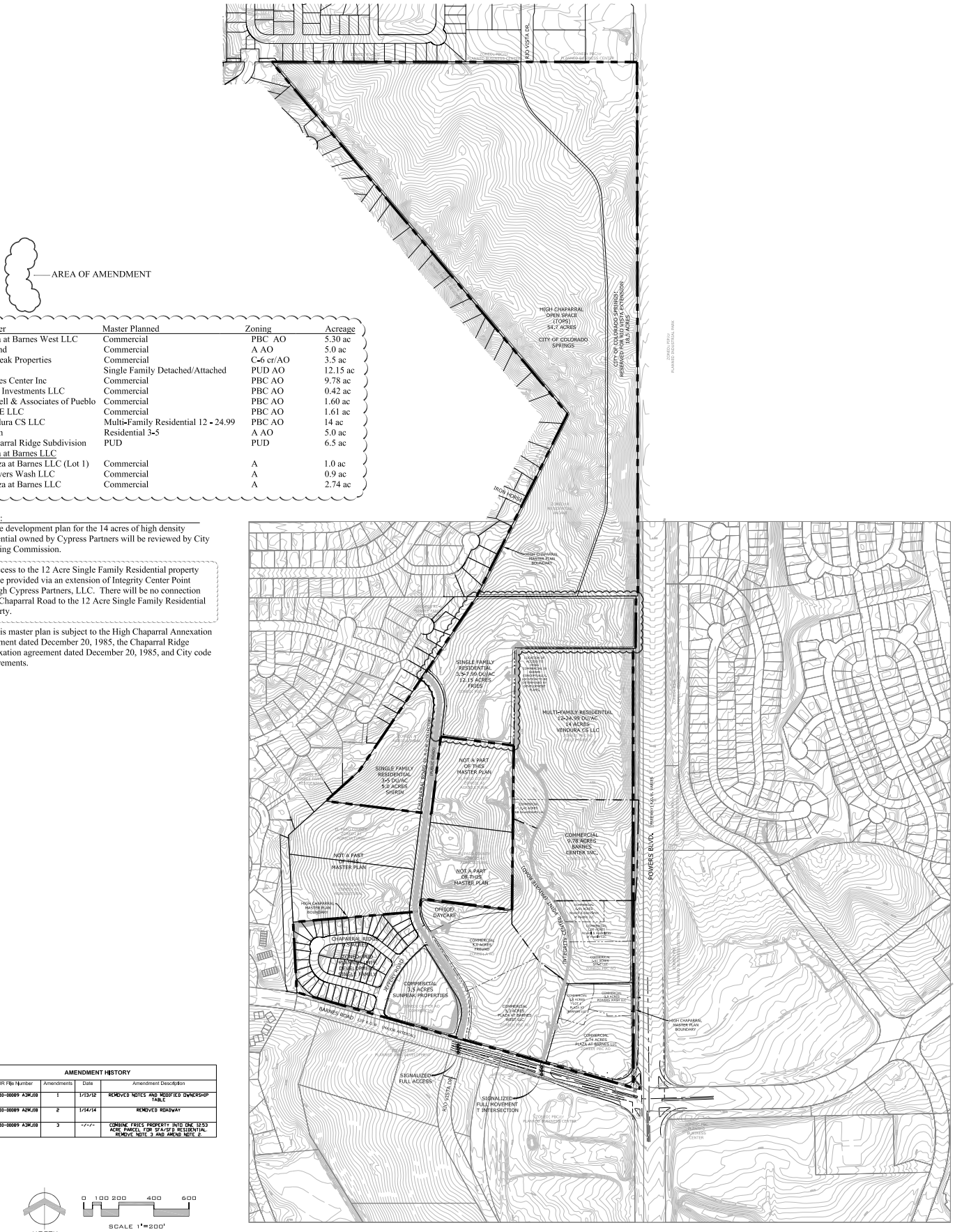
FIGURE 2



Owner	Master Planned	Zoning	Acreage
Plaza at Barnes West LLC	Commercial	PBC AO	5.30 ac
Freund	Commercial	A AO	5.0 ac
Sunpeak Properties	Commercial	C-6 cr/AO	3.5 ac
Fries	Single Family Detached/Attached	PUD AO	12.15 ac
Barnes Center Inc	Commercial	PBC AO	9.78 ac
P&B Investments LLC	Commercial	PBC AO	0.42 ac
Nowell & Associates of Pueblo	Commercial	PBC AO	1.60 ac
SFP-E LLC	Commercial	PBC AO	1.61 ac
Vendura CS LLC	Multi-Family Residential 12 - 24.99	PBC AO	14 ac
Shirin	Residential 3-5	A AO	5.0 ac
Chaparral Ridge Subdivision	PUD	PUD	6.5 ac
Plaza at Barnes LLC			
Plaza at Barnes LLC (Lot 1)	Commercial	A	1.0 ac
Powers Wash LLC	Commercial	A	0.9 ac
Plaza at Barnes LLC	Commercial	A	2.74 ac

Notes:

1. The development plan for the 14 acres of high density residential owned by Cypress Partners will be reviewed by City Planning Commission.

2. Access to the 12 Acre Single Family Residential property will be provided via an extension of Integrity Center Point through Cypress Partners, LLC. There will be no connection from Chaparral Road to the 12 Acre Single Family Residential property.

3. This master plan is subject to the High Chaparral Annexation agreement dated December 20, 1985, the Chaparral Ridge Annexation agreement dated December 20, 1985, and City code requirements.

AMENDMENT HISTORY

City LUR File Number	Amendments	Date	Amendment Description
CPC MP 10-00089 A3MJ18	1	1/13/12	REMOVED NOTES AND MODIFIED OWNERSHIP TABLE
CPC MP 10-00089 A2MJ18	2	1/14/14	REMOVED ROADWAY
CPC MP 10-00089 A3MJ18	3	-/-/-	COMBINE FRIES PROPERTY INTO ONE 12.53 ACRE PARCEL FOR SFA/SFD RESIDENTIAL. REMOVE NOTE 3 AND AMEND NOTE 2.

URBAN DESIGN LAND PLANNING & LANDSCAPE ARCHITECTURE

NES

508 South Tejon Street
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0207

HIGH CHAPARRAL MASTER PLAN

DATE: 10/08/10
DRAWN: DCD
APPROVED: TWS

MASTER PLAN AMENDMENT

DATE:	BY:	COMMENTS:
10/2/11	SC	[illegible]
8/25/11	SC	[illegible]
9/30/11	SC	
9/3/13	SC	
10/14/13	SC	Per City Comments
12/11/13	SC	

SHEET NO. 1 OF 1 SHEETS

CPC MP 10-00089 A3MJ18