

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CITY OF COLORADO SPRINGS, STATE OF COLORADO

LAND USE PLAN MAJOR MODIFICATION

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 21, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 22, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4, NW 1/4) OF SECTION 27, AND THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2, NE 1/4) OF SECTION 28, T13S, R65W, OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 7" RECORDED UNDER RECEPTION NO. 22, _____ OF THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 7", AND ALONG THE NORTHERLY BOUNDARY LINES OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 4" RECORDED UNDER RECEPTION NO. 22074553 OF THE EL PASO COUNTY, COLORADO RECORDS, AND ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 96020861 OF THE EL PASO COUNTY, COLORADO RECORDS THE FOLLOWING SIX (6) COURSES:

1. THENCE N01°11'12"W A DISTANCE OF 126.41 FEET;
2. THENCE N07°54'47"E A DISTANCE OF 1,363.58 FEET;
3. THENCE N05°47'26"W A DISTANCE OF 254.83 FEET;
4. THENCE N64°35'00"W A DISTANCE OF 1,146.85 FEET TO A POINT OF CURVE;
5. THENCE 1,282.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 24°44'00", THE CHORD OF 1,272.15 FEET WHICH BEARS N76°57'00"W TO A POINT OF TANGENT;
6. THENCE N89°59'00"W A DISTANCE OF 1,300.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINES OF MARKSHEFFEL ROAD AS DESCRIBED BY WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 210092953 AND 210093624 OF THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING FIVE (5) COURSES:

1. THENCE N26°43'51"E A DISTANCE OF 8.33 FEET;
2. THENCE N58°28'47"E A DISTANCE OF 73.22 FEET;
3. THENCE N00°53'44"W A DISTANCE OF 61.26 FEET;
4. THENCE N00°53'44"W A DISTANCE OF 62.14 FEET;
5. THENCE N61°09'32"W A DISTANCE OF 3.85 FEET;

THENCE N89°46'43"E A DISTANCE OF 4,199.57 FEET TO A POINT OF CURVE;

THENCE 1,345.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,121.00 FEET, A CENTRAL ANGLE OF 68°45'26", THE CHORD OF 1,265.96 FEET WHICH BEARS S55°50'35"E TO A POINT OF REVERSE CURVE;
THENCE 88.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 979.00 FEET, A CENTRAL ANGLE OF 5°10'44", THE CHORD OF 88.46 FEET WHICH BEARS S24°03'13"E;
THENCE S89°59'27"E, NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 1,140.87 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214104174 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S00°14'26"W ALONG SAID WEST LINE, 1,935.68 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, NW 1/4) OF SECTION 27;
THENCE N89°09'45"W ALONG THE NORTH LINE THEREOF, 1,294.58 FEET TO THE NORTH 1/16TH CORNER COMMON TO SECTIONS 27 AND 28;
THENCE S89°48'20"W ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S 1/2, NE 1/4) OF SECTION 28, A DISTANCE OF 1,700.13 FEET TO THE POINT OF BEGINNING.

