

**Land Planning**  
Landscape  
Architecture  
Urban Design

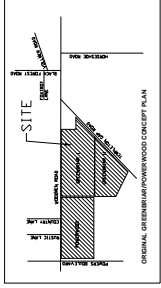


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**GREENBRIAR/  
POWERWOOD  
CONCEPT PLAN  
MAJOR AMENDMENT**

**CONCEPT PLAN  
COVER SHEET**

CPC OF 01-00148-A10M019



**PRECISE CONDITIONS OF RECORD, ORDINANCE 03.02**

1. Final building heights and bulk and facilities are subject to review and approval of the USAF Air Academy and City Airport Administration.

**GREENBRIAR/POWERWOOD CONCEPT PLAN AMENDMENT HISTORY**

CPL File Number	Date Approved	Amendment Description
CPC OF 01-144-1144	6/11/2006	Approved Powerwood Medical Sites & Hospital Inpatient. Many amendments to original concept plan. Moved parking structure west of Site area. Added parking structure north of Site area. Changes to lot layout in the hospital. These changes to the corner of site.
CPC OF 01-144-1144 (REV)	07/2007	No Approval
CPC OF 01-148-A10M019	3/29/2007	Approved Greenbriar Medical Sites & Hospital. Moved existing hospital landmarks to Site. Moved hospital landmarks to Site. Moved hospital landmarks to Site.
CPC OF 01-148-A10M019	6/29/2008	Approved Greenbriar Commercial Sites & Hospital. Change to lot area of corner of site.
CPC OF 01-148-A10M019	7/2/2009	Approved Powerwood Commercial Sites & Hospital. Approved Powerwood Commercial Sites & Hospital. Approved Powerwood Commercial Sites & Hospital.
CPC OF 01-148-A10M019	11/24/2009	Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital.
CPC OF 01-148-A10M019	6/18/2011	Approved Powerwood Commercial Sites & Hospital. Approved Powerwood Commercial Sites & Hospital. Approved Powerwood Commercial Sites & Hospital.
CPC OF 01-00148-A10M019	05/07/2012	Approved Powerwood Commercial Sites & Hospital. Approved Powerwood Commercial Sites & Hospital. Approved Powerwood Commercial Sites & Hospital.
CPC OF 01-00148-A10M019	11/14/2017	Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital.
CPC OF 01-00148-A10M019 (REV)	06/04/2018	Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital.
CPC OF 01-00148-A10M019	05/17/2017	Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital. Approved Greenbriar Medical Sites & Hospital.

**SHEET INDEX:  
1 OF 3: CONCEPT PLAN COVER SHEET  
2 OF 3: CONCEPT PLAN  
3 OF 3: CONCEPT PLAN**

**GREENBRIAR/POWERWOOD  
CONCEPT PLAN**

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 7,  
TOWNSHIP 13 SOUTH RANGE 65 WEST OF THE 6TH P.M.,  
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**SITE DATA:**  
AREA: 130.01 AC. GREENBRIAR (INCLUDES R.O.S.)  
ZONING: GENERAL COMMERCIAL, GENERAL RESIDENTIAL  
ZONING MAP REFERENCE: ANTWERP STAMENED  
ADJACENT TO PUBLIC STREETS:  
FRONT: 25 ADJACENT TO PUBLIC STREETS  
SIDE: 25 (PROPERTY)  
REAR: 20  
LANDMARK SERVICES:  
ADJACENT TO INDUSTRIAL SITES:  
ADJACENT TO RESIDENTIAL: 15 REAR

USE	AREA (AC)	HEIGHT	PARKING	PARKING
RESIDENTIAL	15	15	15	15
INDUSTRIAL	15	15	15	15
COMMERCIAL	15	15	15	15
MEDICAL	15	15	15	15

USE	AREA (AC)	HEIGHT	PARKING	PARKING
RESIDENTIAL	15	15	15	15
INDUSTRIAL	15	15	15	15
COMMERCIAL	15	15	15	15
MEDICAL	15	15	15	15

USE	AREA (AC)	HEIGHT	PARKING	PARKING
RESIDENTIAL	15	15	15	15
INDUSTRIAL	15	15	15	15
COMMERCIAL	15	15	15	15
MEDICAL	15	15	15	15

USE	AREA (AC)	HEIGHT	PARKING	PARKING
RESIDENTIAL	15	15	15	15
INDUSTRIAL	15	15	15	15
COMMERCIAL	15	15	15	15
MEDICAL	15	15	15	15

USE	AREA (AC)	HEIGHT	PARKING	PARKING
RESIDENTIAL	15	15	15	15
INDUSTRIAL	15	15	15	15
COMMERCIAL	15	15	15	15
MEDICAL	15	15	15	15

