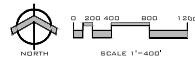


# FLYING HORSE

## LEGEND / LANDUSE TABLE:

<b>R-2</b>	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 290 UNITS	<b>C</b>	27.05 ACRES COMMERCIAL	<b>P</b>	28 ACRES PARK	<b>P/I</b>	22 ACRES PUBLIC / INSTITUTIONAL
<b>R2-3.5</b>	678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,656 UNITS	<b>C/R</b>	20 ACRES PRIVATE CLUB / FITNESS CENTER	<b>OS</b>	87 ACRES OPEN SPACE	<b>73</b>	PARCEL NUMBER
<b>R3.5-8</b>	28.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 115 UNITS	<b>O</b>	39.8 ACRES OFFICE	<b>GC</b>	197 ACRES GOLF COURSE		
<b>R/C</b>	67 ACRES REGIONAL COM. MULTI-FAMILY RESIDENTIAL 1,500 UNITS	<b>S</b>	80 ACRES SCHOOL	<b>ROW</b>	93.6 ACRES POWERS BLVD.		
<b>R12-24.99</b>	26 ACRES OFFICE, COMMERCIAL OR RESIDENTIAL 12 - 24.99 DU/AC - 649 UNITS	<b>POCKET PARK</b>					

NOTES:  
 1. IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 25.  
 2. A TRAIL CONNECTION TO PARCEL 16 (GOLF LEAP PARKS) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 16.  
 3. APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$300 PER UNIT SHALL BE ESCROWED FOR THE SPECIFIC PURPOSE TO ALLOW THE CITY OF COLORADO SPRINGS TO CONDUCT AND MAINTAIN A PEDESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK, IMMEDIATELY NORTH OF PARCEL 28.



NOTE:  
 All residential densities shown on the Flying Horse Master Plan are gross densities. Actual number of units and resulting density will be determined by incorporating adjacent streets, private parks, open space and drainage detention ponds into the area of the parcel.

TOTAL ACRES = 1,593  
 TOTAL RESIDENTIAL DWELLING UNITS = 4,209

CPC MP 06-00219-A11M22

City of Ft. Collins	Amendment	Staff	Approval/Description
CPC MP 06-00219	A11M22	PEN/MS	Parcel 25 Residential
CPC MP 06-00219	A10M21	06-16-2021	Parcel 10, Parcel 17, 20, 21, 22, 23, 24, 25
CPC MP 06-00219	ABM19	04-05-2019	Parcel 11, Parcel 17, 18, 19, 20, 21, 22, 23, 24, 25
CPC MP 06-00219	ABM19	01-11-2019	Parcel 13 - Residential
CPC MP 06-00219	ABM19	04-01-2018	Parcel 22A - Residential
CPC MP 06-00219	ABM19	10-20-2016	Parcel 3 - Corporate
CPC MP 06-00219	ABM19	03-02-2016	Parcel 25 - Office Use
CPC MP 06-00219	ABM19	10-04-2015	Peak Detention / Open Space
CPC MP 06-00219	ABM19	05-10-2015	Parcel 27, 28, 29, 30, 31
CPC MP 06-00219	ABM19	04-20-2015	Parcel 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25
CPC MP 06-00219	ABM19	05-28-2011	Project E-1108
CPC MP 06-00219	ABM08	01-23-2008	Project E-1220