

**CONSULTANTS:**  
**PLANNERS LANDSCAPE ARCHITECT CIVIL ENGINEER**  
  
 2435 RESEARCH PARKWAY SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

**OWNER/DEVELOPER:**  
**PIKES PEAK INVESTMENTS LLC**  
 1500 Colorado Avenue  
 COLORADO SPRINGS, CO 80903  
 (719) 448-0334



MASTER PLAN LAND USE TABLE	PROPOSED LAND USE	MASTER PLAN	DENSITY (DU/AC)	NET UNITS	FLOOR AREA RATIO	SQUARE FOOTAGE	MAX BLDG HT
GROSS ACRES	20.34	OFFICE/LT. INDUSTRIAL			25%	221,500	50'
	61.95	COMMERCIAL/OFFICE	COM		25%	674,500	45'
	20.98	PARKS	COM/RES-M				45'
	98.14	RESIDENTIAL (SINGLE-FAMILY)	RES-M	1120	3.5-11.99		45'
	21.25	RESIDENTIAL (MULTI-FAMILY)	RES-H	500	12-24.99		45'
	13.12	FUTURE PUBLIC R.O.W.					
				TOTAL = 1620			

**MASTER PLAN GENERAL NOTES:**

- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- DENSITY TRANSFERS ARE PERMITTED WITHIN THE REAGAN RANCH RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS MASTER PLAN AMENDMENT SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
- ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC.
- ALL PROPOSED ACCESS POINTS AND ROADWAYS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 68041C0756G, PANEL NUMBER 758, DATED DECEMBER 7, 2018.
- TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDDP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDDP DATED NOVEMBER 2020 FOR PRELIMINARY DRAINAGE INFORMATION. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
- PROB 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 RECORDED INSTRUMENT.
- THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS (INCLUDING SIGNALS AND ROUNDABOUTS) THAT WERE OUTLINED IN THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
- THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
- SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT FOR THE FIRST 289 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR ENTITLEMENT OF THE 60TH RESIDENTIAL UNIT, THE SCHOOL DISTRICT WILL EVALUATE CONTINUING FEES IN LIEU OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE MASTER PLAN.

**PARK AND OPEN SPACE NOTES:**

- 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.
- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- PARKLAND DEDICATION ORDINANCE (P.D.O.):
  - CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE MASTER PLAN ARE INTENDED TO FULFILL P.D.O. LAND OBLIGATION. AT THE TIME OF THIS MASTER PLAN AN ESTIMATED 20.98 ACRES OF PARKLAND IS REQUIRED PER CURRENT PLDO CALCULATIONS.
  - IF THERE SHOULD BE ADDITIONAL PLDO OBLIGATIONS THIS MAY BE MET THROUGH PARKLAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
  - FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE SOURCE OF THE OBLIGATION AND TO PROVIDE THE OBLIGATION TO BE MET. THE OBLIGATION OF THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED AND MET FROM THESE PARKS ARE FINALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
  - ALL FUTURE PARK SITES IDENTIFIED FOR FULFILLING PLDO OBLIGATIONS SHALL BE REZONED TO (P)K WITH FUTURE FINAL PLATS ADJACENT TO SAID PARK SITES.