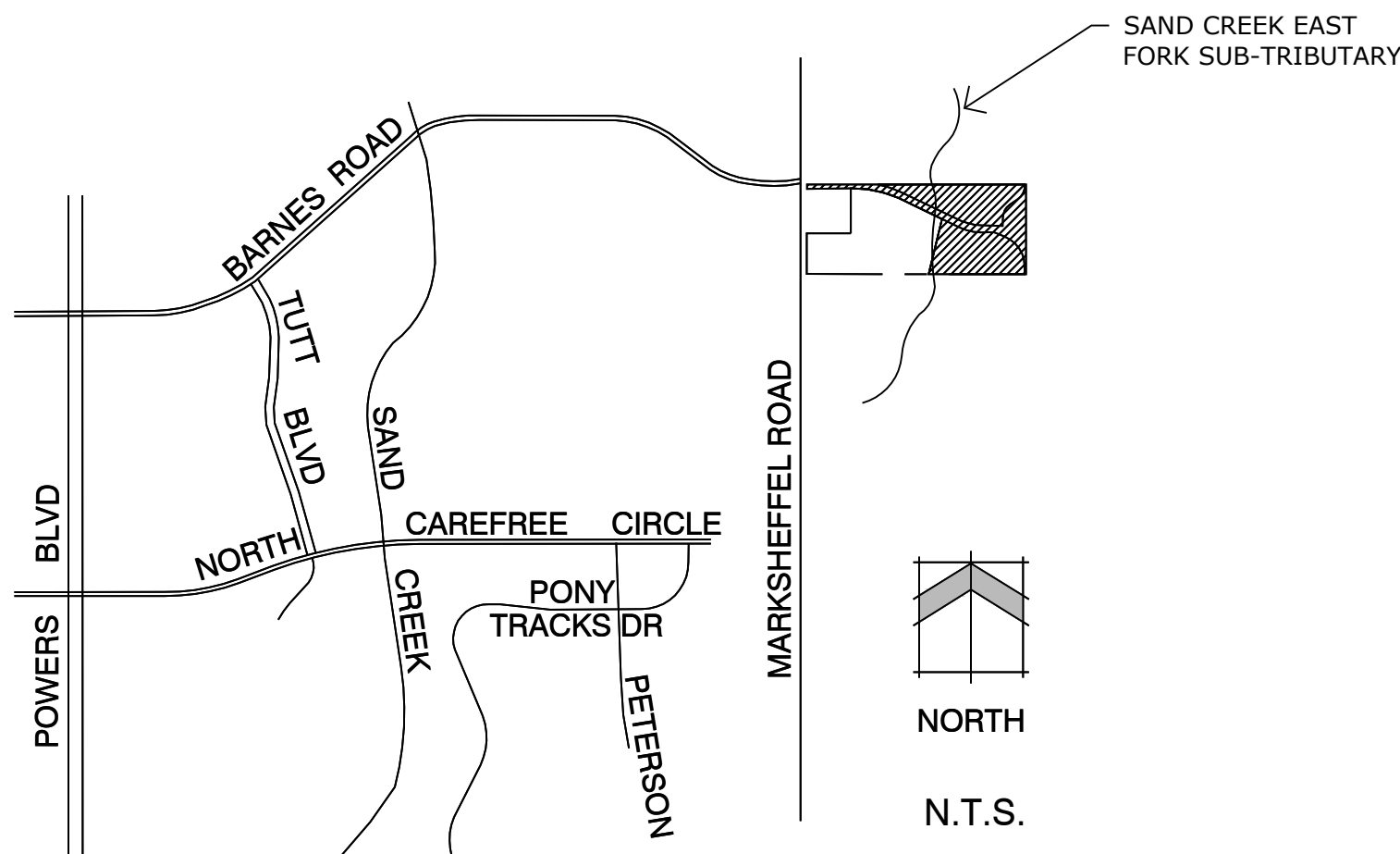
SAID PARCEL CONTAINS 6,027.779 SQUARE FEET (184.292 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE SECTION LINE COMMON TO SECTIONS 27 AND 28, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MONUMENTED AT THE SECTION CORNER WITH A 3-1/2" ALUMINUM CAP STAMPED "T5 22095", FROM WHICH THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 27 AND 28, MONUMENTED WITH A 1-1/2" ALUMINUM COLLAR STAMPED "L5 17664", BEARS S00°14'06"W, A DISTANCE OF 1,324.14 FEET.

