

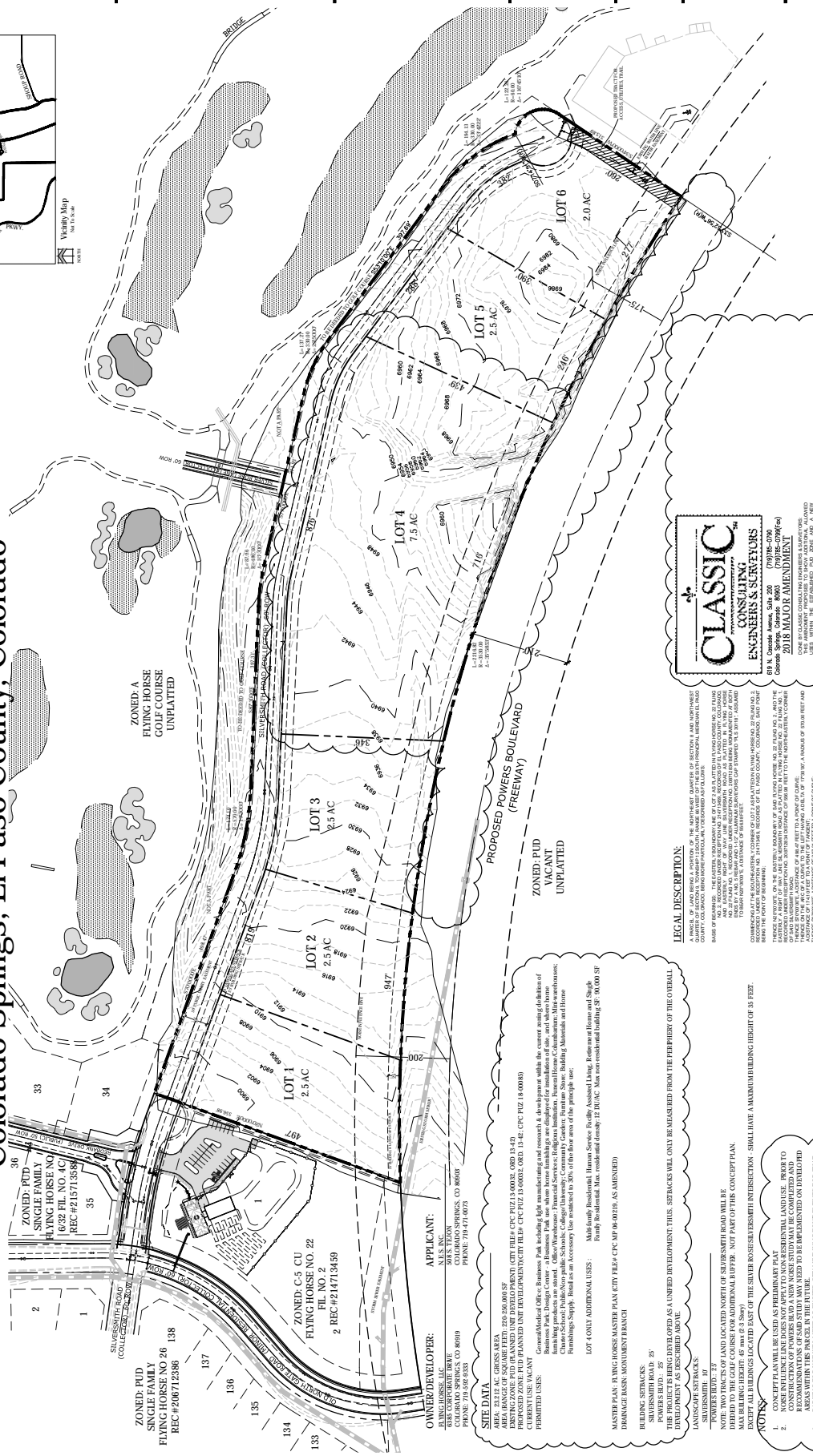
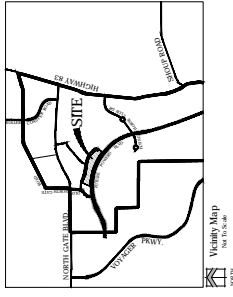
Flying Horse Parcel 22

