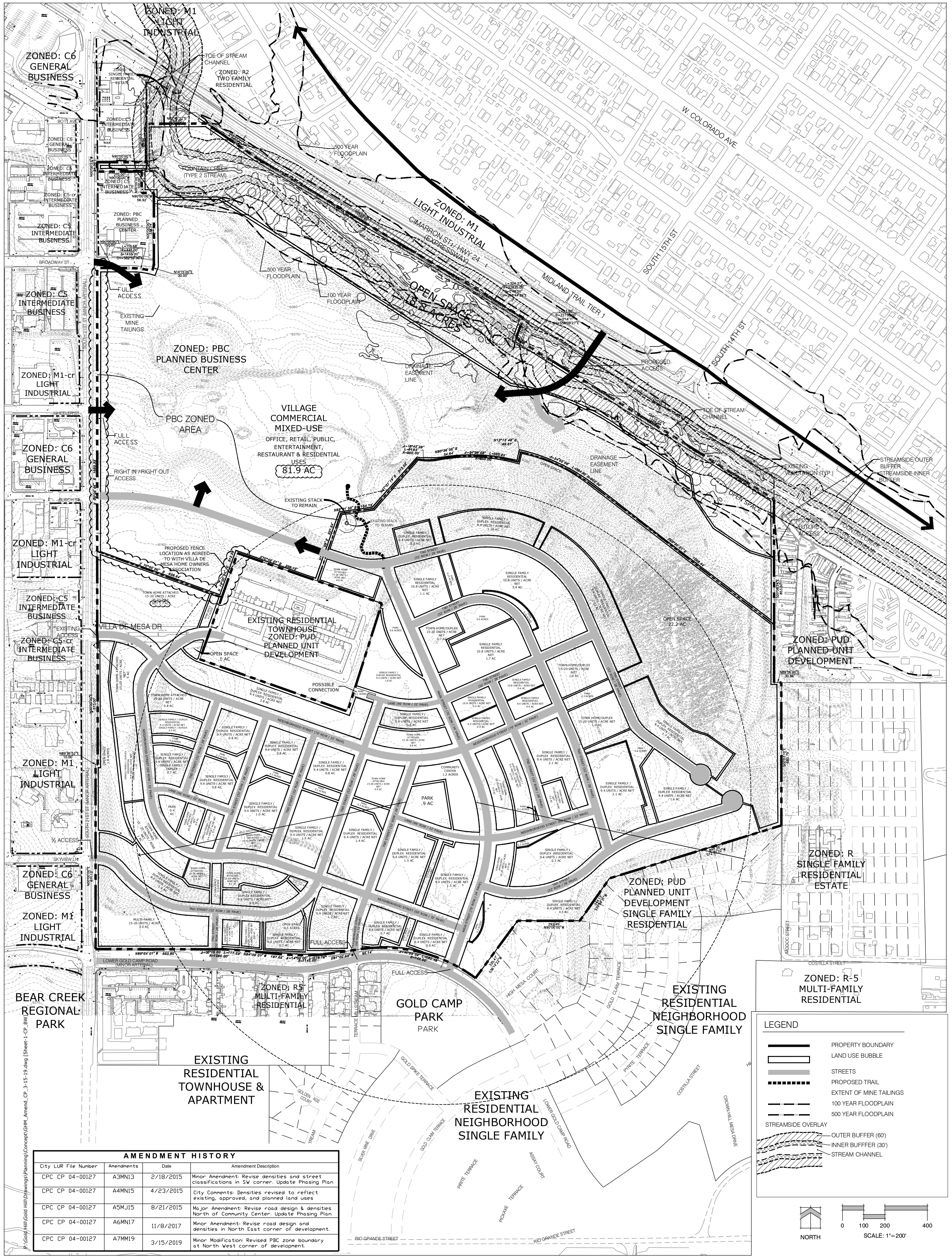
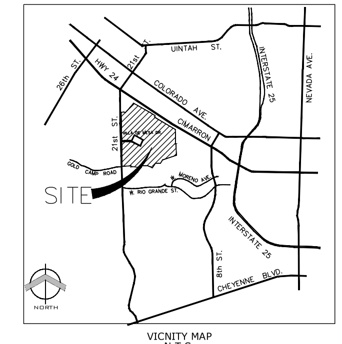


