

**OWNER:**

2424 GOTG LLC  
2424 GARDEN OF THE GODS RD  
COLORADO SPRINGS, CO 80919

**APPLICANT:**

N.E.S. INC.  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903

**AMENDED MASTER PLAN SITE DATA**

TOTAL ACREAGE OF AMENDED AREA	125 AC.
LAND USE:	Office, Community Commercial, Neighborhood Commercial, Public/Institutional, Open Space, Trail
MASTER PLAN	MOUNTAIN SHADOWS
EXISTING ZONING	PIP1 / HS
PROPOSED ZONING	PUD/HS
DENSITY OF RESIDENTIAL	UP TO 18 DU/AC ON 26 ACRE PARCEL ONLY

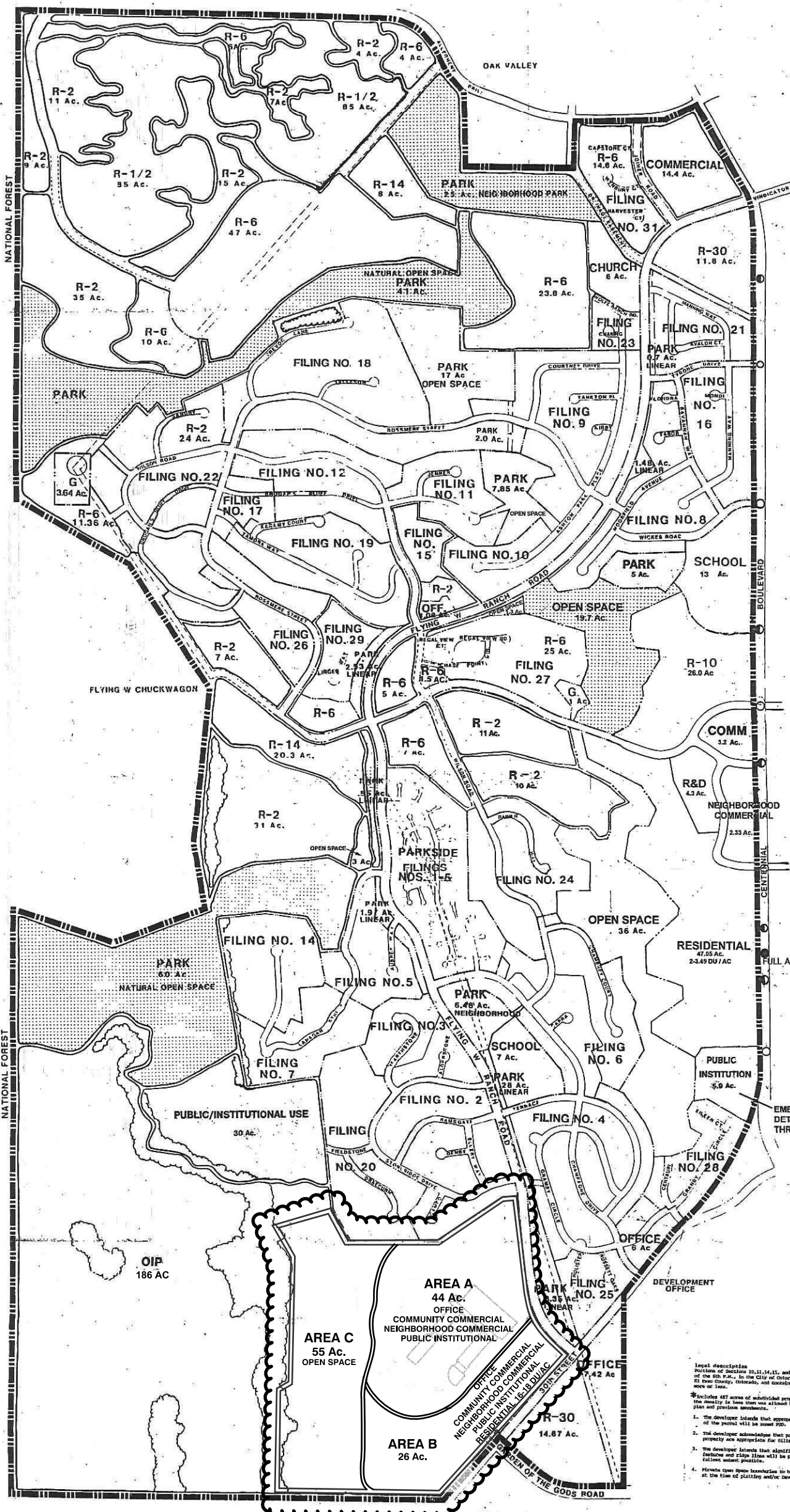
**MOUNTAIN SHADOWS MASTER PLAN**

**MASTER PLAN AMENDMENT HISTORY**

FILE #	APPROVAL DATE	DESCRIPTION
CPC MP 06-65	1.10.07	CHANGE 47 ACRES FROM OFFICE/INDUSTRIAL TO RESIDENTIAL AND COMMERCIAL
CPC MP 06-00065-A1MJ20		CHANGE 125 ACRES FROM OFFICE / INDUSTRIAL TO: OPEN SPACE (55 AC) OFFICE / COMMERCIAL / RESIDENTIAL (26 AC) OFFICE / CIVIC / COMMERCIAL (44 AC)

**LEGEND**

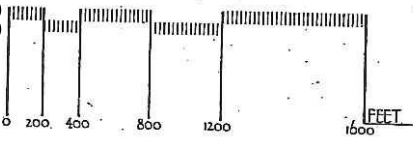
RESIDENTIAL	DU / AC	ACRES
VERY LOW RESIDENTIAL	1/2	103
LOW RESIDENTIAL	2	434
MED RESIDENTIAL	6	474
MED RESIDENTIAL	10	26
HIGH RESIDENTIAL	30	26
AMENDED RESIDENTIAL AREA	2-3.49	47
SUBTOTAL		1110
<b>COMMERCIAL / INDUSTRIAL</b>		
NEIGHBORHOOD COMMERCIAL		20
OFFICE		13
OFFICE / COMMERCIAL / CIVIC		44
OFFICE / COMMERCIAL / RESIDENTIAL / CIVIC	18	26