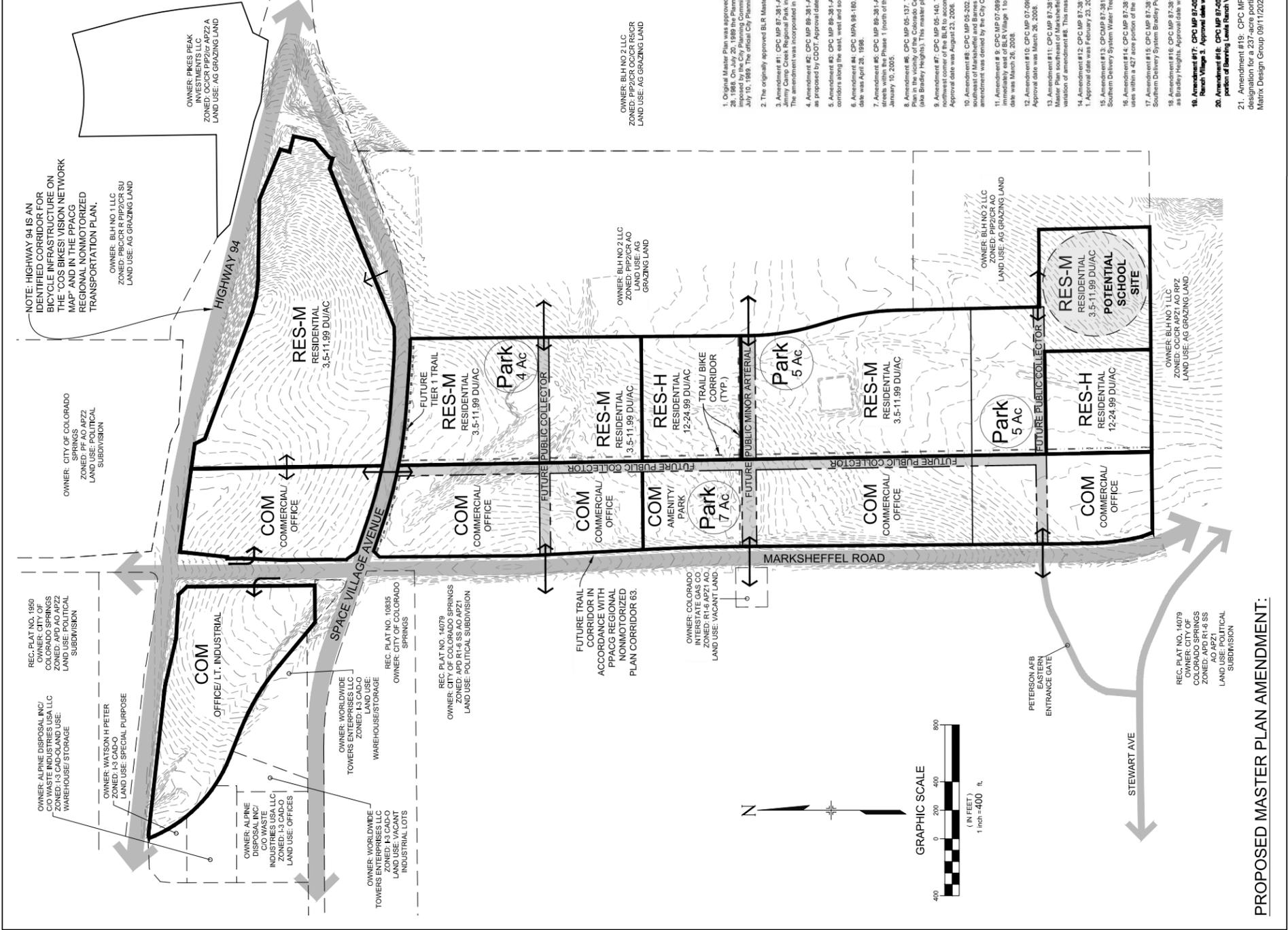
**AMENDMENT STATEMENT:**

PROPOSED AMENDMENT REQUESTS TO CHANGE LAND USES OF THE BANNING LEWIS RANCH MASTER PLAN.

SITE DATA	
PROPERTY SIZE	235.78 ACRES
TAX SCHEDULE NO.	5408000054, 5400000280, 5400000279, 5400000278, 5400000275
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381-A17MM17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRAZING LAND/VACANT