AMENDMENT HISTORY

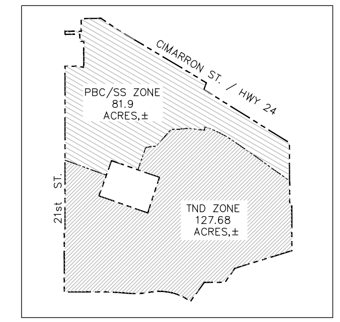
City LUR File Number	Amendments	Date	Amendment Description
CPC CP 04-00127	A3MN13	2/18/2015	Minor Amendment: Revise densities and street classifications in SW corner. Update Phasing Plan
CPC CP 04-00127	A4MN15	4/23/2015	City Comments: Densities revised to reflect existing, approved, and planned land uses
CPC CP 04-00127	A5MJ15	8/21/2015	Major Amendment: Revise road design & densities North of Community Center. Update Phasing Plan.
CPC CP 04-00127	A6MN17	11/8/2017	Minor Amendment: Revise road design and densities in North East corner of development.
CPC CP 04-00127	A7MM19	3/15/2019	Minor Modification: Revised PBC zone boundary at North West corner of development.

P:\Gold Hill\Gold Hill\Drawings\Planning\Concept\GHM_Amend_CP_3-15-19.dwg [Sheet-1-CP_BW]

FIGURE 3



VICINITY MAP
N.T.S.



ZONING MAP 1" = 1000'

TND LEGAL DESCRIPTION

[illegible]

SAID TRACT CONTAINS 127.68 ACRES OF LAND, MORE OR LESS.

PBC LEGAL DESCRIPTION

[illegible]

SAID TRACT CONTAINS 81.90 ACRES OF LAND, MORE OR LESS.

TND SITE DATA

SITE ACREAGE: 127.68
EXISTING ZONING: TND
OWNER: GOLD HILL MESA PARTNERS, LLC
GOLDEN CYCLE INVESTMENTS, LLC
142 S. RAVEN MINE DR
COLORADO SPRINGS, CO 80905

PBC/SS SITE DATA

SITE ACREAGE: 81.9
EXISTING ZONING: PBC/SS
OWNER: GOLD HILL MESA PARTNERS, LLC
GOLDEN CYCLE INVESTMENTS, LLC
142 S. RAVEN MINE DR
COLORADO SPRINGS, CO 80905

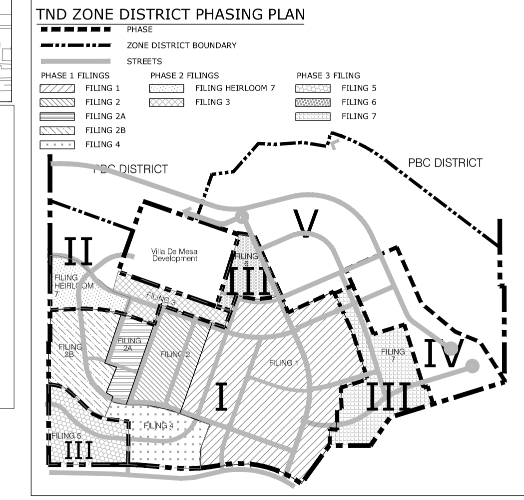
TND LAND USE CHART

GROSS ACRES	127.6 ACRES TND	
LAND USE	REQUIRED	PROVIDED
-SINGLE FAMILY ATTACHED OR DETACHED HOUSING, TWO FAMILY DWELLING UNITS	30% / 38 ACRES	40% / 52.2 ACRES
-MULTI-FAMILY HOUSING AND TOWNHOUSES	15% / 19 ACRES	14% / 18.2 ACRES
-OPEN SPACE / PARKS/ PLAZA / SQUARE / COURTYARD (PUBLIC OR PRIVATE)	15% / 19 ACRES	23% / 29.35 ACRES
-CIVIC USE AND/OR COMMERCIAL (COMMUNITY CENTER, SPECIAL USE AREAS, RETAIL, PARKING, OFFICE, INDUSTRIAL)	5% / 6 ACRES	2% / 1.4 ACRES
(ALL PERCENTAGES ARE EXPRESSED AS GROSS ACREAGE) CIRCULATION ACREAGE IS DISTRIBUTED AS A PORTION OF ALL LAND USE TYPES.		