GENERAL NOTES

1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
2. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
3. ALL LANDSCAPE TRACTS AND PUBLIC NEIGHBORHOOD PARK (WHICH MEETS THE PLDO PARKLAND OBLIGATION) WITHIN THE ENCLAVES AT MOUNTAIN VISTA DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
4. THE PROPOSED 4AC NEIGHBORHOOD PARK IS INTENDED TO MEET THE CITY PLDO LAND DEDICATION REQUEST AND IS NOT A REQUIREMENT OF THE LARGER BANNING LEWIS RANCH ANNEXATION AGREEMENT AND MASTER PLAN. THE PARK WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
5. MOUNTAIN VISTA RANCH IS SUBJECT TO THE BANNING-LEWIS RANCH ANNEXOR SHARED OBLIGATION STUDY AS APPROVED BY THE CITY AND AN APPROPRIATE COST SHARED / REIMBURSEMENT PROGRAM IS IN PLACE IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT, ASSOCIATED WITH CASE NO. 99-CV-1944.
6. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G, EFFECTIVE DECEMBER 7, 2018.
7. 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 RECORDED INSTRUMENT.
8. THIS PROPERTY IS SUBJECT TO THE FINDINGS AND SUMMARY OF A PRELIMINARY GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 26, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: ARTIFICIAL FILL, POTENTIALLY SEASONAL SHALLOW GROUNDWATER, AND EXPANSIVE SOILS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUP 16-00013-A4M022 OR WITHIN THE SUBDIVISION FILE ENCLAVES AT MOUNTAIN VISTA RANCH EAST OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
9. THE PROPOSED DEVELOPMENT WILL REQUIRE FULL SPECTRUM DETENTION.
10. ALL PROPOSED STREET TREES AND STREETSCAPE IMPROVEMENTS WILL BE MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
11. A TRAFFIC STUDY IS REQUIRED AT THE TIME OF DEVELOPMENT PLANS(S) AND/OR SUBDIVISION FINAL PLAT(S) WITHIN ENCLAVES AT MOUNTAIN VISTA EAST. THE TRAFFIC STUDY SHALL INCLUDE RECOMMENDATIONS FOR NECESSARY STREET IMPROVEMENTS FOR BARNES ROAD AND MARKSHEFFEL ROAD.
12. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC MP 87-00381. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
13. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT A TEMPORARY SIGNAL AT THE INTERSECTION OF MARKSHEFFEL ROAD WITH ZIRCON DRIVE UNTIL DEVELOPMENT PROVIDES ACCESS POINTS OFF OF BARNES ROAD.
14. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES: FAA'S WEBSITE ([HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.JSP](https://oeaaa.faa.gov/oeaaa/EXTERNAL/PORTAL.JSP))
15. BARNES ROAD CONSTRUCTION, INCLUDING RIGHT-OF-WAY DEDICATION, FROM MARKSHEFFEL RD TO BANNING LEWIS PARKWAY SHALL BE DETERMINED, EITHER IN FULL OR IN PART, AT THE TIME OF DEVELOPMENT PLAN AND/OR SUBDIVISION FINAL PLAT.
16. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS WITHIN THE STREAMSIDE OVERLAY AREA, A DEVELOPMENT PLAN MUST BE APPROVED, AND THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
17. FUTURE OPEN SPACE AREAS TO BE UTILIZED FOR COMMON OPEN SPACE, LANDSCAPING, PARKS AND TRAILS. FUTURE DEVELOPMENT APPLICATIONS TO ADDRESS FINAL USES AND COMMON MAINTENANCE FOR SUCH AREAS AND PROPOSED IMPROVEMENTS. IMPROVEMENTS WITHIN THE STREAMSIDE CORRIDOR SHALL CONSIST OF DROP STRUCTURES, REQUIRED STREAMSIDE PLANTINGS AND A 10 FOOT WIDE SOFT SURFACE MAINTENANCE ROAD ALONG THE EASTERN SIDE OF THE CORRIDOR.
18. THE MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) IS REQUIRED TO BE APPROVED BEFORE ANY FUTURE PUD DEVELOPMENT PLAN.
19. SHOULD OWNERSHIP OR CONTROL BECOME DIVERSIFIED AFTER THE "SUBDIVISION IS RECORDED" THESE REGULATIONS AND THE CONDITIONS APPROVED AT THE TIME OF THE ZONING SHALL "ONLY APPLY TO THOSE LOTS OVERLAIN BY THE STREAMSIDE BUFFER."
20. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY 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 ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
21. SIGNAGE IS NOT APPROVED WITH THIS PLAN; A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

