PROPOSED LAND USE	MASTER PLAN	DENSITY (DU/AC)	NET UNITS	FLOOR AREA RATIO	SQUARE FOOTAGE	MAX BLOTT
28.08	OFFICE/INDUSTRIAL	COM	30%	363,400		507	
64.92	COMMERCIAL/OFFICE	COM	25%	708,979		457	
17.00	PARKS	COM/RES-M		1,268		457	
110.75	RESIDENTIAL (SINGLE-FAMILY)	RES-M	3.5 - 11.98	784		457	
31.38	RESIDENTIAL (MULTI-FAMILY)	RES-H	19 - 24.90	784		457	
13.25	FUTURE PUBLIC R.O.W.						
				TOTAL = 2,112			

