THE RANCH AT CHEYENNE MOUNTAIN
BROADMOOR GLEN ADDITION NO. 1, NO. 2, AND NO. 3 ANNEXATION
CITY OF COLORADO SPRINGS, COLORADO
LAND USE PLAN

GENERAL NOTES:

1. THIS LAND USE PLAN MAP IS A DRAWING REPRESENTING A PROPOSED DEVELOPMENT SHOWING CONCEPTUAL PLANING AREAS, LAND USE TYPES AND LOCATIONS IN ORDER TO EVALUATE THE FEASIBILITY OF THE PROJECT.
2. PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
3. UNTIL APPROVED BY THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND AND ALIGNMENTS, INTERSECTIONS LOCATIONS AND DESIGN SHOWN ON THIS LAND USE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
5. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE _____. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER (S) IDENTIFIED AND NO FURTHER ACTION TAKEN.
6. CITY WIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.
7. EXISTING BUILDINGS TO BE REMOVED PRIOR TO ANY FUTURE DEVELOPMENT.
8. RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL.
9. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. XXXXXXXXXXXXXXXX CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. XXXXXXXXX
10. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 OR NORAD ROAD FROM THE FINAL PLATTED PARCELS WITHIN THIS DEVELOPMENT. THIS NOTE DOES NOT WAIVE, ABANDON, OR EXTINGUISH ANY EXISTING RECORDED OR COURT-DECREED ACCESS RIGHT APPURTENANT TO THE PROPERTY, OR ACCESS FOR EMERGENCY, UTILITY, AND MAINTENANCE PURPOSES.
11. FUTURE ZONING AND/ OR DEVELOPMENT PLANS MAY REQUIRE ADDITIONAL TRAFFIC ANALYSIS PENDING PROPOSED USES AND DENSITY.

GENERAL STORM DETENTION NOTES:

1. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0739G & 08041C0950G, EFFECTIVE DECEMBER 7, 2018.

2. THIS SITE IS NOT WITHIN THE STREAMSIDE OVERLAY.

GEOLOGIC HAZARD DISCLOSURE:

1. GEOLOGIC HAZARD AND SOILS INVESTIGATIONS SHALL BE COMPLETED AT TIME OF THE DEVELOPMENT PLAN STAGE, WHEN MORE DETAILED SITE DESIGN, GRADING, INFRASTRUCTURE, AND LAND USE INFORMATION IS AVAILABLE. ANY REQUIRED GEOTECHNICAL AND GEOLOGIC HAZARD STUDIES SHALL BE COMPLETED AT THAT TIME TO EVALUATE SITE-SPECIFIC CONDITIONS AND IDENTIFY ANY NECESSARY MITIGATION MEASURES.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PARCEL A RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 18 AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH DIAMETER PIPE WITH 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED BY L.S. 3854 AT THE NORTHEAST CORNER OF SAID SECTION 18, FROM WHICH A NO. 6 REBAR WITH 2-1/2 INCH DIAMETER ALUMINUM CAP BY PLS 22573 AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89°00'12" WEST, A DISTANCE OF 2610.22 FEET, AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE SOUTH 89°33'54" EAST ON THE COMMON LINE BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 15 SOUTH, RANGE 66 WEST AND DESCRIBED AS SUCH IN THE RESERVE AT BROADMOOR GLEN SUBDIVISION FILING NO. 6 RECORDED NOVEMBER 22, 1996 UNDER RECEPTION NUMBER 96146966 OF SAID RECORDS, AND IN THE ANNEXATION PLAT OF GATES ADDITION NO. TEN RECORDED APRIL 4, 1972 UNDER RECEPTION NUMBER 875356 OF SAID RECORDS, A DISTANCE OF 164.27 FEET TO A POINT ON A CURVE, ON THE WESTERLY LINE OF THE 200 FOOT WIDE TRACT OF LAND DESCRIBED IN DECREE ON DECLARATION OF TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, WHOSE CENTER BEARS NORTH 69°00'47" WEST;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR COURSES:

1. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°15'36", HAVING A RADIUS OF 1332.40 FEET FOR AN ARC DISTANCE OF 75.81 FEET;
2. THENCE SOUTH 24°14'48" WEST A DISTANCE OF 20.17 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°40'00", HAVING A RADIUS OF 1532.00 FEET FOR AN ARC DISTANCE OF 632.81 FEET;
4. THENCE SOUTH 00°34'48" WEST A DISTANCE OF 620.96 FEET TO THE SOUTHERLY LINE OF SAID OF N1/2NE1/4, FROM WHENCE THE SOUTHEAST CORNER OF SAID N1/2NE1/4 BEARS SOUTH 88°59'07" EAST ON SAID SOUTHERLY LINE, A DISTANCE OF 29.13 FEET;

THENCE NORTH 88°59'07" WEST ON THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 1072.60 FEET TO THE SOUTHEAST CORNER OF PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, BEING A POINT ON THE EASTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED IN SAID BOOK 1779 AT PAGE 185;

THENCE ON THE COMMON LINE BETWEEN SAID PARCEL A AND SAID TRACT 101E-2 THE FOLLOWING SIX COURSES:

1. THENCE NORTH 05°25'12" WEST A DISTANCE OF 251.97 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 379.65 FEET;
3. THENCE NORTH 57°25'12" WEST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
4. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 299.99 FEET FOR AN ARC DISTANCE OF 701.16 FEET;
5. THENCE SOUTH 11°20'12" EAST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
6. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°29'35", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 192.39 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 101E-2 ON THE NORTHERLY LINE OF SAID J.L. RANCH ADDITION;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID J.L. RANCH ADDITION FOLLOWING THREE COURSES:

1. THENCE NORTH 88°59'07" WEST ON THE SOUTHERLY LINE OF SAID N1/2 NE1/4, A DISTANCE OF 460.03 FEET TO THE SOUTHWEST CORNER THEREOF;
2. THENCE NORTH 88°58'35" WEST ON THE SOUTHERLY LINE OF SAID NE1/4 NW1/4, A DISTANCE OF 1306.71 FEET TO THE SOUTHWEST CORNER THEREOF;
3. THENCE NORTH 00°30'20" WEST ON THE WESTERLY LINE OF SAID NE1/4 NW1/4, A DISTANCE OF 1323.29 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ON THE SOUTHERLY LINE OF SAID GATES ADDITION NO. TEN THE FOLLOWING TWO COURSES:

1. THENCE SOUTH 89°00'07" EAST ON THE COMMON LINE BETWEEN THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 18 AND THE SOUTHWEST QUARTER (SW1/4) QUARTER OF SECTION 7 OF SAID TOWNSHIP, A DISTANCE OF 1305.47 FEET TO THE COMMON ONE-QUARTER CORNER OF SAID SECTION 7 AND SAID SECTION 18;
2. THENCE SOUTH 89°00'12" EAST ON THE COMMON LINE BETWEEN THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18 AND THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7, A DISTANCE OF 2610.22 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 103.174 ACRES OF LAND, MORE OR LESS.

A PARCEL OF LAND BEING PARCEL B RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHEAST CORNER OF SAID N1/2 NE1/4, FROM WHICH A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED BY LS 1808 AT THE SOUTHWEST CORNER OF SAID N1/2 NE1/4 BEARS NORTH 88°59'07" WEST A DISTANCE OF 2611.93 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 88°59'07" WEST ON THE SOUTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 1,303.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B, A POINT ON THE WESTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, AND DESCRIBED IN PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 624.61 FEET (625.42 OF RECORD) TO THE COMMON LINE BETWEEN SAID PARCEL B RECORDED UNDER RECEPTION NUMBER 217020348 AND SAID 200 FOOT WIDE TRACT OF LAND, BEING A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 70°10'55" WEST;

THENCE ON SAID COMMON LINE THE FOLLOWING SIX COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°09'17" (31°28'40" OF RECORD), HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 227.46 FEET (229.82 FEET OF RECORD);

