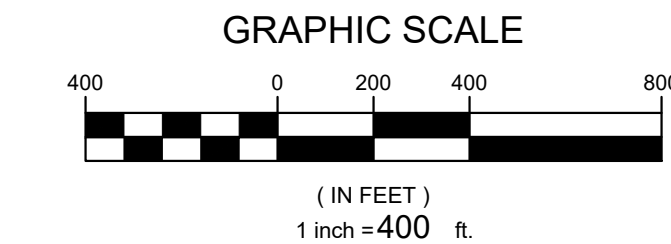
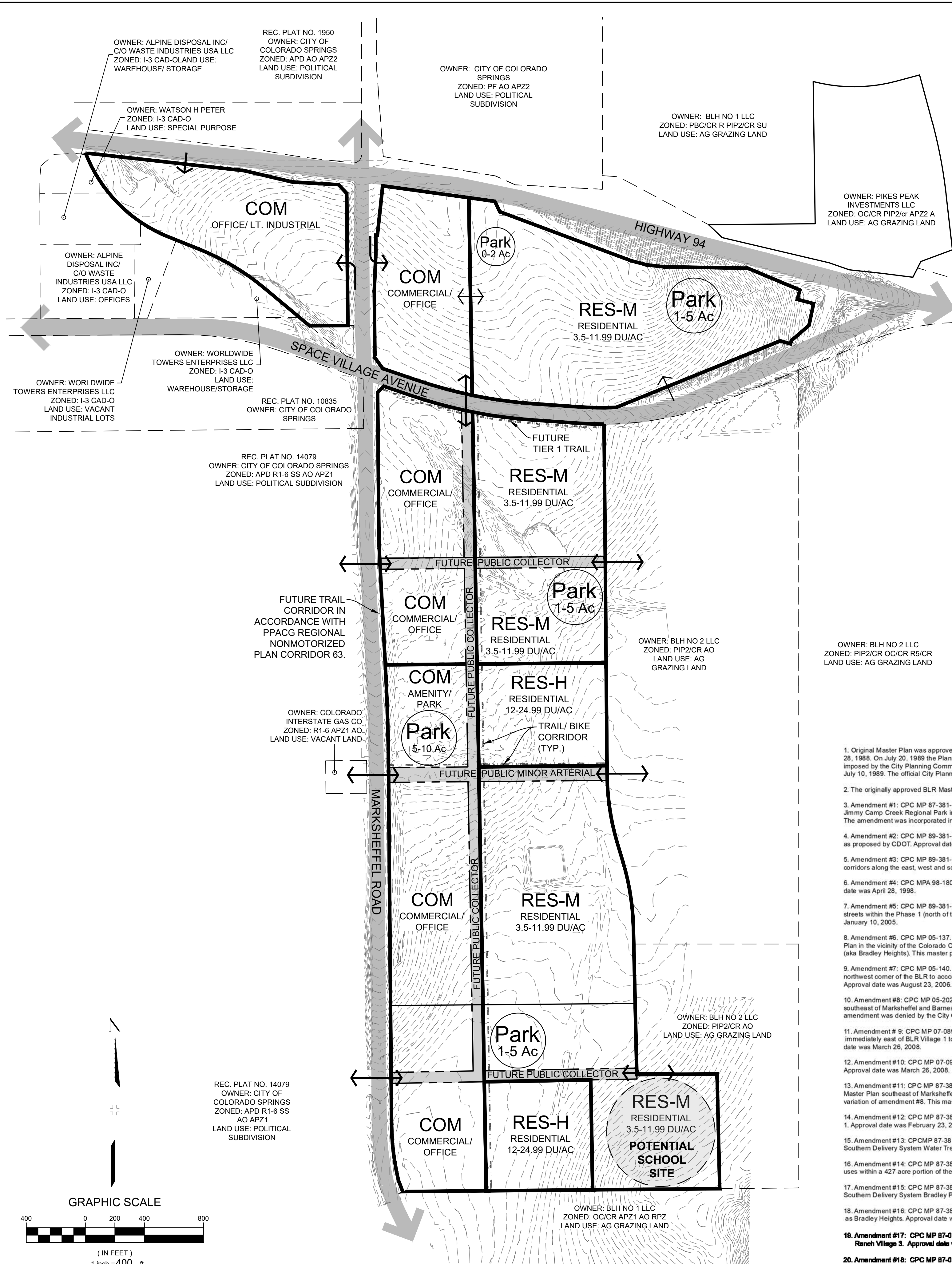


