

MASTER PLAN FOR FALCON ESTATES REFILEING NO. 2 WEST SIDE

FALCON ESTATES REFILEING NO. 2 TRUST
DAVID KRALL, ATTORNEY AT LAW
830 N. TEJON STREET, SUITE 200
COLORADO SPRINGS, COLORADO

YERGENSEN, OBERING & WHITTAKER
A PROFESSIONAL CORPORATION • ARCHITECTURE & PLANNING
115 S. WILSON • COLORADO SPRINGS, COLORADO • 719-593-1234 • DOWNTOWN • 920-9056

MASTER PLAN
REFILING OF FALCON ESTATES NO. 2
WEST OF ACADEMY BOULEVARD
COLORADO SPRINGS, COLORADO

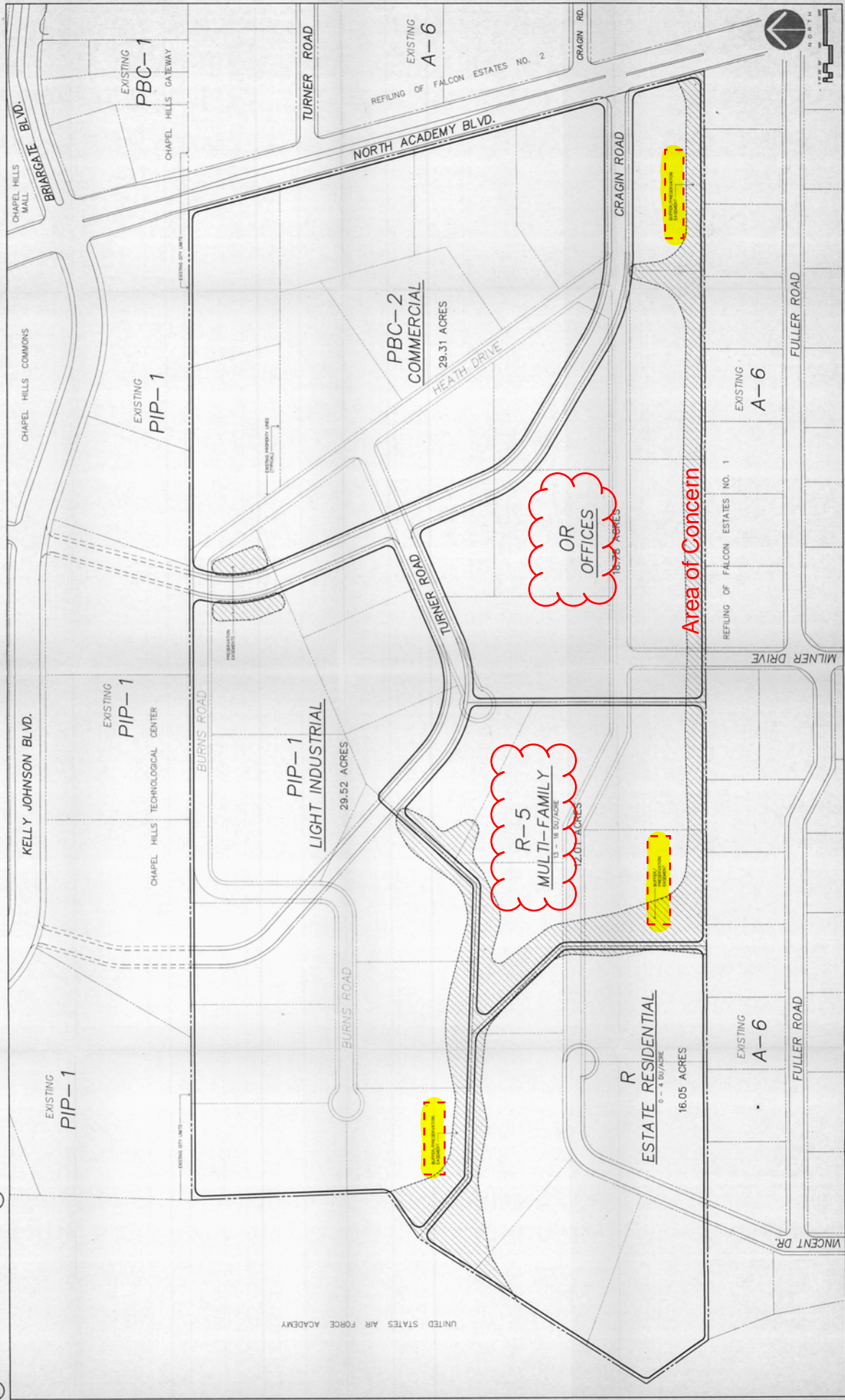
DATE: 08/11/10
BY: [Signature]
SCALE: AS SHOWN
PROJECT NO. 1000