2. THENCE NORTH 11°20'12" WEST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;

3. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;

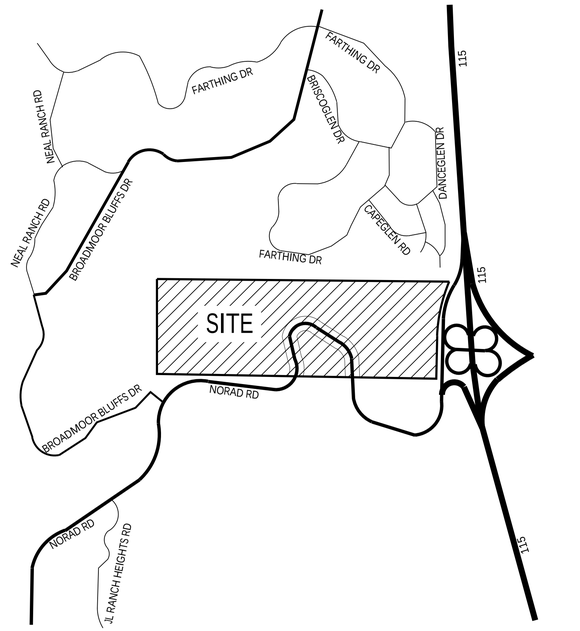
4. THENCE SOUTH 57°25'12" EAST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;

5. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;

6. THENCE SOUTH 05°25'12" EAST A DISTANCE OF 229.41 FEET (229.72 FEET OF RECORD) TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 7.163 ACRES OF LAND, MORE OR LESS.

VICINITY MAP



SITE DATA

TAX ID NUMBER:	6500000007, 6500000183
TOTAL AREA:	110.33 AC
CURRENT ZONING:	A-5 (EL PASO COUNTY)
PROPOSED ZONING:	A (AGRICULTURAL) WUI-O (WILDLAND URBAN INTERFACE OVERLAY)
CURRENT USE:	VACANT
PROPOSED USE:	HOLDING ZONE FOR FUTURE DEVELOPMENT
MINIMUM DENSITY:	NA
MAXIMUM DENSITY:	1 DU/5 AC
MAXIMUM BUILDING HEIGHT:	35'

PROJECT TEAM

OWNER:	CCCS THC INC 2188 EXECUTIVE CIR COLORADO SPRINGS, CO 80906-4100
DEVELOPER:	COLORADO SPRINGS EQUITIES LLC 90 S CASCADE AVE. SUITE 1500 COLORADO SPRINGS, CO 80903
APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903

SHEET INDEX

NUMBER	DESCRIPTION
1	COVER
2	LAND USE PLAN
3	SLOPE ANALYSIS
4	VEGETATION ANALYSIS

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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PLANNER | LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE RANCH AT CHEYENNE MOUNTAIN