FILE LOCATION: S:\19.224.008 REAGAN RANCH\100 DWG\104 PLAN SET\MASTER PLAN\MP01.DWG



PROPOSED MASTER PLAN AMENDMENT:

MASTER PLAN LAND USE TABLE

GROSS ACRES	PROPOSED LAND USE	MASTER PLAN	DENSITY (DU/AC)	NET UNITS	FLOOR AREA RATIO	SQUARE FOOTAGE	MAX BLDG HT
20.34	OFFICE/LT. INDUSTRIAL	COM			25%	221,500	50'
61.95	COMMERCIAL/OFFICE	COM			25%	674,500	45'
6.98	PARK	COM					45'
112.14	RESIDENTIAL (SINGLE-FAMILY)	RES-M	3.5 - 11.99	1120			45'
21.25	RESIDENTIAL (MULTI-FAMILY)	RES-H	12 - 24.99	500			45'
				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.
- THERE SHALL BE NO DIRECT ACCESS TO STATE HIGHWAY 94.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0758G, 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.
- PRIOR ISSUANCE OR 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.
- BUFFERING, OPEN SPACE, LANDSCAPE SETBACKS AND/OR ROADWAYS WILL BE PROVIDED BETWEEN RESIDENTIAL LAND USES AND INDUSTRIAL LAND USES.
- 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.
- 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 290TH 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 (PLDO):
 - CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE MASTER PLAN ARE INTENDED TO FULFILL PLDO LAND OBLIGATION. AT THE TIME OF THIS MASTER PLAN AN ESTIMATED 21 ACRES OF PARKLAND IS REQUIRED PER CURRENT PLDO CALCULATIONS.
 - IF THERE SHOULD BE ADDITIONAL PLDO OBLIGATIONS THIS MAY BE MET THROUGH PARK LAND 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 PRCS ADVISORY BOARD FOR HEARING. SHOULD THERE BE A NEW ORDINANCE IN PLACE AT TIME OF THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED, AND HOW 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 (PK) WITH FUTURE FINAL PLATS ADJACENT TO SAID PARK SITES.