LAND USE	ACRES	%
COMMERCIAL	28.31 AC	27.7
LIGHT INDUSTRIAL	29.52 AC	27.9
OFFICE	18.79 AC	17.8
MULTI-FAMILY	12.01 AC	11.4
SINGLE FAMILY	16.05 AC	15.2
TOTALS	103.67 AC	100.0

28 SITE DATA



29 VICINITY MAP



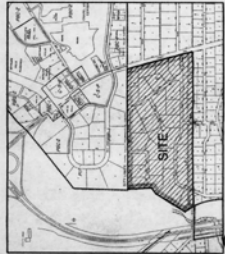
29 MASTER PLAN - REFILEING OF FALCON ESTATES NO.2 - WEST SIDE

see me 92-43 Revised 10/12

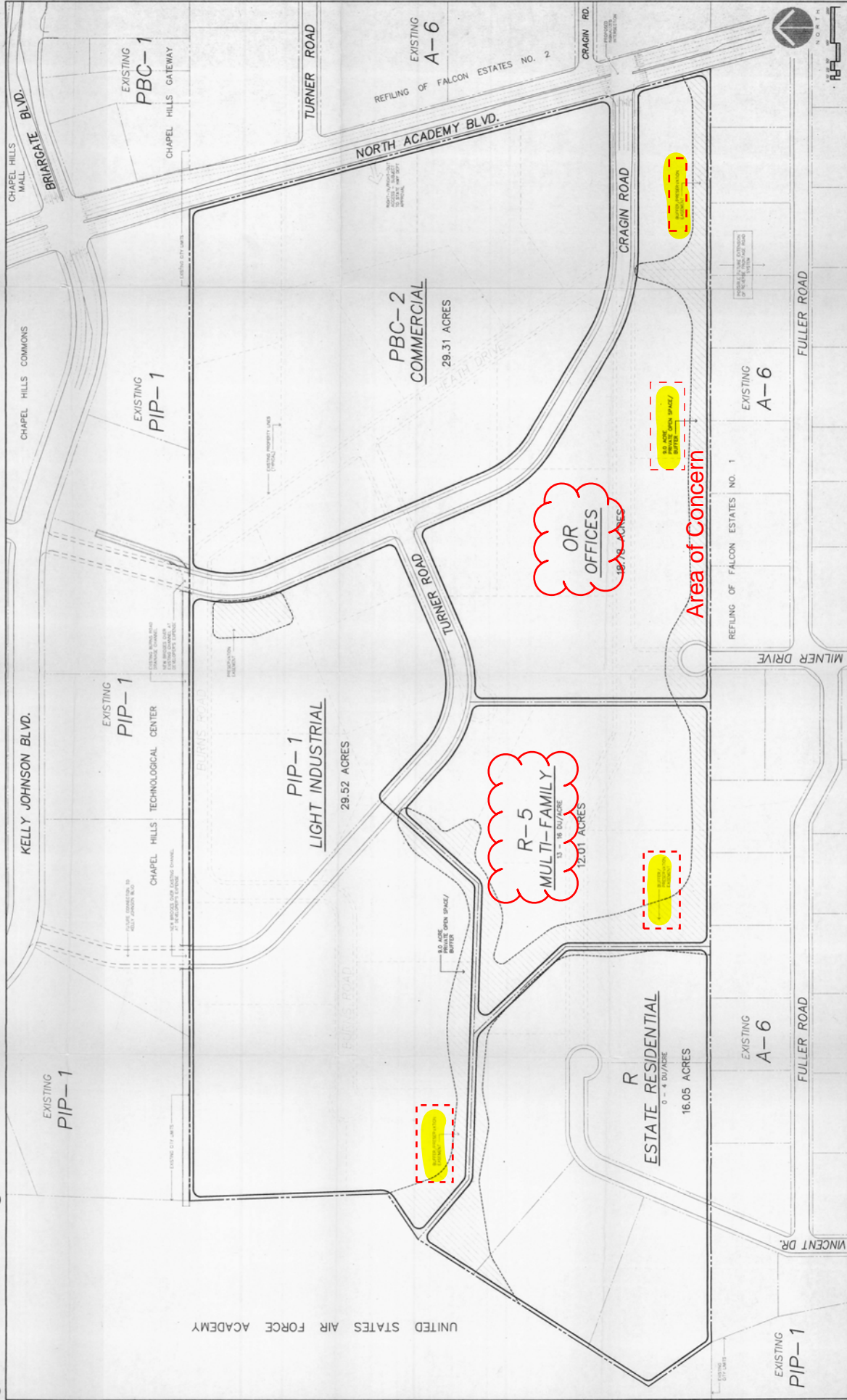
MASTER PLAN FOR
 FALCON ESTATES REFILE NO. 2 WEST SIDE