COLORADO SPRINGS, CO

PROJECT INFO
DATE: 11/17/26
PROJECT MGR: J. ALWINE
PREPARED BY: Y. LIU

STAMP

ISSUE INFO
LAND USE PLAN

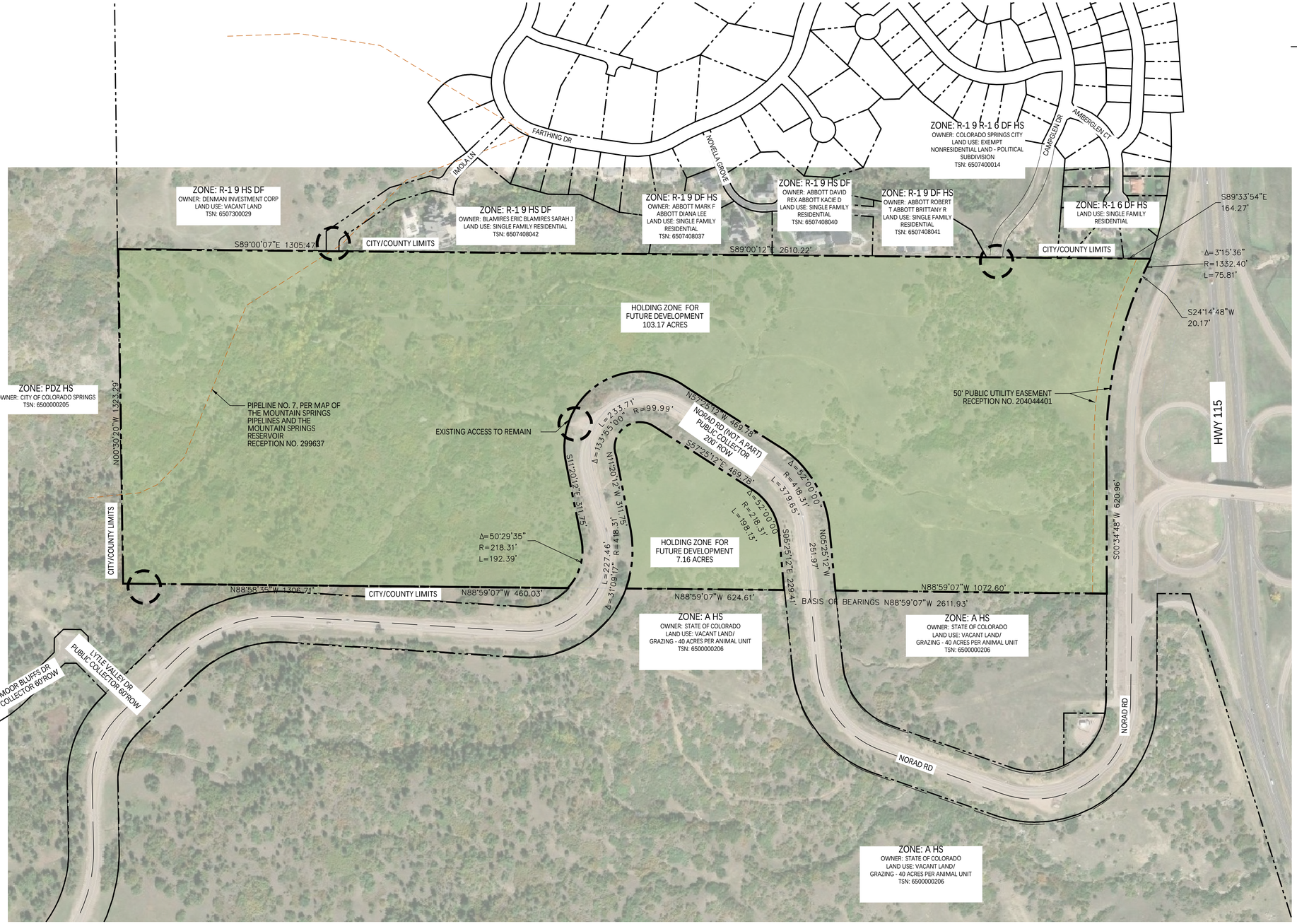
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DATE: BY: DESCRIPTION:

SHEET DESCRIPTION
SHEET TITLE

SHEET NUMBER/TITLE
1
1 OF 4

PLAN FILE #
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LEGEND

- RESERVED FOR FUTURE DEVELOPMENT
- FULL ACCESS
- PROPERTY BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- RIGHT OF WAY
- EASEMENT

NORTH

0 100 200 400

SCALE: 1" = 200'

NES

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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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PLANNING | LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE RANCH AT CHEYENNE MOUNTAIN

COLORADO SPRINGS, CO

PROJECT INFO

DATE: 11/17/26
PROJECT MGR: J. ALWINE
PREPARED BY: Y. LIU

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DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LAND USE PLAN