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 20, 1989 the Planning Department approved a version of the Master Plan that met all conditions of approval imposed by the City Planning Commission and City Council decisions. Thus the first BLR Master Plan was approved on July 10, 1989. 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 1989. These amendments include:
- Amendment #1: CPC MP 87-381-A1 (89). This amendment added approximately 148 acres to the eastern boundary of the Jimmy Camp Creek Regional Park in order to accommodate a golf course development. Approval date was April 25, 1989. The amendment was incorporated in the original BLR Master Plan approval, dated July 30, 1989.
- Amendment #2: CPC MP 89-381-A2 (92). This amendment reflected the new Highway 94 and 24 interchange alignment as proposed by CDOT. Approval date was April 28, 1992.
- Amendment #3: CPC MP 89-381-A3 (95). This amendment reflected the realignment of major electrical transmission line corridors along the east, west and south boundaries of the BLR Ranch. Approval date was September 7, 1995.
- Amendment #4: CPC MPA 98-180. This amendment reflected the realignment of Bradley Road through the BLR. Approval date was April 28, 1998.
- Amendment #5: CPC MP 89-381-A4 (03). This amendment (Minor Adjustment) modified the cross-sections for major streets within the Phase 1 (north of the Stetson Hill Blvd. extension) portion of the BLR Ranch. Approval date was January 10, 2005.
- Amendment #6: CPC MP 05-137. This amendment proposes changes to land uses within a 529 acre portion of the Master Plan in the vicinity of the Colorado Centre development to accommodate a new development known as Rancho Colorado (aka Bradley Heights). This master plan amendment application is pending.
- Amendment #7: CPC MP 05-140. This amendment changed land uses within a 293 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 05-202. This amendment proposes to change land uses with a 357 acre portion of the Master Plan southeast of Marksheffel and Barnes to accommodate a new development known as Mountain Vista Ranch. This 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 immediately east of BLR Village 1 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-A7MN07. This amendment proposes to change land uses with a 194.12 acre portion of the Master Plan southeast of Marksheffel and Barnes 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 87-381-ABMN09. This amendment clarified the residential housing types allowed within a BLR Village 1. Approval date was February 23, 2010.
- Amendment #13: CPCMP 87-381-ABMJ12. This amendment changed the master plan land use designation changes for the Southern Delivery System Water Treatment Plant project to "PF-W" Public Facility-Water. Approval date was August 23, 2012.
- Amendment #14: CPC MP 87-381-A10MJ12. This amendment modified the locations of the previously approved changed land uses within a 427 acre portion of the Master Plan within Banning-Lewis Ranch Village 2. Approval date was July 23, 2013.
- Amendment #15: CPC MP 87-381-A11MJ13. This amendment changed the master plan land use designation changes for the Southern Delivery System Bradley Pump Station to "PF-W" Public Facility - Water. Approval date was June 11, 2013.
- Amendment #16: CPC MP 87-381-A11MJ13. This 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-A18MJ17. This amendment changed the master plan land use designation for Banning-Lewis Ranch Village 3. Approval date was XX XX, 20XX. (Updated by LAI Design Group 8/19/17.)
- Amendment #18: CPC MP 87-00381-A17MN17. This amendment changed the master plan land use designation for a 3.37-acre portion of Banning-Lewis Ranch Village 2. Approval date was XX XX, 20XX. (Updated by LAI Design Group 8/19/17.)
- Amendment #19: CPC MP 87-00381-A27MJ20. 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.)