Northeast Quarter of Section 8 and Northwest Quarter of Section 9, Township 12 South, Range 66 West 6th Principal Meridian Colorado Springs, El Paso County, Colorado

Land Planning
Landscape
Architecture
Urban Design

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DATE: 04/12/2013
PROJECT TITLE: Flying Horse Parcel 22
DRAWN BY: J. MANNING



NOTE: THIS PROPERTY MAY BE IMPACTED BY MORE AND OTHER SML/ALR SENSORS. ACADEMY TRAINING PROGRAMS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE PROPERTY IS REDEVELOPED FOR ANOTHER USE. THIS NOTICE SHALL BE IN COMPLIANCE WITH THE LAND.

PRIOR TO APPROVAL OF ANY DEVELOPMENT PLAN FOR THIS LOT, THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:

CFC PUP 13-0003Z	NOTES / COMMENTS	APPROVAL
CFC PUP 13-0003Z	ORIGINAL APPROVAL	
CFC PUP 13-0003Z	REVISIONS	
CFC PUP 13-0003Z	REVISIONS	
CFC PUP 13-0003Z	REVISIONS	

CLASSIC CONSULTING ENGINEERS & SURVEYORS

819 N. Colorado Avenue, Suite 200
Colorado Springs, Colorado 80905
(719) 576-5799

2018 MAP/USE AMENDMENT

LEGAL DESCRIPTION:

A PORTION OF THE NORTH-EAST QUARTER OF SECTION 8 AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITE DATA:

AREA: 23.21 AC. GRASS AREA: 19.5 AC. (84%)
EXISTING ZONE: PUD (PLANNED UNIT DEVELOPMENT) CITY FILE# CFC PUP 13 0003Z, ORD 13 149
PROPOSED ZONE: PUD (PLANNED UNIT DEVELOPMENT) CITY FILE# CFC PUP 13 0003Z, ORD 13 149; CFC PUP 18 0008Z
PERMITTED USES:
General/Local Office; Business Park including light manufacturing and research & development with the current zoning definition of Business Park; Design Center - a business park use where home furnishings are displayed for installation of site, and where home furnishings are sold; Retail - a business park use where home furnishings are sold; Community Center; Community Center; Building Materials and Home Furnishings Supply. Used as an accessory use restricted to 30% of the floor area of the principal use.

LOT 1 ONLY ADDITIONAL USES: Multi-family Residential; Human Services; Family Assisted Living; Retirement Home and Single Family Residential; Monument Branch

MASTER PLAN: FLYING HORSE MASTER PLAN CITY FILE# CFC PUP 06 00129 AS AMENDED

BUILDING SETBACKS:
SILVERSMITH ROAD: 25'
POWERS BLVD: 25'
THROUGHOUT THE PARCEL: 25'
DEVELOPMENT AS DESCRIBED ABOVE.

MAXIMUM BUILDING HEIGHT: 45' max (2.3 story)

CONFORMANCE: ALL BUILDINGS LOCATED EAST OF THE SILVERSMITH INTERSECTION SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 35 FEET.

NOTES:

- CONSTRUCTION OF POWERS BLVD A NEW WIDE STUDY MAY BE COMPLETED AND THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT AS DESCRIBED ABOVE.
- SOME BUILDING HEIGHTS DO NOT APPLY TO NON-RESIDENTIAL LAND USE. PERK TO THE PROPOSED DEVELOPMENT AS DESCRIBED ABOVE.
- PARKING FOR USE WILL MEET OR EXCEED CITY MINIMUM REQUIREMENTS FOR THAT ZONE.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN IS IN COMPLIANCE WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AS FURNISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE CITY OF COLORADO SPRINGS DOES NOT WARRANT THAT THE PLAN IS IN COMPLIANCE WITH ALL FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPERTY OWNER.

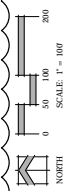


FIGURE 2