FALCON ESTATES REFILE NO. 2 TRUST
 DAVID KRALL, ATTORNEY AT LAW
 830 N. TEJON STREET, SUITE 200
 COLORADO SPRINGS, COLORADO

LAND USE	ACRES	SI
COMMERCIAL	29.31 AC	21.7
LIGHT INDUSTRIAL	29.52 AC	21.9
OFFICE	18.79 AC	11.8
MULTI-FAMILY	12.01 AC	11.4
SINGLE FAMILY	16.05 AC	15.2
TOTALS	105.67 AC	100.0



28 SITE DATA



29 VICINITY MAP

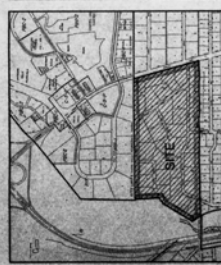
30 MASTER PLAN - REFILE OF FALCON ESTATES NO. 2 - WEST SIDE

CITY FILE NO. CPC MP 92-43
 REVISED 04/21/1992

MASTER PLAN FOR FALCON ESTATES REFLING NO. 2 WEST SIDE

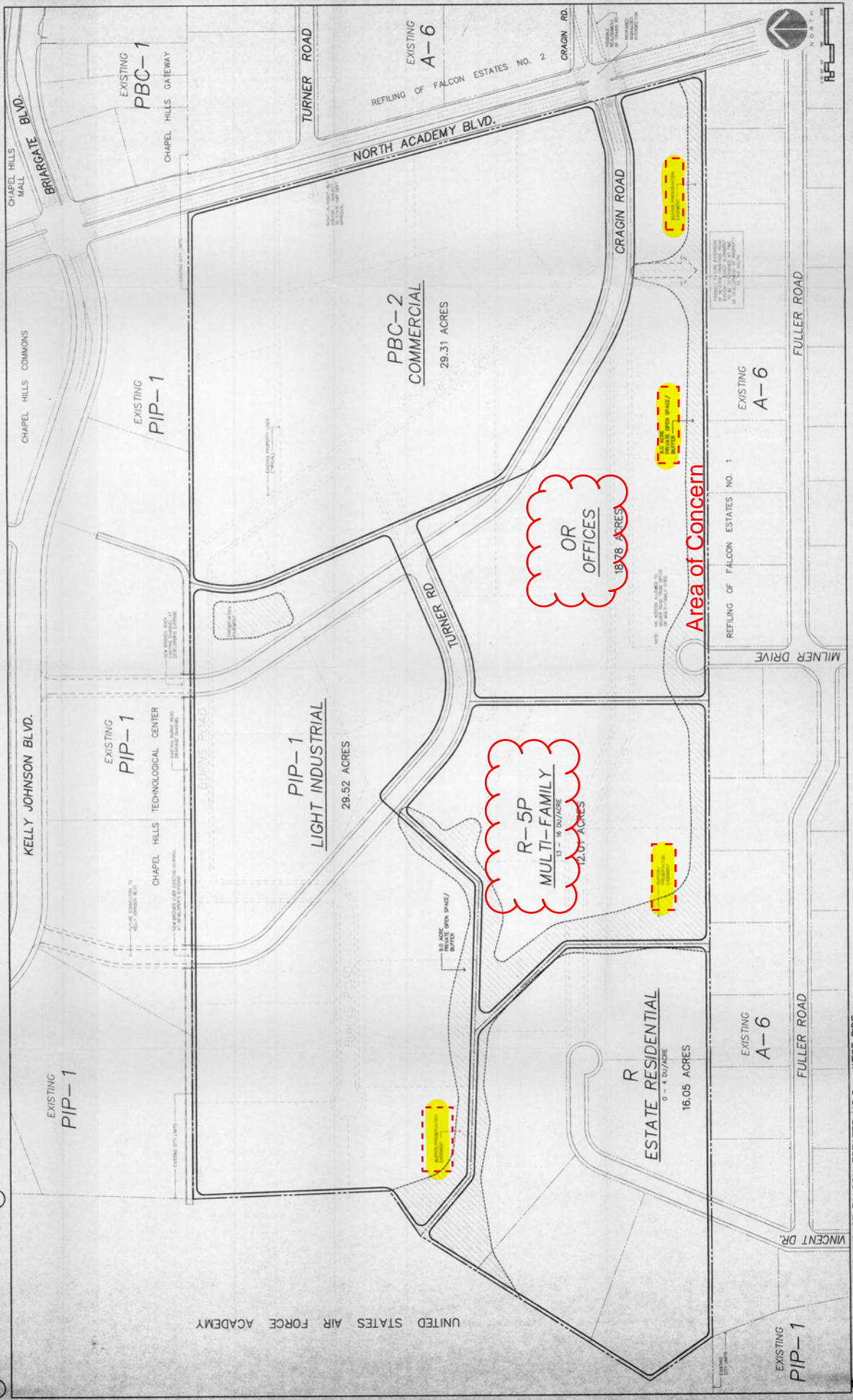
FALCON ESTATES REFLING NO. 2 TRUST
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 830 N. TEJON STREET, SUITE 200
 COLORADO SPRINGS, COLORADO