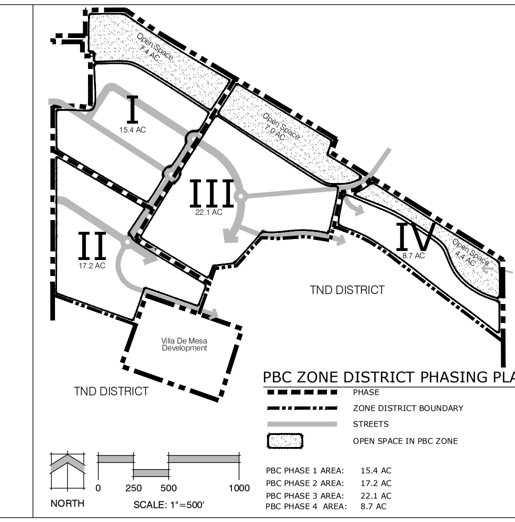
GENERAL NOTES:

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGICAL HAZARD REPORT PREPARED BY CTL/THOMPSON, INC. DATED OCTOBER 9, 2002. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC ZC 02-232 AND CPC CP 02-231 OF THE CITY OF COLORADO SPRINGS, DEVELOPMENT SERVICE DIVISION. CONTACT DEVELOPMENT SERVICES 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
2. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE VOLUNTARY CLEANUP PLAN (VCUP) PREPARED BY SPECTRUM SERVICES. A COPY OF SAID REPORT AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT APPROVAL LETTER DATES DECEMBER 20, 2002 HAS BEEN PLACED WITHIN FILE CPC ZP 02-232 AND CPC CP 02-231 OF THE CITY OF COLORADO SPRINGS, DEVELOPMENT SERVICE DIVISION. CONTACT DEVELOPMENT SERVICES 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. THE MATERIALS MANAGEMENT PLAN IS CONTAINED WITHIN THE VCUP.
3. THE GOLD HILL MESA PROPERTY WILL UTILIZE THE SEVEN PRINCIPALS OF XERISCAPE WHEN DESIGNING LANDSCAPE AREAS FOR THE PROJECT. THIS EFFORT WILL ALSO BE COORDINATED WITH ESTABLISHED ENVIRONMENTAL REVIEW AS DISCUSSED IN THE VCUP.
4. ALL PARKS WITHIN THE GOLD HILL MESA AREA DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GOLD HILL MESA DISTRICT.
5. ACCESS TO U.S. HIGHWAY 24 AS ILLUSTRATED ON THIS PLAN IS NOT APPROVED WITH THIS PLAN. AN ACCESS PERMIT/APPROVAL IS REQUIRED BY THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT).
6. HIGHWAY 24 ACCESS PHASING:
   A. A RIGHT-IN/RIGHT-OUT ACCESS TO HIGHWAY 24 IN THE VICINITY OF 15TH STREET WILL BE PERMITTED
   B. AT SUCH TIME AS AN INTERCHANGE IS CONSTRUCTED AT HIGHWAY 24 AND 21ST STREET, THE RIGHT-IN PORTION OF THE ACCESS WILL BE REMOVED AND THE RIGHT-OUT ACCESS MAY BE RECONFIGURED TO WORK WITH RAMPS AND OTHER IMPROVEMENTS
   C. IN CONJUNCTION WITH THE INTERCHANGE DESIGN FOR HIGHWAY 24 AND 21ST STREET, A 15TH STREET OVERPASS OR SPLIT DIAMOND INTERCHANGE WILL BE STUDIED TO DETERMINE THE BEST ACCESS FOR THE AREA
7. A MIX OF HOUSING DENSITIES AND TYPES WILL BE PROVIDED IN THE RESIDENTIAL NEIGHBORHOOD.
8. A LIGHTING AND SIGNAGE PLAN WILL BE PROVIDED WITH EACH DEVELOPMENT PLAN.
9. A TRANSIT STOP WILL BE PROVIDED AT A LOCATION MUTUALLY AGREEABLE WITH THE SPRINGS TRANSIT.
10. WHEN GOLD HILL MESA IS DEVELOPED, CIVIC USE, COMMERCIAL USE, AND THE SPECIAL USE AREA WILL BE DESIGNED TO PROVIDE APPROPRIATE PUBLIC OR PRIVATE PLAZAS, COURTYARDS, AND OR SQUARES.
11. GRADING FOR THE HILLSIDE RESIDENTIAL AREA (PHASE V) SHALL BE DONE IN CONJUNCTION WITH OR BEFORE THE COMMERCIAL MIXED USE AREA.
12. A SIDEWALK SHALL BE PROVIDED ALONG THE EAST SIDE OF 21ST STREET WHEN THE STREET IS IMPROVED.
13. A HOMEOWNERS ASSOCIATION OR OTHER ENTITY SHALL BE ESTABLISHED TO MAINTAIN COMMON AREAS/PARKS AND POSSIBLY PRIVATE LANDSCAPE AREAS AS WELL.
