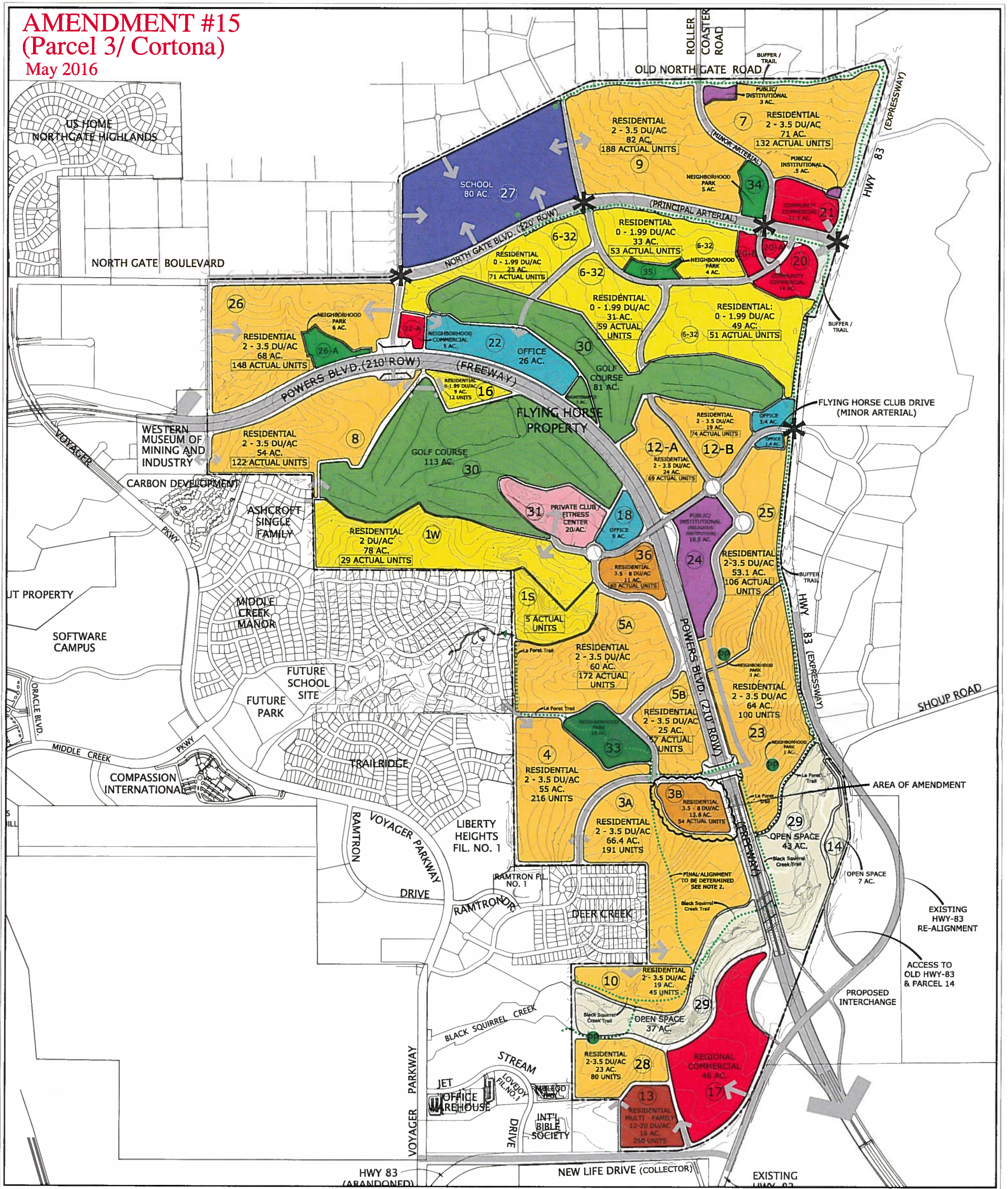


AMENDMENT #15
(Parcel 3/ Cortona)
 May 2016



FLYING HORSE

LEGEND / LANDUSE TABLE:

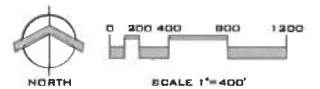
R-2	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 280 UNITS	C	76.5 ACRES COMMERCIAL
R2-3.5	683.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,700 UNITS	C/R	20 ACRES PRIVATE CLUB / FITNESS CENTER
R3.5-8	24.6 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 94 UNITS	O	39.8 ACRES OFFICE
R12-20	16 ACRES RESIDENTIAL: 12 - 20 DU/AC - 250 UNITS	S	80 ACRES SCHOOL
		PP	POCKET PARK

- NOTES:**
- IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 25.
 - A TRAIL CONNECTION TO PARCEL 33 (LIZARD LEAP PARK) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 5B.
 - APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$200 PER UNITS SHALL BE ESCROWED FOR THE SPECIFIC PURPOSES TO ALLOW THE CITY OF COLORADO SPRINGS TO CONSTRUCT AND MAINTAIN A PEDESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK IMMEDIATELY NORTH OF PARCEL 28.

P	28 ACRES PARK	P/I	22 ACRES PUBLIC / INSTITUTIONAL
OS	87 ACRES OPEN SPACE	73	PARCEL NUMBER
GC	197 ACRES GOLF COURSE		
ROW	93.6 ACRES POWERS BLVD.		

TOTAL ACRES = 1,593
 TOTAL RESIDENTIAL DWELLING UNITS = 2,324

AREA OF AMENDMENT
 PARCEL 3 CORTONA
 (May 2016)



CPC MP 06-00219-A7-MN16

City LUPA File Number	Amendment	Date	Amendment Description
CPC MP 06-00219	AMN15	03-22-2016	Parcel 25 Office Use
	ASAU15	10-29-2015	Park Dedication / Open Space
	AMN14	06-12-2015	Parcel 38 / Traffic Signal

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.

FIGURE 3