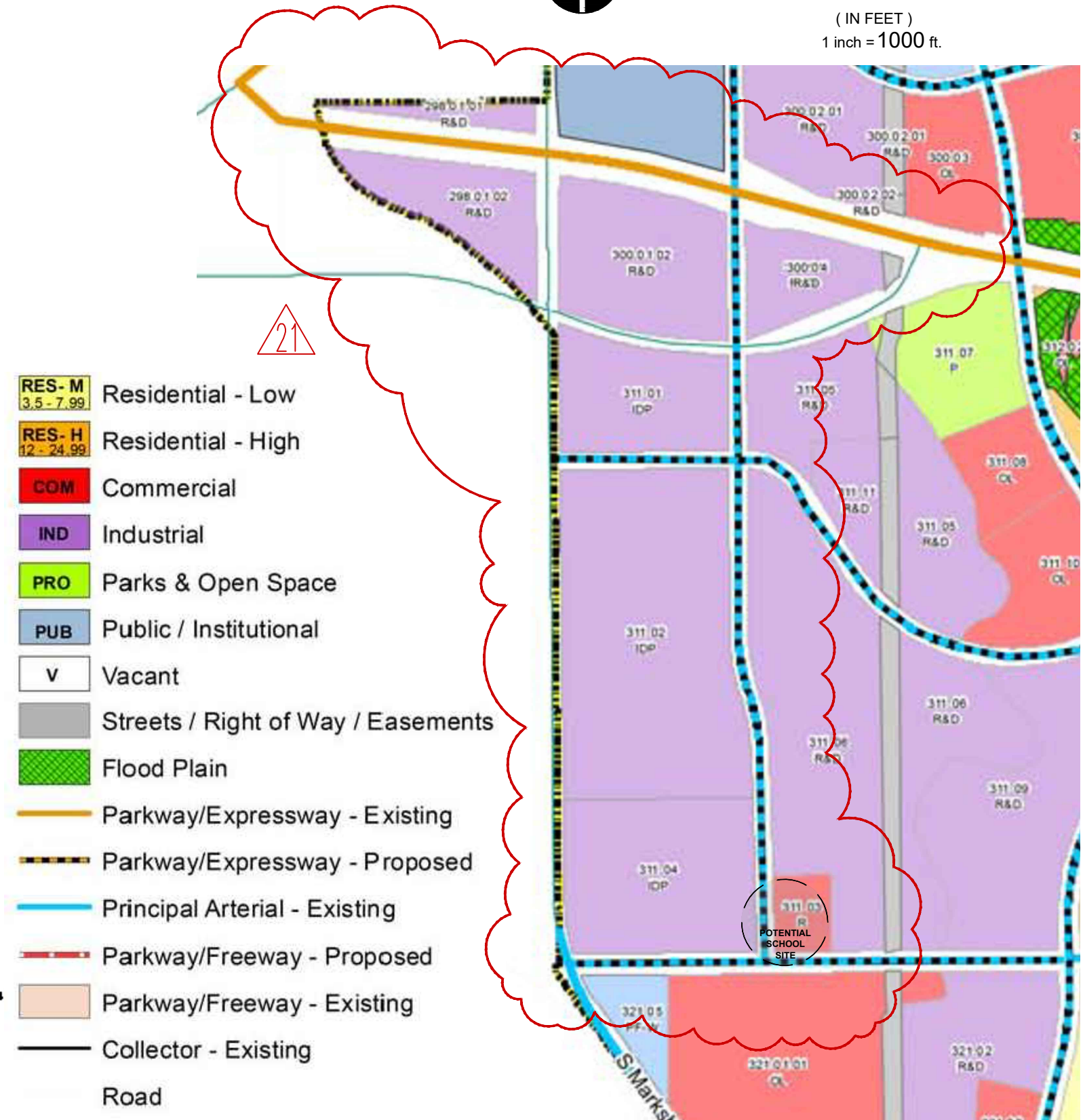
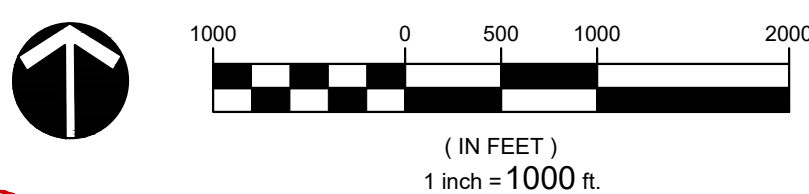
AMENDMENT STATEMENT:

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-A17MN17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRAZING LAND/ VACANT

GRAPHIC SCALE



EXISTING MASTER PLAN AREA:

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

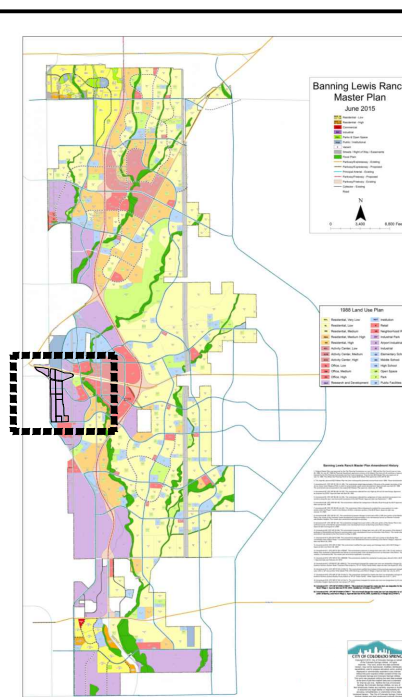
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC

90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034



VICINITY MAP:



PROJECT:

REAGAN RANCH MAJOR MASTER PLAN AMENDMENT

COLORADO SPRINGS, CO THIRD SUBMITTAL 12/17/2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/11/2020	INITIAL SUBMITTAL	RAF
1	11/19/2020	REVISED PER CITY COMMENTS	RAF
2	12/17/2020	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

MP01

SHEET 1 OF 3

CITY FILE NO.: CPC MP 87-00381-A27MJ20

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 36245", 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 1,565.61 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 1960.35 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 424.90 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 358.53 feet;
2. along the arc of non-tangent curve to the left, whose center bears S39°48'39"W having a radius of 1,482.69 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. S76°44'46"E, a distance of 302.04 feet;
3. S86°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. 216093093;