LAND USE	ACRES	IS
COMMERCIAL	29.31 AC	27.7
LIGHT INDUSTRIAL	29.52 AC	27.9
OFFICE	18.78 AC	17.3
MULTI-FAMILY	12.01 AC	11.4
SINGLE FAMILY	16.05 AC	15.2
TOTALS	105.67 AC	100.0



28 SITE DATA

32 VICINITY MAP



29 MASTER PLAN - REFLING OF FALCON ESTATES NO.2 - WEST SIDE

YERGENSEN, OBERING & WHITTAKER
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MASTER PLAN
 REFLING OF FALCON ESTATES NO. 2
 WEST OF AKOMERY BOULEVARD
 COLORADO SPRINGS, COLORADO

MP-1
 PROJECT NO. 92-43
 SHEET NO. 1 OF 2

DEC 1992

CITY FILE NO. CPC MP 92-43
 REVISED 08/11/1992

MASTER PLAN FOR FALCON ESTATES REFLING NO. 2 WEST SIDE

FALCON ESTATES REFLING NO. 2 TRUST
 DAVID KRALL, ATTORNEY AT LAW
 830 N. TEJON STREET, SUITE 200
 COLORADO SPRINGS, COLORADO

LAND USE	AREA	%
PBC-2 COMMERCIAL	28.31 AC	27.7
PIP-1 COMMERCIAL	2.50 AC	2.4
LIGHT INDUSTRIAL	22.40 AC	21.2
OC OFFICE	3.22 AC	3.1
OR OFFICE	12.37 AC	11.7
SINGLE FAMILY	35.87 AC	33.9
TOTALS	105.67 AC	100.0