OFFICE/INDUSTRIAL		186
<b>PUBLIC / INSTITUTIONAL USE</b>		
SCHOOLS		50
PUBLIC ASSEMBLY (RELIGIOUS)		13
<b>PARKS</b>		
NEIGHBORHOOD PARK		36
LINEAR PARK		16
NATURAL OPEN SPACE		241
<b>GOVERNMENT FACILITY</b>		
		5
<b>TOTAL</b>		<b>1760</b>



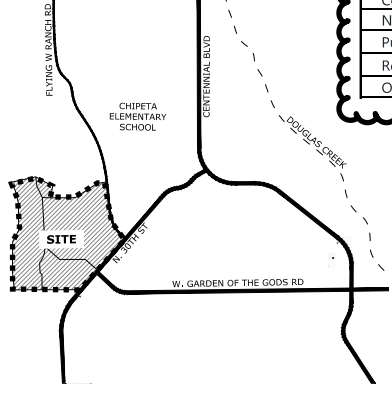
**Amendment Area Land Use**

Land Use:	Area A	Area B	Area C
Office	X	X	
Community Commercial	X	X	
Neighborhood Commercial	X	X	
Public/Institutional	X	X	
Residential 16-18 DU/AC		X	
Open Space/Trail			X

SCALE: 1" = 400' - 0"



**AREA OF AMENDMENT**



Legal description: Portions of Sections 10, 11, 14, 15, and 22, T13S, R6W, of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, and containing 1500 more, more or less.

Includes 487 acres of subdivided property wherein the density is less than was allowed by the master plan and previous amendments.

- The developer acknowledges that appropriate portions of the parcel will be zoned PUD.
- The developer acknowledges that portions of the property are appropriate for hillside standards.
- The developer agrees that all proposed topographic features and slope lines will be preserved to the maximum extent possible.
- Where open space boundaries to be determined at the time of platting and/or development plan.



**MASTER PLAN AMENDMENT**