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°27'38"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 Marksheffel 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;

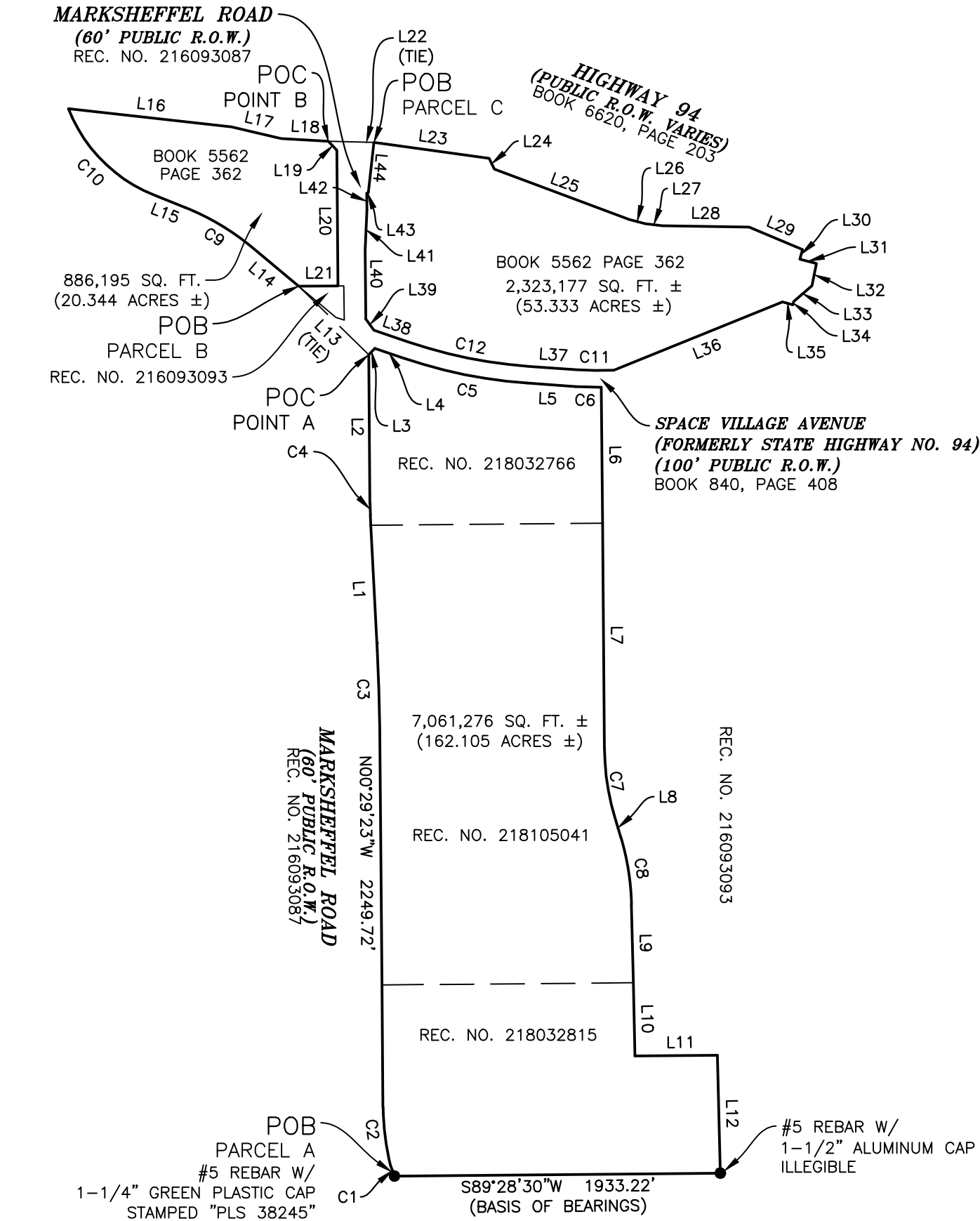
thence along said north right-of-way line, the following nine (9) courses;