14. A PASSIVE-VENTING RADON SYSTEM SHALL BE INSTALLED FOR EACH STRUCTURE CONSTRUCTED IN THE SITE.
15. TRAFFIC CALMING TECHNIQUES WILL BE USED FOR THE MAIN STREET ALONG THE EAST SIDE OF THE SITE.
16. RIGHT-OF-WAY ADJACENT TO THE SITE WILL BE DEDICATED AS REQUIRED PER CITY STANDARDS.
17. ~~FUTURE WALL CONSTRUCTION SURROUNDING THE VILLA DE MESA NEIGHBORHOOD, SHALL BE BUILT TO MATCH THE EXISTING WALL ALONG THE SOUTH AND WEST BOUNDARIES. THE EASTERN PORTION OF THE WALL SHALL BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH THE 1.9 ACRE TOWN HOME AREA BETWEEN RAVEN MINE DRIVE AND VILLA DE MESA. THE NORTHERN PORTION OF THE WALL SHALL BE BUILT PRIOR TO OR IN CONJUNCTION WITH THE DEVELOPMENT OF THE ROADWAY IMMEDIATELY ADJACENT TO VILLA DE MESA, OR WHEN COMMERCIAL DEVELOPMENT IS WITHIN FIVE HUNDRED FEET OF THE VILLA DE MESA BOUNDARY LINE. FINAL GRADING, DRAINAGE, AND OTHER DETAILS SHALL BE PROVIDED TO VILLA DE MESA PRIOR TO COMMENCING ANY WORK.~~ (REMOVED PER CITY COUNCIL ACTION ON 9-27-11)
18. ~~FULL IMPROVEMENTS TO LOWER GOLD CAMP ROAD SHALL BE COMPLETED IN CONJUNCTION WITH THE FIRST DEVELOPMENT PLAN.~~ COMPLETED.
19. A PEDESTRIAN CONNECTION WILL BE PROVIDED WITH THE DEVELOPMENT OF THE SMOKESTACK AREA TO THE RESIDENTIAL AREA ON THE UPPER MESA.
20. ~~THE FIRST DEVELOPMENT PLAN FOR THIS SITE SHALL BE REVIEWED AND APPROVED BY CITY COUNCIL.~~ COMPLETED.
21. THIS PROPERTY IS WITHIN THE CITY'S STREAMSIDE ORDINANCE. CITY PLANNING RECOGNIZES THAT THIS PROPERTY IS SUBJECT TO TO A VCUP AS REGULATED BY THE STATE (CDPHE).
22. THE DEVELOPMENT PLAN WILL ILLUSTRATE THE DESIGN INTENT OF THE PROJECT AS WELL AS HOW SIGNAGE AND LIGHTING WILL BE APPLIED.
23. A TRAFFIC STUDY ADDRESSING THE PBC-ZONED AREA WILL BE REQUIRED BEFORE DEVELOPMENT BEGINS IN THAT AREA TO DETERMINE THE NEEDED ROADWAY IMPROVEMENTS TO ACCOMMODATE THE ADDITIONAL TRAFFIC.
24. ~~APPROPRIATE STREET IMPROVEMENTS SUCH AS A MEDIAN, ROUND-ABOUT, OR OTHER APPROPRIATE STREET IMPROVEMENTS SHALL BE PROVIDED FOR AT THE 21st STREET AND LOWER GOLD CAMP ROAD INTERSECTION.~~
25. DEVELOPMENT PLANS ADJACENT TO THE STREAM WILL BE REVIEWED USING THE STREAMSIDE REVIEW CRITERIA.

TND ZONE DISTRICT PHASING PLAN



PBC ZONE DISTRICT PHASING PLAN



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www.nescolorado.com

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815 S. 25TH STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

IN ASSOCIATION WITH

GOLD HILL MESA

CONCEPT PLAN

GOLD HILL MESA, LLC

PROJECT INFO
DATE: Feb 11, 2011
PROJECT MGR.: T.SEIBERT
PREPARED BY: D.DEITEMEYER

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
08/21/15	SF	Major Amendment
12/07/15	SF	Per City Comments
11/8/17	JBS	Minor Amendment
03/15/19	JBS	Minor Amendment

ISSUE / REVISION

SHEET TITLE
GOLD HILL MESA
CONCEPT PLAN

SHEET NUMBER
1
OF 1

PLAN FILE # CPC CP 04-00127-A5MJ15