28 SITE DATA

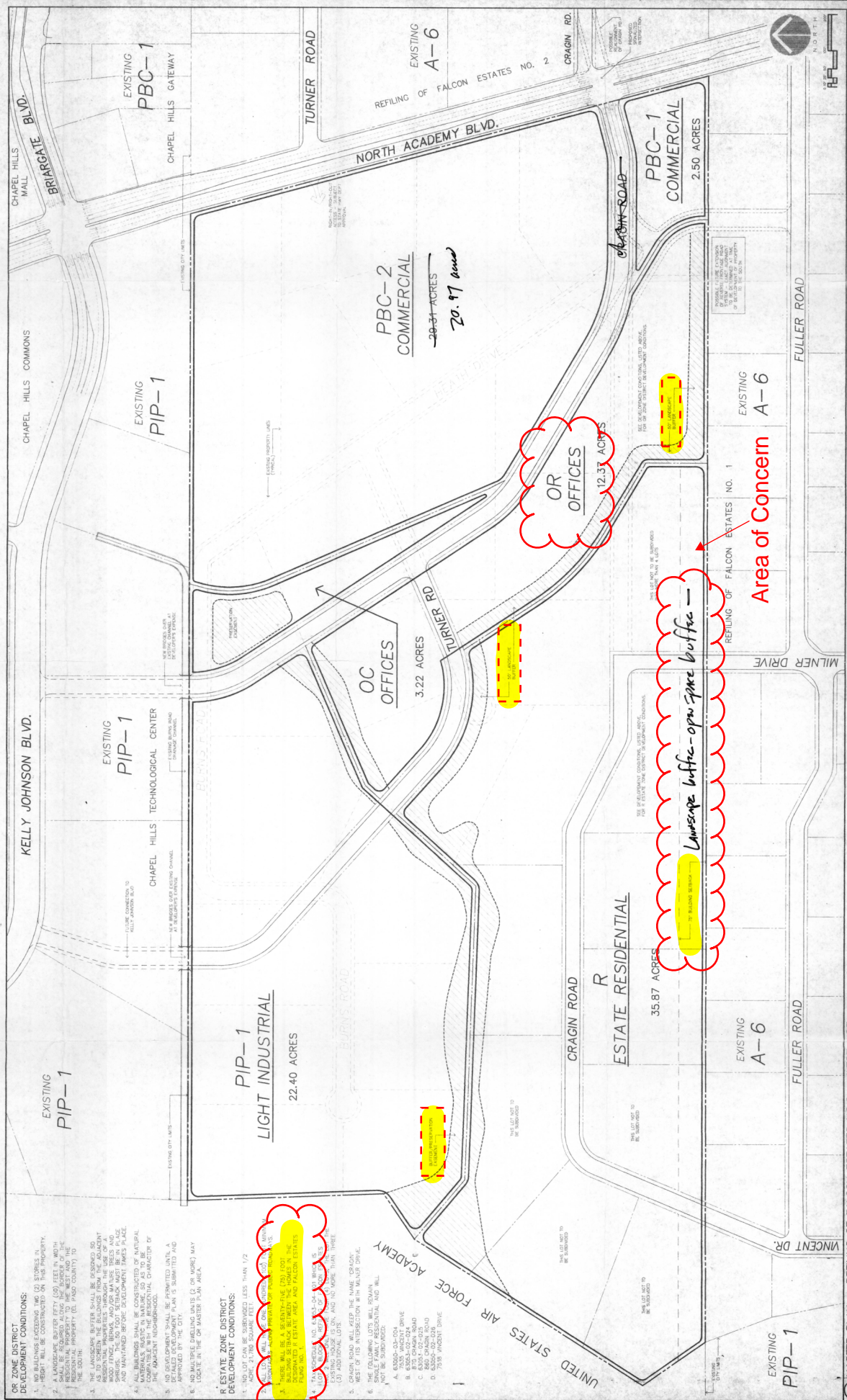


29 VICINITY MAP

- IF THE DISTRICT DEVELOPMENT CONDITIONS:**
- HEIGHT SHALL BE CONFINED TO 3 STORIES.
 - A LANDSCAPE BUFFER FIFTY (50) FEET IN WIDTH SHALL BE MAINTAINED ALONG THE WEST AND THE EAST BOUNDARIES OF THE PROPERTY TO THE WEST AND THE EAST BOUNDARIES OF THE PROPERTY TO THE SOUTH.
 - THE LANDSCAPE BUFFER SHALL BE DESIGNED SO AS TO SCREEN THE BUILDINGS FROM THE ADJACENT WOOD FENCE, TREES, AND/OR MAINTAIN TREES AND MAINTAINED BEFORE DEVELOPMENT TAKES PLACE.
 - ALL BUILDINGS SHALL BE CONSTRUCTED OF NATURAL MATERIALS WITH A MINIMUM CHARACTER OF THE ADJACENT NEIGHBORHOODS.
 - NO DEVELOPMENT SHALL BE PERMITTED UNTIL A DEVELOPMENT PLAN IS SUBMITTED AND APPROVED BY THE CITY.
 - NO MULTIPLE DWELLING UNITS (2 OR MORE) MAY LOCATE IN THE OR MASTER PLAN AREA.