**AMENDMENT HISTORY:**

- Original Master Plan was approved by the City Planning Commission on June 2, 1988 and the City Council was on June 28, 1988. On July 1, 1988 the Planning Department approved a revision of the Master Plan to meet all conditions of approval July 10, 1988. The official City Planning File # for the original BLR Master Plan approval is CPC MP 87-381.
- The originally approved BLR Master Plan has been subsequently amended several times since 1988. These amendments include:
  - Amendment #1: CPC MP 87-381-A1 (89). The amendment added approximately 148 acres to the eastern boundary of the parkland along the east, west and south boundaries of the BLR Ranch. Approval date was August 7, 1989.
  - Amendment #2: CPC MP 89-381-A2 (93). This amendment reflected the new Highway 94 and 24 interchange alignment as proposed by CDDT. Approval date was April 28, 1992.
  - Amendment #3: CPC MP 89-381-A3 (95). This amendment reflected the realignment of major arterial transmission line corridors along the east, west and south boundaries of the BLR Ranch. Approval date was September 7, 1995.
  - Amendment #4: CPC MPA 99-180. This amendment reflected the realignment of Bradley Road through the BLR Ranch. Approval date was April 25, 1999.
  - Amendment #5: CPC MPA 99-181-A4 (03). The amendment (Minor Adjustment) modified the cross-sections for major arterials in Phase 1 (north of the station Hill Blvd. extension) portion of the BLR Ranch. Approval date was January 10, 2005.
  - Amendment #6: CPC MP 05-197. This amendment proposed changes to land uses within a 629 acre portion of the Master Plan in the vicinity of the Colorado Creek development to accommodate a new development known as Banning Lewis Ranch (aka Bradley Heights). This master plan amendment application is pending.
  - Amendment #7: CPC MP 05-140. This amendment changed land uses within a 263 acre portion of the Master Plan in the northwest corner of the BLR to accommodate a new development known as Banning Lewis Ranch Village 1. Approval date was August 23, 2006.
  - Amendment #8: CPC MP 05-302. This amendment proposed to change land uses with a 357 acre portion of the Master Plan southwest of Marshfield and Barnes to accommodate a new development known as Mountain Vista Ranch. The master plan amendment was denied by the City Council on May 9, 2006.
  - Amendment #9: CPC MP 07-089. This amendment changed land uses within a 427 acre portion of the Master Plan in the vicinity of the BLR Ranch to accommodate a new development known as Banning Lewis Ranch Village 2. Approval date was March 26, 2008.
  - Amendment #10: CPC MP 07-090. This amendment modified the open space and drainage tracts within BLR Village 1. Approval date was March 26, 2008.
  - Amendment #11: CPC MP 87-381-A1MM07. The amendment proposed to change land uses with a 194.12 acre portion of the Master Plan in the vicinity of the Colorado Creek development to accommodate a new development known as Mountain Vista Ranch. This is a variation of amendment #8. This master plan amendment application is pending.
  - Amendment #12: CPC MP 09-381-A2 (09). This amendment modified the residential housing types allowed within a BLR Village 1. Approval date was February 23, 2010.
  - Amendment #13: CPC MP 09-381-A3 (09). This amendment changed the master plan land use designations for the Southern Delivery System Water Treatment Plant Project to "P" Public Facility Water. Approval date was August 23, 2012.
  - Amendment #14: CPC MP 87-381-A1MM12. This amendment modified the locations of the previously proposed changed land uses within a 427 acre portion of the Master Plan within Banning Lewis Ranch Village 2. Approval date was July 25, 2013.
  - Amendment #15: CPC MP 87-381-A1MM13. This amendment changed the master plan land use designations for the Southern Delivery System Water Treatment Plant Station to "P" Public Facility Water. Approval date was June 11, 2013.
  - Amendment #16: CPC MP 87-381-A1MM13. The amendment changed the master plan land use designations for the area known as Bradley Heights. Approval date was January 27, 2015.
  - Amendment #17: CPC MP 87-00381-A1 (MM17). This amendment changed the master plan land use designations for Banning Lewis Ranch Village 3. Approval date was XX XX, 20XX. (Updated by LAI Design Group 8/18/17.)
  - Amendment #18: CPC MP 87-00381-A1 (MM17). This amendment changed the master plan land use designations for a 3.37-acre portion of Banning Lewis Ranch Village 2. Approval date was XX XX, 20XX. (Updated by LAI Design Group 8/18/17.)
  - Amendment #19: CPC MP 87-00381-A1 (MM20). This amendment changed the master plan land use designation for a 237-acre portion of Banning Lewis Ranch. Approval date was XX XX, 20XX. (Updated by Matrix Design Group 09/11/2020.)



**MASTER PLAN AMENDMENT**

# LEGAL DESCRIPTION (OVERALL)

The parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032815, and the parcel described in Book 5562, Page 362, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, Southeast 1/4 of Section 8, Township 14 South, Range 65 West, and Southwest 1/4 of Section 9, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

## PARCEL A

BEGINNING at a point on the south west corner of that parcel described in Reception No. 218032815, also being a point on the east right-of-way line of Marksheffel Road; thence along the arc of a non-tangent curve to the right, whose center bears N67°53'32"E, (Basis of bearings is the south line of Parcel C as described in that Warranty Deed recorded March 23, 2018 under Reception No. 218032815 in the records of the El Paso County Clerk and Recorder, monumented on the east by #5 rebar with an aluminum cap, illegible, flush with grade and on the west by #5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and measured to bear S89°28'30"W, a distance of 1933.22 feet.), having a radius of 1,940.00 feet, a central angle of 02°05'19", a distance of 70.72 feet; thence along said east line along the following seven (7) courses:

1. along a non-tangent compound curve to the right, whose center bears N76°34'34"E, having a radius of 1,365.61 feet, a central angle of 12°34'18", a distance of 343.52 feet;
2. N00°29'23"W, a distance of 2,249.72 feet;
3. along the arc of a non-tangent curve to the left, whose center bears S89°26'06"W, having a radius of 11,096.50 feet, a central angle of 02°22'50", a distance of 461.03 feet;
4. N02°58'46"W, a distance of 806.40 feet;
5. along the arc of a non-tangent curve to the right, whose center bears N87°00'11"E, having a radius of 1,600.00 feet, a central angle of 02°29'01", a distance of 69.35 feet;
6. N00°29'24"W, a distance of 882.74 feet, to a point herein referred to as "Point A";
7. N44°26'37"E, a distance of 52.42 feet, to a point on the south right-of-way line of Space Village Avenue;

thence S71°12'30"E, along said south right-of-way line, a distance of 179.07 feet; thence along said south line the following three (3) three courses;

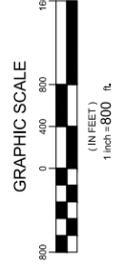
1. along the arc of a non-tangent curve to the left, whose center bears N18°48'51"E, having a radius of 2,915.00 feet, a central angle of 14°47'59", a distance of 752.96 feet;
2. S85°58'14"E, a distance of 287.97 feet;
3. along the arc of a non-tangent curve to the left, whose center bears N04°02'27"E, having a radius of 1860.35 feet, a central angle of 04°25'16", a distance of 151.27 feet, to the north east corner of that parcel described in Reception No. 218032766;

thence leaving said right-of-way line, along the east lines of those parcels described in Reception No.'s, 218032766, 218105041, and 218032815, thence along the following nine (9) courses;

1. S00°30'15"E, a distance of 805.79 feet; 2. S00°29'20"E, a distance of 1333.90 feet;
3. along the arc of a non-tangent curve to the left, whose center bears N89°30'31"E having a radius of 1500.00 feet, a central angle of 16°13'47", a distance of 424.30 feet;
4. S16°42'14"E, a distance of 117.12 feet;
5. along the arc of a non-tangent curve to the right, whose center bears S73°16'27"W, having a radius of 1500.00 feet, a central angle of 15°21'53", a distance of 402.25 feet;
6. S01°21'46"E, a distance of 466.31 feet;
7. S01°21'01"E, a distance of 434.30 feet;
8. N89°29'09"E, a distance of 489.03 feet;
9. S01°21'20"E, a distance of 699.96 feet, to the south east corner of the parcel being described in Reception No. 218032815;

thence S89°28'30"W, along the south line the parcel being described in Reception No. 218032815, a distance of 1933.22 feet, to the POINT OF BEGINNING.

Containing 7,061,276 Sq. Ft. or 162.105 acres, more or less.



## TOGETHER WITH PARCEL B

COMMENCING at aforementioned "Point A"; thence N45°38'51"W, a distance of 580.25 feet, to a south west corner of the parcel being described in Book 5562, Page 362, being a point on the north right-of-way line of Space Village Avenue, also being the POINT OF BEGINNING; thence along the west line of said parcel the following four (4) courses;

1. N50°10'43"W, a distance of 356.53 feet;
2. along the arc of non-tangent curve to the left, whose center bears S39°48'39"W having a radius of 1,462.69 feet, a central angle of 17°58'45", a distance of 465.26 feet;
3. N68°09'57"W, a distance of 200.09 feet;
4. along the arc of a non-tangent curve to the right, whose center bears N21°49'24"E, having a radius of 905.37 feet, a central angle of 46°56'35", a distance of 741.78 feet, to the south right-of-way line of Highway 94;

thence along said south right-of-way line, along the following three (3) courses;