VICINITY MAP



SITE DATA

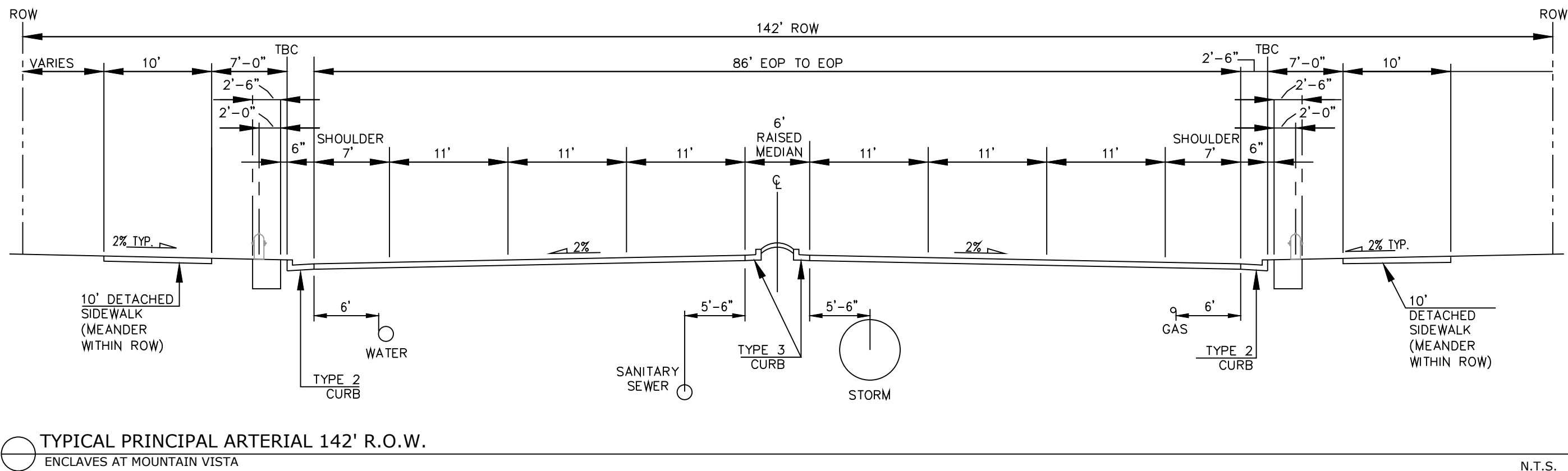
OWNER:	AE BARNES III LLC 288 CLAYTON ST STE 203 DENVER, CO 80206
Tax ID Number:	5300000783; 5321310024; 5321404035 5321404036; 5300000797; 5300000784; 5300000798; 5300000799; 5328100003; 5328100004; 5328100007; 5328100008; 5300000822; 5300000803; 5300000823; 5300000801; 5300000786; 5328100006; 5300000828 5300000826; 5300000829; 5300000827; 5300000830; 5300000831; 5300000821
Land Use Plan Area: Master Plan:	184.29 AC BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381
Existing Land Use:	AGRICULTURAL
Existing Site Zoning:	PDZ AP-O
Proposed Land Use:	TOTAL: 184.29 AC RESIDENTIAL MEDIUM-HIGH DENSITY(3.5-7.99 DU/AC); 115.29 AC COMMERCIAL: 5.57 AC COMMERCIAL/RESIDENTIAL HIGH (12-24.99 DU/AC): 10.41 AC PARK: 4 AC OPEN SPACE: 18.78 AC R.O.W.: 30.24 AC
Max Building Height:	
Residential:	35'
Commercial/Multi-family:	45'
Landscape Setbacks:	Principal arterial: 25' Minor arterial: 20' Non-arterial: 10'

AMENDMENT HISTORY

City LUR File Number	Date	Amendment Description
CPC PUP 16-00013	JUNE 2016	
CPC PUP 16-00013-A4M022	SEPTEMBER 2022	CONCEPT PLAN AMENDED TO REMOVE THE LOT SETBACK DATA PROVIDED FOR RESIDENTIAL AND COMMERCIAL/MULTI-FAMILY (SEE BELOW). SETBACKS WILL BE ESTABLISHED WITH FUTURE PDZ DEVELOPMENT PLANS.
FILE # TBD	CURRENT	UPDATE LAND USE PLAN TO REVISE BOTH INTERNAL RIGHT-OF-WAY CONFIGURATIONS AND INTERSECTION CONFIGURATIONS ALONG BARNES ROAD.