R ESTATE ZONE DISTRICT DEVELOPMENT CONDITIONS:

- MINIMUM LOT AREA SHALL BE 1/2 ACRE (1,776 SQUARE FEET) LESS THAN 1/2 ACRE (1,776 SQUARE FEET).
- MINIMUM LOT WIDTH SHALL BE 100 FEET.
- MINIMUM LOT DEPTH SHALL BE 100 FEET.
- MINIMUM LOT AREA SHALL BE 1/2 ACRE (1,776 SQUARE FEET).
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- MINIMUM LOT DEPTH SHALL BE 100 FEET.
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- MINIMUM LOT DEPTH SHALL BE 100 FEET.
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- MINIMUM LOT DEPTH SHALL BE 100 FEET.
- MINIMUM LOT AREA SHALL BE 1/2 ACRE (1,776 SQUARE FEET).
- MINIMUM LOT WIDTH SHALL BE 100 FEET.
- MINIMUM LOT DEPTH SHALL BE 100 FEET.



29 MASTER PLAN - REFLING OF FALCON ESTATES NO. 2 - WEST SIDE

MASTER PLAN FOR FALCON ESTATES REFILEING NO. 2 WEST SIDE

COMSTOCK + ASSOCIATES
ARCHITECTURE AND PLANNING

1000 SOUTH UNIVERSITY AVENUE, SUITE 1000, DENVER, COLORADO 80202
TEL: 303.733.1100 FAX: 303.733.1101

REVISION OF: REFILEING OF FALCON ESTATES NO. 2
NORTH ACADEMY BOULEVARD
COLORADO SPRINGS, CO 80920

PROPOSED MINOR MASTER PLAN AMENDMENT

DATE: 2/16/95
DRAWN BY: []
CHECKED BY: []
SCALE: []

PROJECT NUMBER: []
DRAWING SHEET: []

MP-2

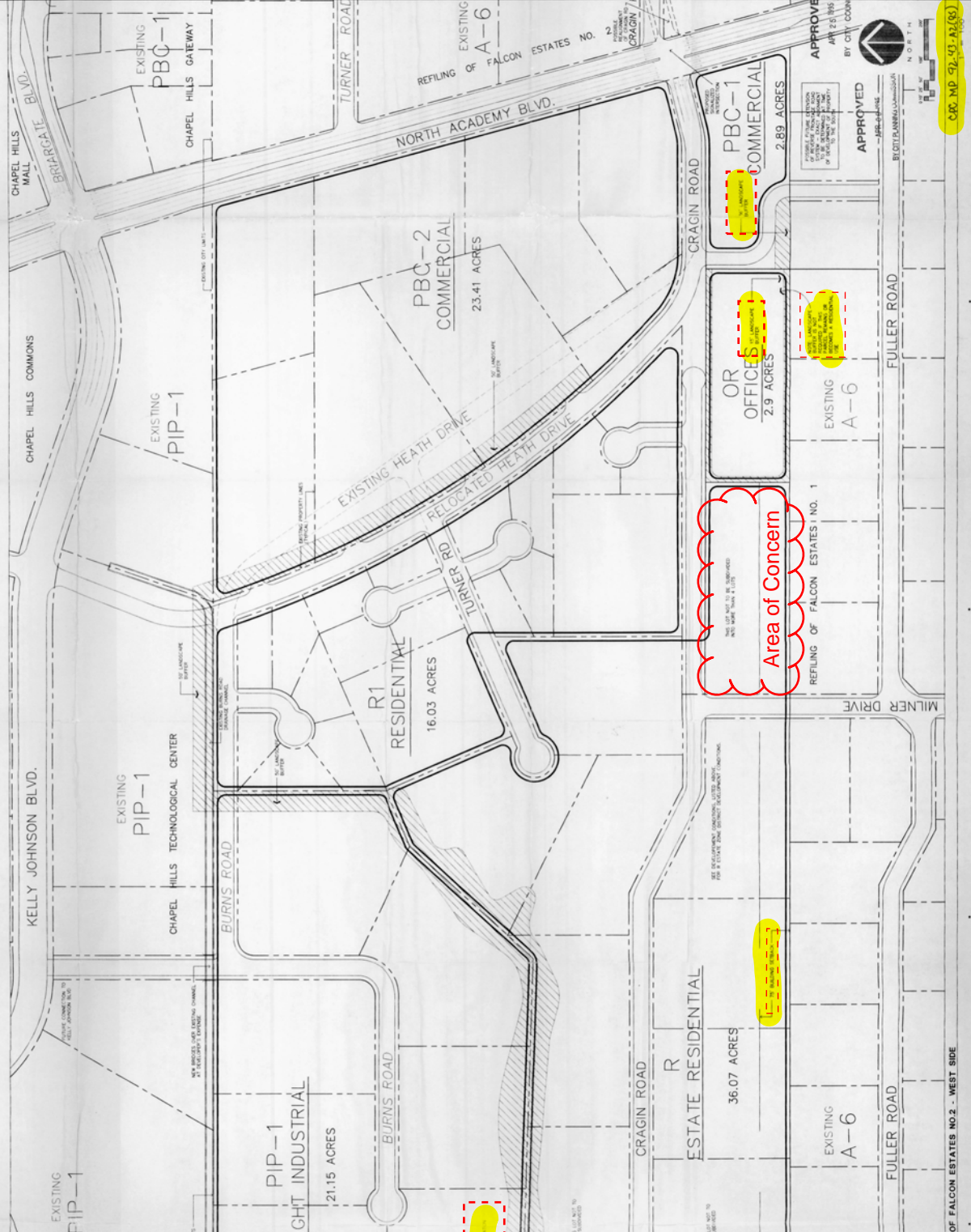
LAND USE	AREA	%
PIP-2 COMMERCIAL	23.41 AC	22.9
PIP-1 COMMERCIAL	2.89 AC	2.8
LIGHT INDUSTRIAL	21.15 AC	20.6
OR OFFICE	2.9 AC	2.8
R ESTATE RESIDENTIAL	36.07 AC	35.2
R1 RESIDENTIAL	16.03 AC	15.7
TOTALS	102.45 AC	100.0