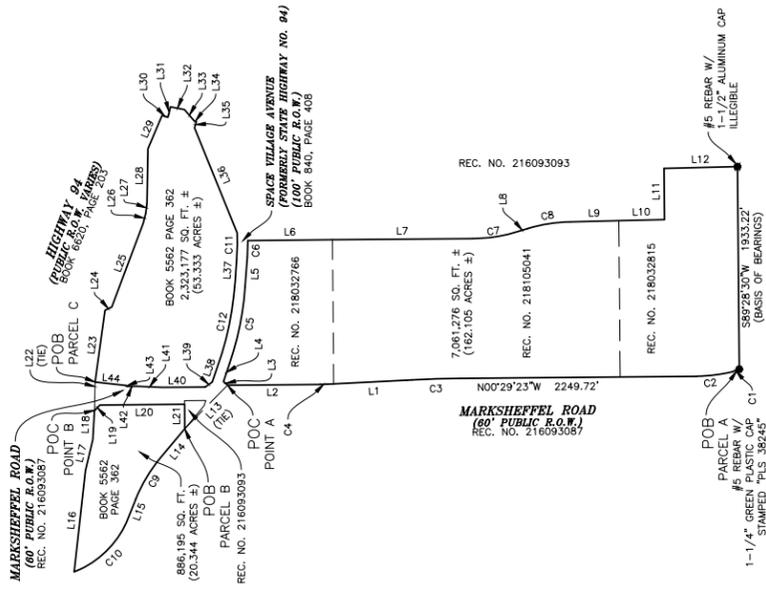
1. S83°37'47"E, a distance of 973.50 feet;
2. S00°30'06"E, a distance of 302.04 feet;
3. S68°42'55"E, a distance of 281.30 feet, to a point on the west right-of-way line of Marksheffel Road, herein referred to as "Point B";

thence leaving said south right-of-way line, along said west right-of-way line, along the following two (2) courses;

1. S43°37'54"E, a distance of 72.97 feet;
2. S00°30'06"E, a distance of 806.39 feet, to the north line of the land described in Reception No. 218033083;

thence leaving said right-of-way line, S89°38'32"W, along said north line, a distance of 233.38, feet to the POINT OF BEGINNING.

Containing 886,195 Sq. Ft. or 20.344 acres, more or less.



## TOGETHER WITH PARCEL C

COMMENCING at aforementioned "Point B"; thence S88°27'39"E, a distance of 270.15 feet, to a point on the north line of said parcel being described in Book 5562, Page 362, also being a point on the west right-of-way line of Space Village Road and on the south right-of-way line of Highway 94, and the POINT OF BEGINNING; thence along said south right-of-way line along the following nine (9) courses:

1. S82°07'39"E, a distance of 689.83 feet;
2. S25°57'26"E, a distance of 70.45 feet;
3. S69°31'45"E, a distance of 853.71 feet;
4. S75°00'32"E, a distance of 100.07 feet;
5. S83°32'50"E, a distance of 101.04 feet;
6. S89°01'45"E, a distance of 515.57 feet;
7. S67°14'51"E, a distance of 343.97 feet;
8. S15°23'33"W, a distance of 59.13 feet;
9. S75°19'43"E, a distance of 101.94 feet, to a point on the north right-of-way line of Space Village Avenue;

thence along said north right-of-way line, the following nine (9) courses;

1. S11°45'54"W, a distance of 135.13 feet;
2. S49°02'42"W, a distance of 142.67 feet;
3. S14°51'08"W, a distance of 19.96 feet;
4. N74°00'26"W, a distance of 64.31 feet;
5. S67°57'22"W, a distance of 1,079.89 feet;
6. along a non-tangent curve to the right, whose center bears N02°41'04"W, having a radius of 1,860.00 feet, a central angle of 06°43'20", a distance of 216.22 feet;
7. N86°01'20"W, a distance of 286.27 feet;
8. along a non-tangent curve to the right, whose center bears N04°02'04"E, having a radius of 2,815.00 feet, a central angle of 14°47'38", a distance of 726.84 feet;
9. N71°12'13"W, a distance of 218.95 feet, to a point on east right-of-way line of Marksheffel Road;

thence leaving said north right-of-way line of Space Village Avenue, along said right-of-way the following six (6) courses;

1. N35°54'36"W, a distance of 81.68 feet;
2. N00°30'20"W, a distance of 410.06 feet;
3. N02°22'05"E, a distance of 240.28 feet;
4. N00°31'32"W, a distance of 97.57 feet;
5. N89°02'42"E, a distance of 9.66 feet;
6. N06°13'39"E, a distance of 301.91 feet, to the POINT OF BEGINNING.

Containing 2,323,177 Sq Ft, 53.333 Acres, more or less.