SHEET NUMBER/TITLE

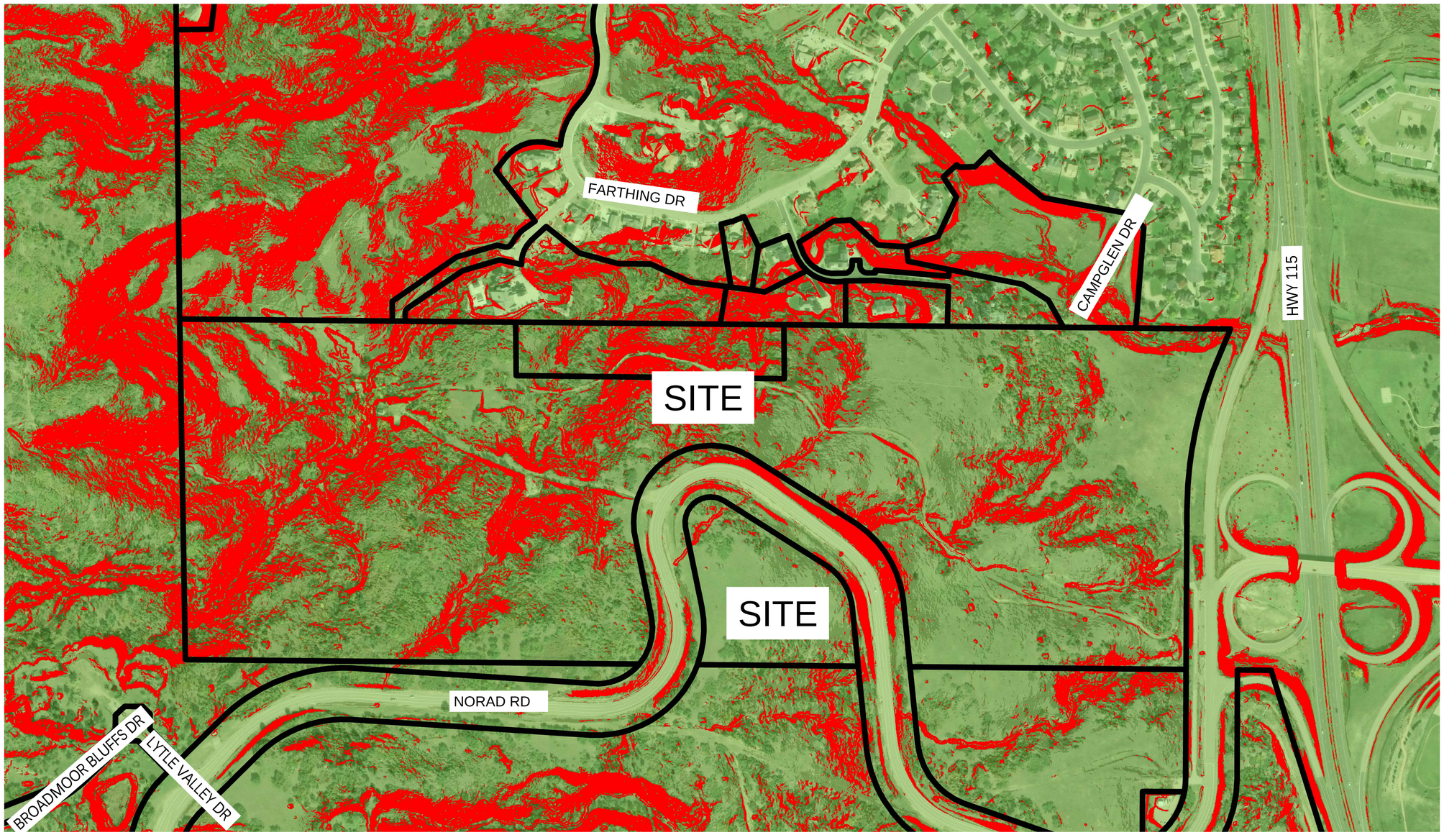
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2 OF 4

PLAN FILE #

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LEGEND

Parcels

SLOPE PERCENTAGE

- 0 - 15
- 15 - 25
- >25

NORTH

0 100 200 400

SCALE: 1" = 200'