**LEGAL DESCRIPTION:**

Partial A of the NW 1/4 of Section 7, Township 13 South, Range 65 West of the 6th P.M., situated in El Paso County, Colorado, divided into lots as follows:  
 1. Lot 1 of said Section 7, containing 20.00 acres, the NW 1/4 of the NW 1/4 of said Section 7, the SW 1/4 of the NW 1/4 of said Section 7, the NE 1/4 of the NW 1/4 of said Section 7, and the SE 1/4 of the NW 1/4 of said Section 7.  
 2. Lot 2 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.  
 3. Lot 3 of said Section 7, containing 20.00 acres, the NW 1/4 of the SW 1/4 of said Section 7, the SW 1/4 of the SW 1/4 of said Section 7, the NE 1/4 of the SW 1/4 of said Section 7, and the SE 1/4 of the SW 1/4 of said Section 7.  
 4. Lot 4 of said Section 7, containing 20.00 acres, the NW 1/4 of the NE 1/4 of said Section 7, the SW 1/4 of the NE 1/4 of said Section 7, the NE 1/4 of the NE 1/4 of said Section 7, and the SE 1/4 of the NE 1/4 of said Section 7.  
 5. Lot 5 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.  
 6. Lot 6 of said Section 7, containing 20.00 acres, the NW 1/4 of the SW 1/4 of said Section 7, the SW 1/4 of the SW 1/4 of said Section 7, the NE 1/4 of the SW 1/4 of said Section 7, and the SE 1/4 of the SW 1/4 of said Section 7.  
 7. Lot 7 of said Section 7, containing 20.00 acres, the NW 1/4 of the NE 1/4 of said Section 7, the SW 1/4 of the NE 1/4 of said Section 7, the NE 1/4 of the NE 1/4 of said Section 7, and the SE 1/4 of the NE 1/4 of said Section 7.  
 8. Lot 8 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.  
 9. Lot 9 of said Section 7, containing 20.00 acres, the NW 1/4 of the SW 1/4 of said Section 7, the SW 1/4 of the SW 1/4 of said Section 7, the NE 1/4 of the SW 1/4 of said Section 7, and the SE 1/4 of the SW 1/4 of said Section 7.  
 10. Lot 10 of said Section 7, containing 20.00 acres, the NW 1/4 of the NE 1/4 of said Section 7, the SW 1/4 of the NE 1/4 of said Section 7, the NE 1/4 of the NE 1/4 of said Section 7, and the SE 1/4 of the NE 1/4 of said Section 7.  
 11. Lot 11 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.  
 12. Lot 12 of said Section 7, containing 20.00 acres, the NW 1/4 of the SW 1/4 of said Section 7, the SW 1/4 of the SW 1/4 of said Section 7, the NE 1/4 of the SW 1/4 of said Section 7, and the SE 1/4 of the SW 1/4 of said Section 7.  
 13. Lot 13 of said Section 7, containing 20.00 acres, the NW 1/4 of the NE 1/4 of said Section 7, the SW 1/4 of the NE 1/4 of said Section 7, the NE 1/4 of the NE 1/4 of said Section 7, and the SE 1/4 of the NE 1/4 of said Section 7.  
 14. Lot 14 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.  
 15. Lot 15 of said Section 7, containing 20.00 acres, the NW 1/4 of the SW 1/4 of said Section 7, the SW 1/4 of the SW 1/4 of said Section 7, the NE 1/4 of the SW 1/4 of said Section 7, and the SE 1/4 of the SW 1/4 of said Section 7.  
 16. Lot 16 of said Section 7, containing 20.00 acres, the NW 1/4 of the NE 1/4 of said Section 7, the SW 1/4 of the NE 1/4 of said Section 7, the NE 1/4 of the NE 1/4 of said Section 7, and the SE 1/4 of the NE 1/4 of said Section 7.  
 17. Lot 17 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.  
 18. Lot 18 of said Section 7, containing 20.00 acres, the NW 1/4 of the SW 1/4 of said Section 7, the SW 1/4 of the SW 1/4 of said Section 7, the NE 1/4 of the SW 1/4 of said Section 7, and the SE 1/4 of the SW 1/4 of said Section 7.  
 19. Lot 19 of said Section 7, containing 20.00 acres, the NW 1/4 of the NE 1/4 of said Section 7, the SW 1/4 of the NE 1/4 of said Section 7, the NE 1/4 of the NE 1/4 of said Section 7, and the SE 1/4 of the NE 1/4 of said Section 7.  
 20. Lot 20 of said Section 7, containing 20.00 acres, the NW 1/4 of the SE 1/4 of said Section 7, the SW 1/4 of the SE 1/4 of said Section 7, the NE 1/4 of the SE 1/4 of said Section 7, and the SE 1/4 of the SE 1/4 of said Section 7.

**GENERAL NOTES:**

- The following conditions are subject to the following proposed conditions of the record, as follows:
- The following items shall be allowed within the "M" Light Industrial District:
- 1) Buildings to be constructed by submittal.
- 2) Signs and signs to be constructed by submittal.
- 3) Signs and signs to be constructed by submittal.
- 4) Signs and signs to be constructed by submittal.
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**MI ZONE DISTRICT CONDITIONS OF RECORD, ORDINANCE 03.02**

The following conditions are subject to the following proposed conditions of the record, as follows:

- The following items shall be allowed within the "M" Light Industrial District:
- 1) Buildings to be constructed by submittal.
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NOTE: The condition of record has been drafted. Copies of the City approved Design Standards, dated January 10, 2007, may be found in the City Planning file, CPC 01-148-A10M019.

GREENBRIAR/  
POWERWOOD  
CONCEPT PLAN  
MAJOR AMENDMENT

CONCEPT PLAN

2

CPC CP 01-00148-A10M119  
2 OF 3