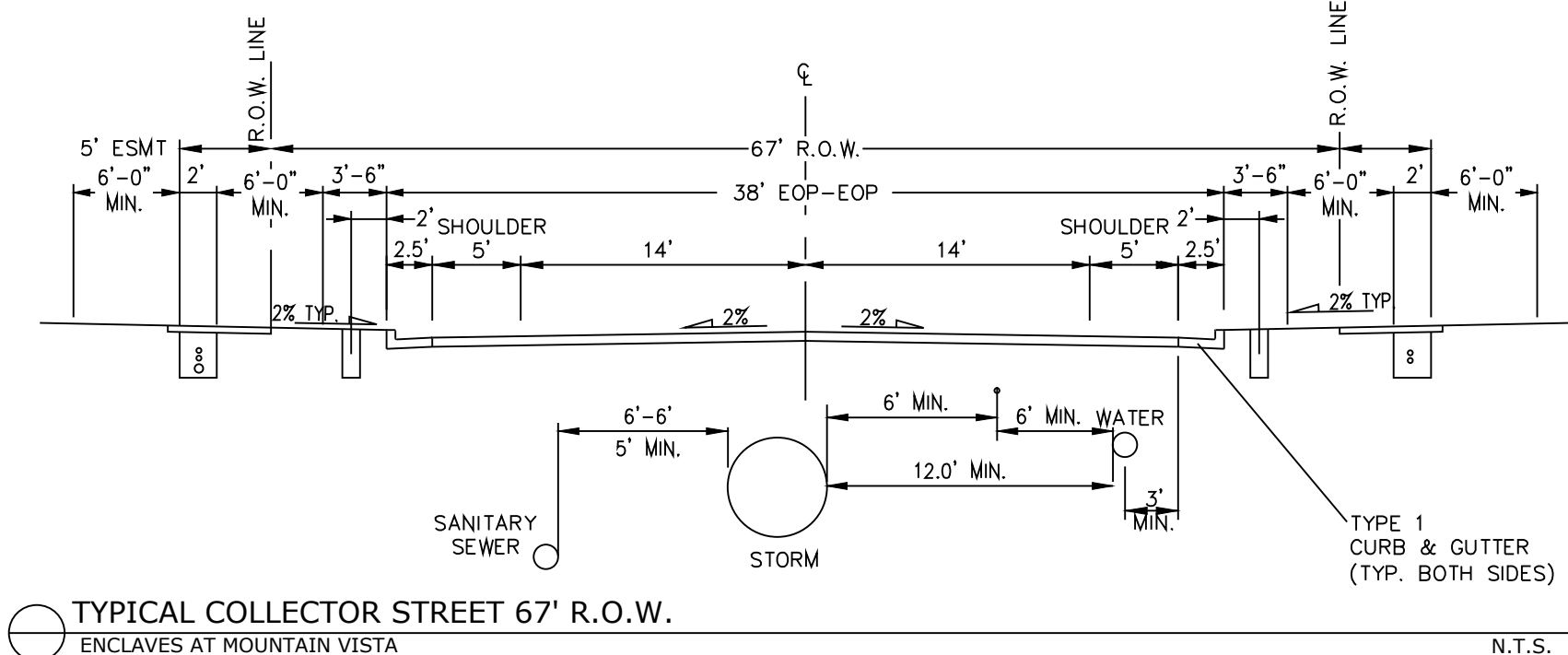
PROJECT TEAM

OWNER:	CHALLENGER COLORADO LLC 8605 EXPLORER DR #250 COLORADO SPRINGS, CO 80921	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
DEVELOPER:	CHALLENGER COLORADO LLC 8605 EXPLORER DR #250 COLORADO SPRINGS, CO 80921		



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Sheet 3 of 4:	Concept Streamside Plan
Sheet 4 of 4:	Land Suitability Analysis



Land Planning

Landscape

Architecture

Urban Design



N.E.S. Inc.
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Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

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ENCLAVES AT MOUNTAIN VISTA RANCH EAST

LAND USE PLAN MAJOR MODIFICATION

BARNES ROAD

DATE: 09.01.2026
PROJECT MGR: B. SWENSON
PREPARED BY: T.KNAB

ENTITLEMENT

DATE: BY: DESCRIPTION:

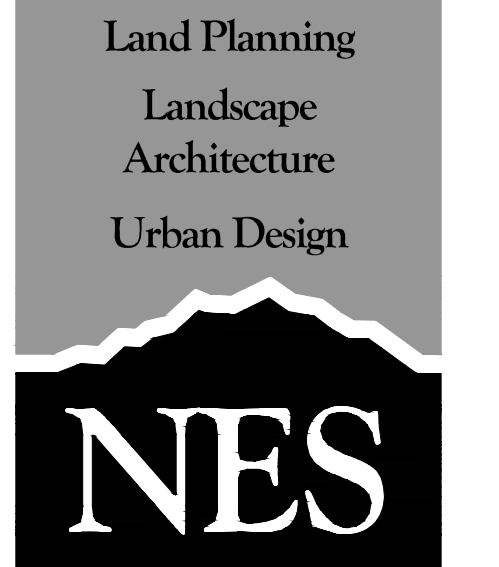
COVER SHEET

1 OF 4

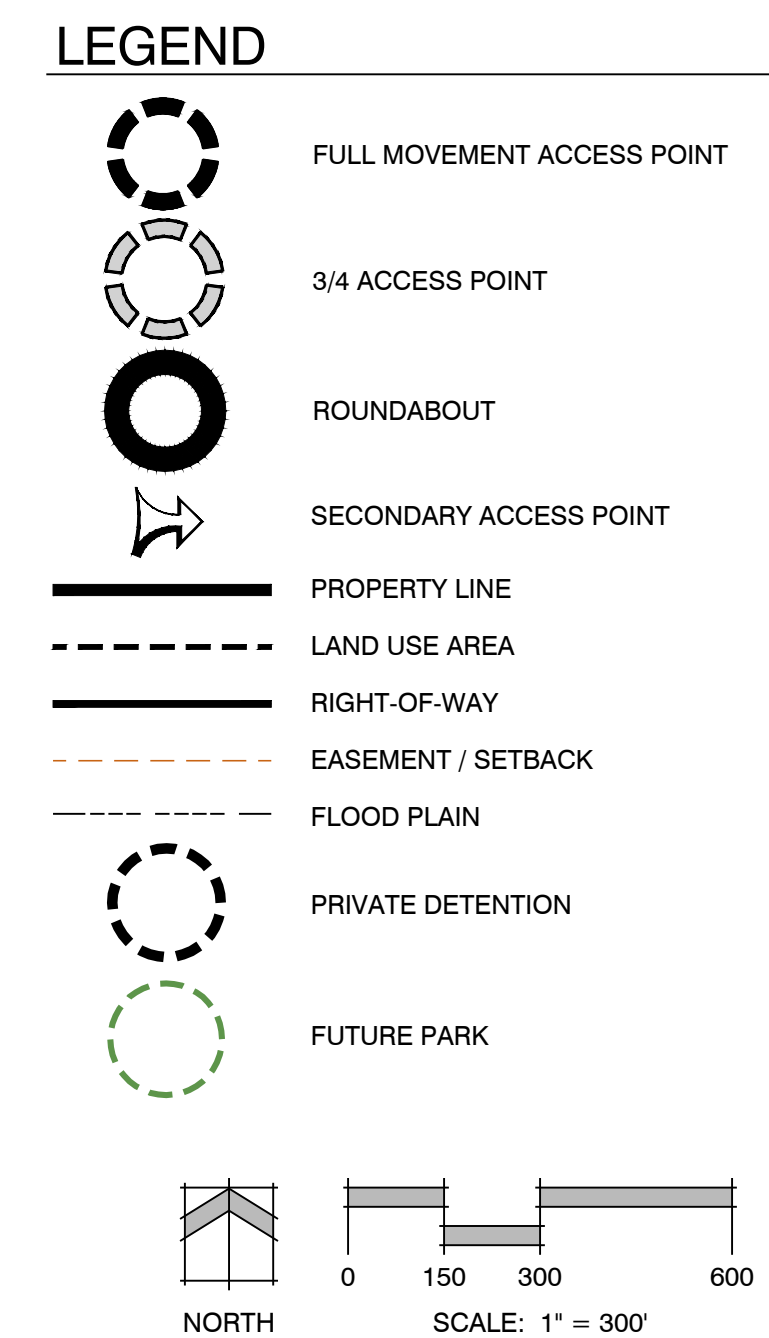
CPC PUP 16-00013-A4M022

FILE # TBD

CITY OF COLORADO SPRINGS, STATE OF COLORADO LAND USE PLAN MAJOR MODIFICATION



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LAND USE PLAN
MAJOR MODIFICATION
BARNES ROAD

ZONE: R-1/CR MX-N/CR
R-5/CR MX-M/CR AP-O SS-O
USE: AG. GRAZING LAND
OWNER: BLH NO 1 LLC
UNPLATTED

ENTITLEMENT

02 LAND USE PLAN

PUP 16-00013-A4MJ22
FILE # TBD