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 218.22 feet;
7. N86°01'20"W, a distance of 288.27 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	DELTA ANGLE	RADIAL BEARING
C1	1940.00'	70.72'	2°05'19"	N67°53'32"E
C2	1565.61'	343.52'	12°34'18"	N76°34'34"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	2915.00'	752.96'	14°47'59"	N18°48'51"E
C6	1960.35'	151.27'	4°25'16"	N04°02'27"E
C7	1500.00'	424.90'	16°13'47"	N89°30'31"E
C8	1900.00'	402.25'	16°21'53"	S73°16'27"W
C9	1482.69'	465.26'	17°58'45"	S39°48'39"W
C10	905.37'	741.78'	46°56'35"	N21°49'24"E
C11	1860.00'	218.22'	6°43'20"	N02°41'04"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	N00°29'24"W	882.74'	L24	S25°57'26"E	70.45'
L3	N44°26'37"E	52.42'	L25	S69°31'45"E	853.71'
L4	S71°12'30"E	179.07'	L26	S75°00'32"E	100.07'
L5	S83°37'47"E	287.97'	L27	S83°32'50"E	101.04'
L6	S00°30'15"E	805.79'	L28	S89°01'45"E	515.57'
L7	S00°29'20"E	1333.90'	L29	S67°14'51"E	343.97'
L8	S16°42'14"E	117.12'	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	S89°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	N45°38'51"W	580.25'	L35	N74°00'26"W	64.31'
L14	N50°10'43"W	358.53'	L36	S67°57'22"W	1079.89'
L15	N68°09'57"W	200.09'	L37	N86°01'20"W	288.27'
L16	S83°37'47"E	973.50'	L38	N71°12'13"W	218.95'
L17	S76°44'46"E	302.04'	L39	N35°54'36"W	81.68'
L18	S86°42'55"E	281.30'	L40	N00°30'20"W	410.06'
L19	S43°37'54"E	72.97'	L41	N02°22'05"E	240.28'
L20	S00°30'06"E	806.39'	L42	N00°31'32"W	97.57'
L21	S89°38'32"W	233.38'	L43	N89°02'42"E	9.66'
L22	S88°27'38"E	270.15'	L44	N06°13'39"E	301.91'

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

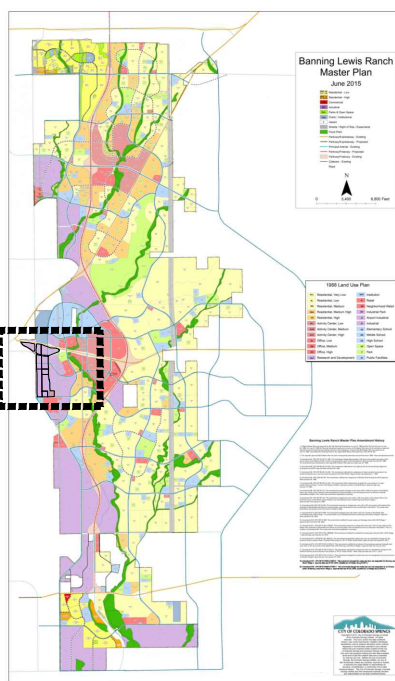
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC

90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034



VICINITY MAP:



PROJECT:

REAGAN RANCH
MAJOR MASTER PLAN AMENDMENT

COLORADO SPRINGS, CO
THIRD SUBMITTAL 12/17/2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/11/2020	INITIAL SUBMITTAL	RAF
1	11/19/2020	REVISED PER CITY COMMENTS	RAF
2	12/17/2020	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 19.224.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