CURVE	RADIUS	ARC LENGTH	BELT ANGLE	BEARING
C1	1940.00	70.72	12°34'18"	N76°34'34"E
C2	1565.61	343.52	17°58'45"	N68°09'57"E
C3	11096.50	461.03	2°22'50"	S89°26'06"W
C4	1600.00	69.35	2°29'01"	N87°00'11"E
C5	1500.00	151.27	4°25'16"	N04°02'27"E
C6	1860.35	151.27	4°25'16"	N04°02'27"E
C7	1500.00	424.30	16°13'47"	N89°30'31"E
C8	1500.00	402.25	15°21'53"	S73°16'27"W
C9	1482.69	465.26	17°58'45"	S39°48'39"W
C10	1860.00	218.22	6°43'20"	N02°41'04"W
C11	2815.00	726.84	14°47'38"	N04°02'04"E
C12	2815.00	726.84	14°47'38"	N04°02'04"E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N02°58'46"W	806.40	L23	S82°07'39"E	689.83
L2	N02°58'46"W	882.74	L24	S25°57'26"E	70.45
L3	S71°12'30"E	175.07	L25	S75°00'32"E	100.07
L4	S71°12'30"E	175.07	L26	S83°32'50"E	101.04
L5	S82°58'14"E	287.97	L27	S89°01'45"E	515.57
L6	S89°58'14"E	805.79	L28	S89°01'45"E	515.57
L7	S02°29'20"E	1333.90	L29	S67°14'51"E	343.97
L8	S01°21'46"E	466.31	L30	S15°23'33"W	59.13
L9	S01°21'46"E	466.31	L31	S75°19'43"E	101.94
L10	S01°21'01"E	434.30	L32	S11°45'54"W	135.13
L11	S82°29'09"W	489.03	L33	S49°02'42"W	142.67
L12	S01°21'20"E	699.96	L34	S14°51'08"W	19.96
L13	S01°21'20"E	699.96	L35	S14°51'08"W	19.96
L14	N52°10'43"W	356.53	L36	S67°57'22"W	1079.89
L15	N68°09'57"W	200.09	L37	N86°01'20"W	286.27
L16	S83°37'47"E	973.50	L38	N71°12'13"W	218.95
L17	S75°14'46"E	302.04	L39	N55°43'56"W	81.68
L18	S43°37'54"E	72.97	L40	N89°02'42"E	9.66
L19	S43°37'54"E	72.97	L41	N02°31'32"W	97.57
L20	S02°30'06"E	806.39	L42	N02°31'32"W	97.57
L21	S82°58'46"W	233.38	L43	N89°02'42"E	9.66
L22	S82°58'46"W	270.15	L44	N06°13'39"E	301.91



PROJECT: REAGAN RANCH MAJOR MASTER PLAN AMENDMENT

COLORADO SPRINGS, CO  
FOURTH SUBMITTAL 01/14/2021

NO.	DATE	DESCRIPTION	BY
0	06/11/2020	INITIAL SUBMITTAL	RAF
1	11/18/2020	REVISED PER CITY COMMENTS	RAF
2	12/17/2020	REVISED PER CITY COMMENTS	RAF
3	01/14/2021	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:	
PROJECT NO.	19,224,008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

# MAJOR MASTER PLAN AMENDMENT

MP02

SHEET 2 OF 3

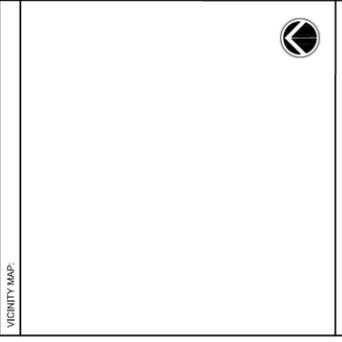
CITY FILE NO. - CPC MP 87-0081-A27M20

# MASTER PLAN AMENDMENT

CONSULTANTS:  
PLANNERS LANDSCAPE ARCHITECT CIVIL ENGINEER

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

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
6555 S. WILSON AVE., SUITE 1500  
COLORADO SPRINGS, CO 80921  
(719) 448-4034



PROJECT:  
**REAGAN RANCH  
MAJOR MASTER PLAN AMENDMENT  
COLORADO SPRINGS, CO FOURTH  
SUBMITTAL 01/14/2021**

NO.	DATE	DESCRIPTION	BY
0	06/11/2020	INITIAL SUBMITTAL	RAF
1	11/19/2020	REVISED PER CITY COMMENTS	RAF
2	12/17/2020	REVISED PER CITY COMMENTS	RAF
3	01/14/2021	REVISED PER CITY COMMENTS	RAF

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

**MASTER UTILITY  
PLAN**

**UT01**

SHEET 3 OF 3

CITY FILE NO.: CPC-IP-00381-A27M20