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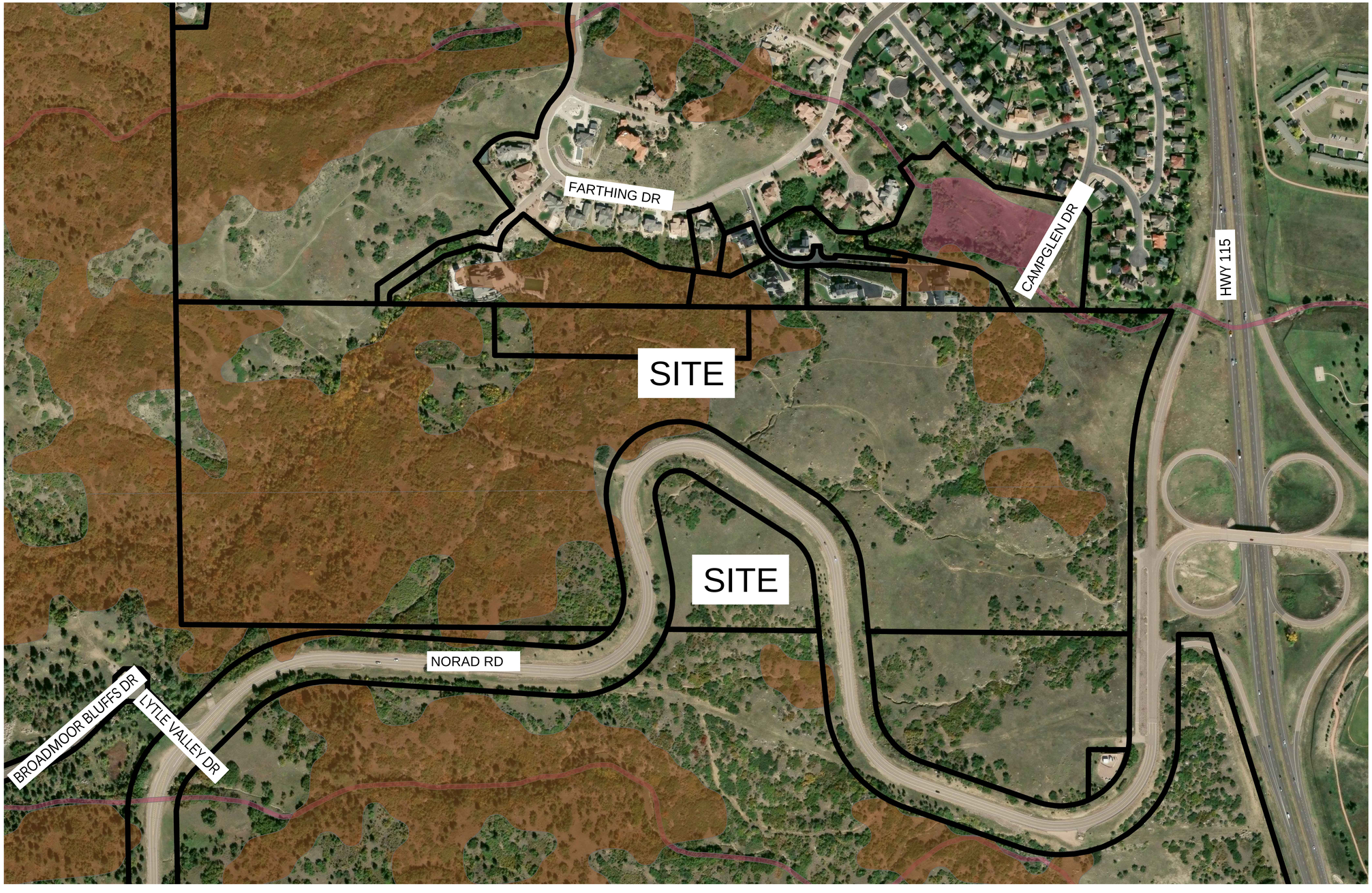
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LEGEND

- Parcels
- Woodland
- Woodland
- Wetlands

NORTH

0 100 200 400

SCALE: 1" = 200'

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ISSUE / REVISION

SHEET DESCRIPTION

VEGETATION ANALYSIS

SHEET NUMBER/TITLE

4

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PLAN FILE #

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