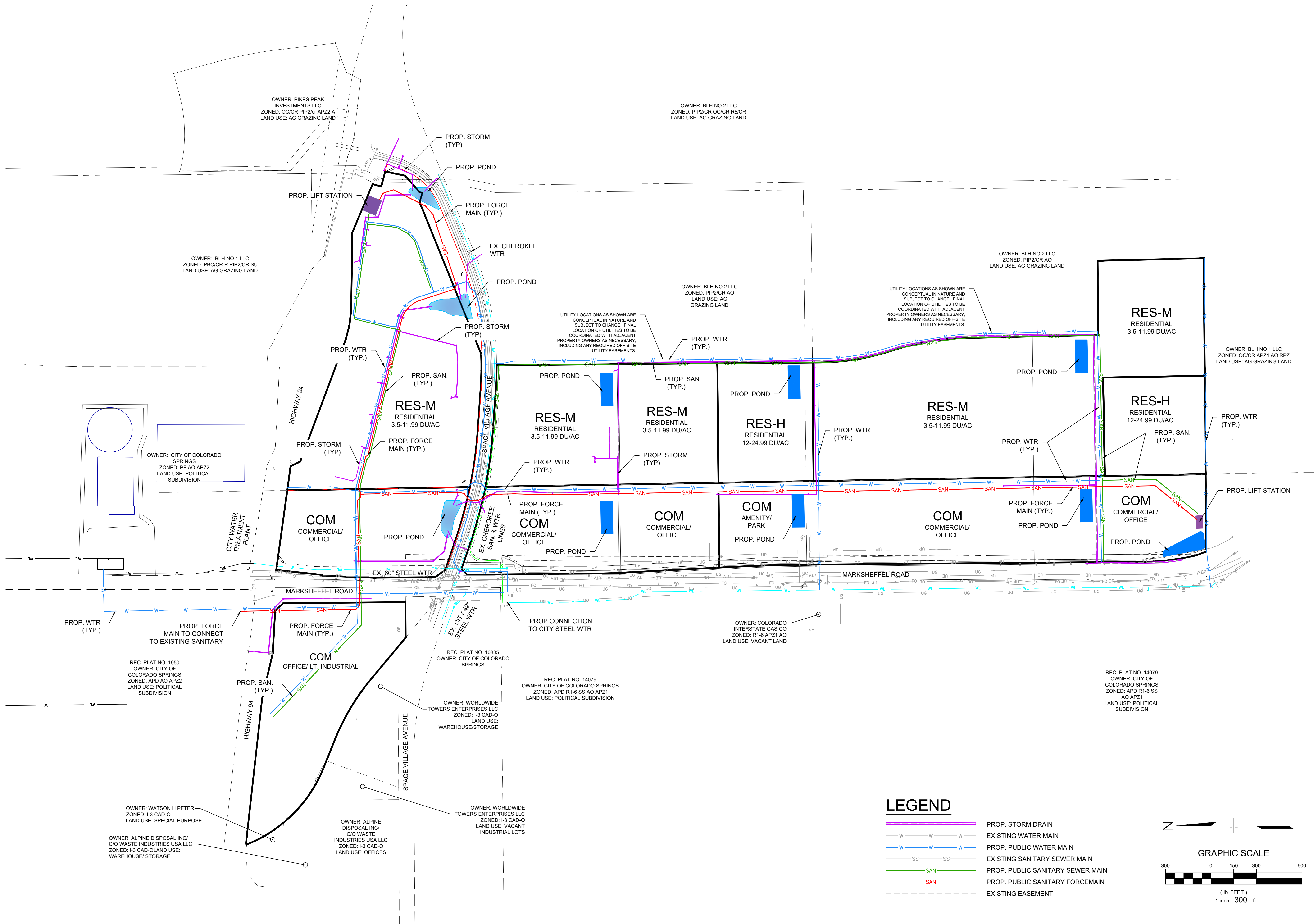
MAJOR MASTER
PLAN AMENDMENT

MP02

SHEET 2 OF 3

CITY FILE NO.: CPC MP 87-00381-A27MJ20

FILE LOCATION: S:\19.224.008 REAGAN RANCH\100 DWG\104 PLAN SET\MASTER PLAN\UT01.DWG



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VICINITY MAP:

PROJECT:
**REAGAN RANCH
MAJOR MASTER PLAN AMENDMENT**

**COLORADO SPRINGS, CO
THIRD SUBMITTAL 12/17/2020**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	09/11/2020	INITIAL SUBMITTAL	RAF
1	11/19/2020	REVISED PER CITY COMMENTS	RAF
2	12/17/2020	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 MP 87-00381-A27M320