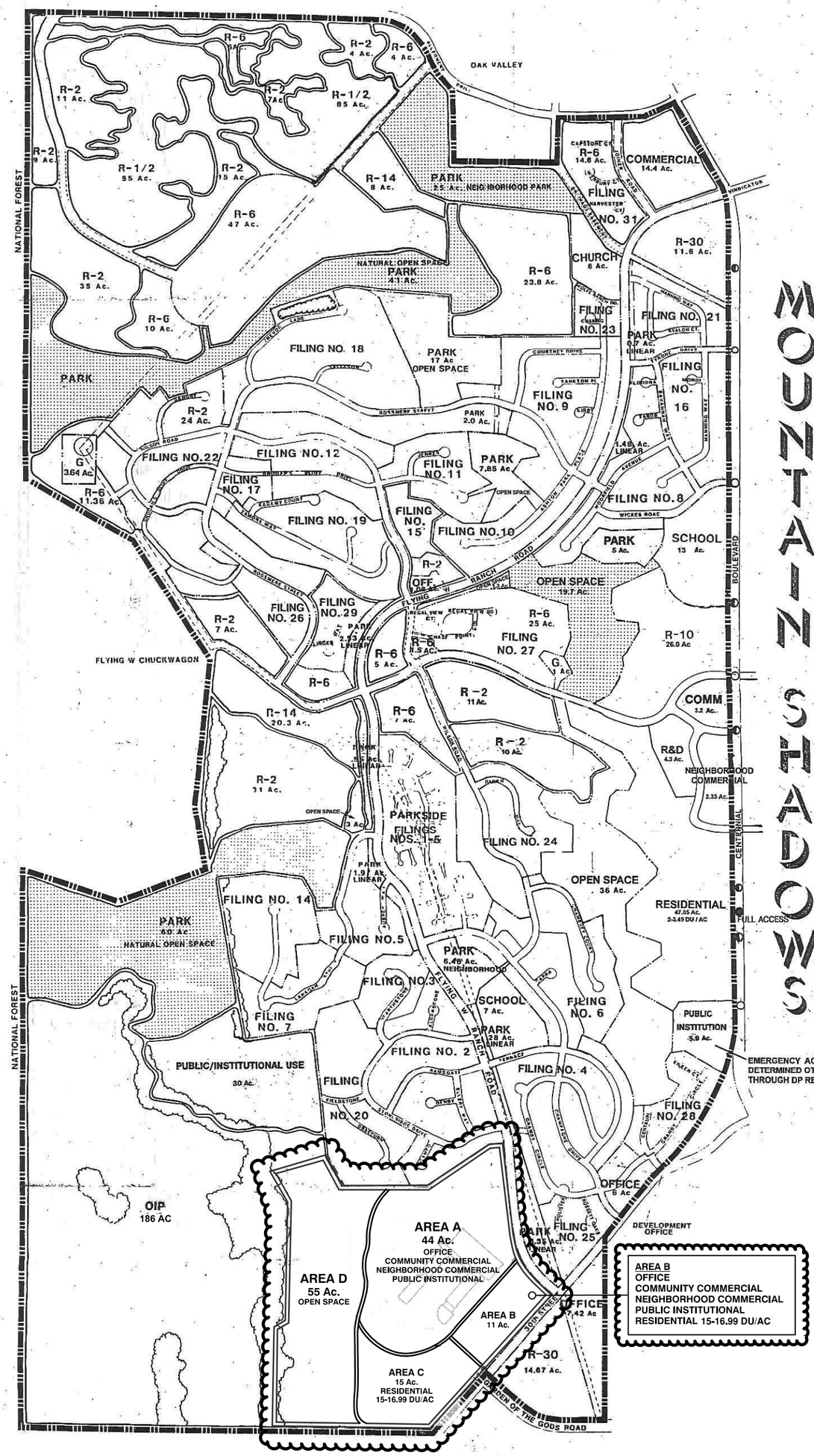
MOUNTAIN SHADOWS

MASTER PLAN



AREA B
OFFICE
COMMUNITY COMMERCIAL
NEIGHBORHOOD COMMERCIAL
PUBLIC INSTITUTIONAL
RESIDENTIAL 15-16.99 DU/AC

EMERGENCY ACCESS ONLY UNLESS DETERMINED OTHERWISE THROUGH DP REVIEW OF P.I. USE.

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 16.99 DU/AC ON 26 ACRE PARCEL ONLY

Legal description
Portions of Sections 10,11,14,15, and 22, T13S, R67W, of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, and containing 1700 Acres, more or less.

*Includes 487 acres of undivided property wherein the density is less than that allowed by the master plan and previous amendments.

1. The developer intends that appropriate portions of the parcel will be zoned PUD.
2. The developer acknowledges that portions of the property are appropriate for Hillside Standards.
3. The developer intends that significant topographic features and ridge lines will be preserved to the fullest extent possible.
4. Private open space boundaries to be delineated at the time of platting and/or Development 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
COMMERCIAL / INDUSTRIAL		
NEIGHBORHOOD COMMERCIAL		20
OFFICE		13
OFFICE / COMMERCIAL / CIVIC		44
OFFICE / COMMERCIAL / RESIDENTIAL / CIVIC	15-16.99	11
RESIDENTIAL	15-16.99	15
OFFICE/INDUSTRIAL		186
PUBLIC / INSTITUTIONAL USE		
SCHOOLS		50
PUBLIC ASSEMBLY (RELIGIOUS)		13
PARKS		
NEIGHBORHOOD PARK		36
LINEAR PARK		16
NATURAL OPEN SPACE		241
GOVERNMENT FACILITY		5
TOTAL		1760

DEDICATED PARK LAND
PROPOSED PARK LAND PRIVATE OPEN SPACE
PLATTED OR ZONED LAND BOUNDARY
PROPOSED LAND USE BOUNDARY
MOUNTAIN SHADOWS BOUNDARY
PROPOSED ROAD
MEDIAN CUT
RIGHT IN-RIGHT OUT

AREA OF AMENDMENT

Amendment Area Land Use				
Land Use:	Area A	Area B	Area C	Area D
Office	X	X		
Community Commercial	X	X		
Neighborhood Commercial	X	X		
Public/Institutional	X	X		
Residential 15-16.99 DU/AC		X	X	
Open Space/Trail				X

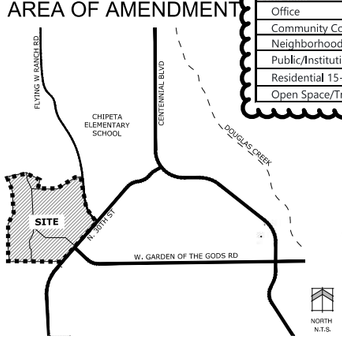


EXHIBIT A

N

SCALE: 1"=400'-0"

0 200 400 800 1200 1600 FEET

Land Planning
Landscape Architecture
Urban Design
NES

CITY PLANNING FILE # CPC MP 06-00065-A1MJ20

MASTER PLAN AMENDMENT
03/21 REVISION