VICINITY MAP

- OR ZONE DISTRICT DEVELOPMENT CONDITIONS:**
- NO LOT AREA EXCEEDING 100 (1) TRUCKS IN 1000 SQUARE FEET OF LOT AREA.
 - A LANDSCAPE BUFFER (50 FEET IN WIDTH) SHALL BE REQUIRED ALONG THE ADJACENT PUBLIC RESIDENTIAL PROPERTY (EL PASO COUNTY) TO THE SOUTH.
 - ALL BUILDINGS SHALL BE CONSTRUCTED AS TO SCREEN THE BUILDINGS FROM THE ADJACENT WOOD TRUCK BEAMS AND/OR WALKWAY BELLS AND MAINTAINED ABOVE GRADE-MOST BEARS PLACE AND MAINTAINED ABOVE GRADE-MOST BEARS PLACE.
 - ALL BUILDINGS SHALL BE CONSTRUCTED OF NATURAL MATERIALS, WITHIN NATURE, SO AS TO BE THE ADJACENT NEIGHBORHOOD.
 - NO DEVELOPMENT SHALL BE PERMITTED UNTIL A MASTER PLAN IS SUBMITTED AND APPROVED BY THE CITY.
 - NO MULTIPLE DWELLING UNITS (2 OR MORE) MAY LOCATE IN THE OR MASTER PLAN AREA.

- R ESTATE ZONE DISTRICT DEVELOPMENT CONDITIONS:**
- NO LOT CAN BE SUBDIVIDED LESS THAN 1/2 ACRES.
 - ALL LOTS WILL MAKE ONE HUNDRED (100) FOOT MINIMUM SETBACKS ALONG ALL ADJACENT LOTS.
 - THESE LOTS WILL BE SUBDIVIDED INTO 100 FOOT WIDE LOTS.
 - LOT FRONTAGE AND WIDTH OF 100 FEET.
 - NO. 2 WILL ONLY HAVE FOUR (4) LOTS: THE USE THE (3) ADDITIONAL LOTS, AND NO LOTS THAN THREE.
 - CRAGIN ROAD WILL KEEP THE NAME "CRAGIN" WEST OF ITS INTERSECTION WITH WILSON DRIVE. SINGLE FAMILY RESIDENTIAL AND WILL NOT BE SUBDIVIDED.

- R1 RESIDENTIAL DEVELOPMENT CONDITIONS:**
- 5,000-SQ-FOOT DRIVE
 - 8,000-SQ-FOOT DRIVE
 - 8,000-SQ-FOOT DRIVE
 - 8,000-SQ-FOOT DRIVE
 - 7,500-SQ-FOOT DRIVE



APPROVED
APR 23 1995
BY CITY COUNCIL

APPROVED
MAY 1995

SEE RECOMMENDATION FOR THE RELOCATION OF THE EXISTING WOOD TRUCK BEAMS AND/OR WALKWAY BELLS TO THE SOUTH.

CPC MP 92-43-A2 (95)