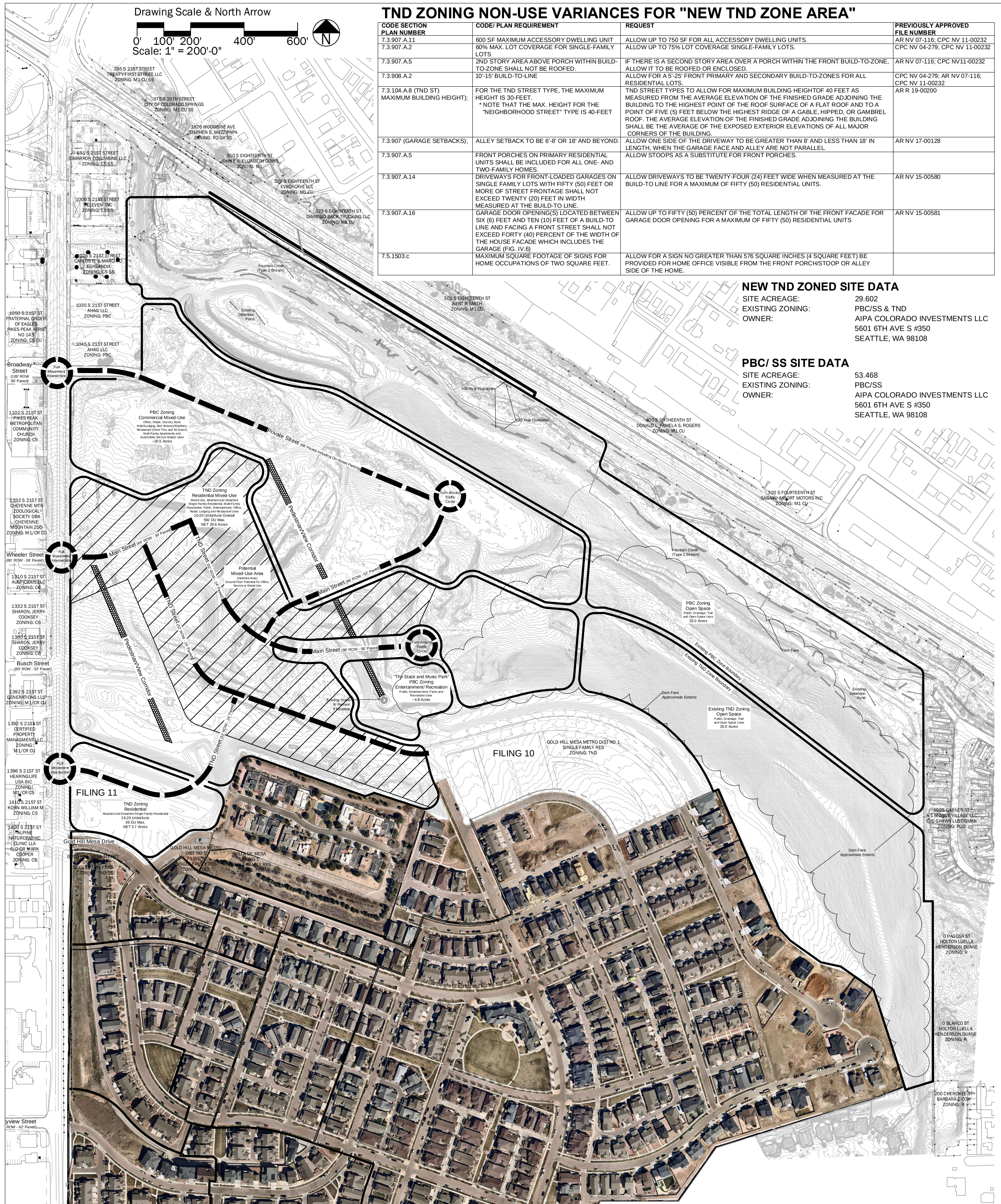


TND ZONING NON-USE VARIANCES FOR "NEW TND ZONE AREA"

CODE SECTION PLAN NUMBER	CODE/ PLAN REQUIREMENT	REQUEST	PREVIOUSLY APPROVED FILE NUMBER
7.3.907.A.11	600 SF MAXIMUM ACCESSORY DWELLING UNIT	ALLOW UP TO 750 SF FOR ALL ACCESSORY DWELLING UNITS.	AR NV 07-116; CPC NV 11-00232
7.3.907.A.2	60% MAX. LOT COVERAGE FOR SINGLE-FAMILY LOTS	ALLOW UP TO 75% LOT COVERAGE SINGLE-FAMILY LOTS.	CPC NV 04-279; CPC NV 11-00232
7.3.907.A.5	2ND STORY AREA ABOVE PORCH WITHIN BUILD-TO-ZONE SHALL NOT BE ROOFED.	IF THERE IS A SECOND STORY AREA OVER A PORCH WITHIN THE FRONT BUILD-TO-ZONE, ALLOW IT TO BE ROOFED OR ENCLOSED.	AR NV 07-116; CPC NV11-00232
7.3.908.A.2	10'-15' BUILD-TO-LINE	ALLOW FOR A 5'-25' FRONT PRIMARY AND SECONDARY BUILD-TO-ZONES FOR ALL RESIDENTIAL LOTS.	CPC NV 04-279; AR NV 07-116; CPC NV 11-00232
7.3.104.A.8 (TND ST) MAXIMUM BUILDING HEIGHT);	FOR THE TND STREET TYPE, THE MAXIMUM HEIGHT IS 30-FEET. * NOTE THAT THE MAX. HEIGHT FOR THE "NEIGHBORHOOD STREET" TYPE IS 40-FEET	TND STREET TYPES TO ALLOW FOR MAXIMUM BUILDING HEIGHTOF 40 FEET AS MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE ADJOINING THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF AND TO A POINT OF FIVE (5) FEET BELOW THE HIGHEST RIDGE OF A GABLE, HIPPED, OR GAMBREL ROOF. THE AVERAGE ELEVATION OF THE FINISHED GRADE ADJOINING THE BUILDING SHALL BE THE AVERAGE OF THE EXPOSED EXTERIOR ELEVATIONS OF ALL MAJOR CORNERS OF THE BUILDING.	AR R 19-00200
7.3.907 (GARAGE SETBACKS);	ALLEY SETBACK TO BE 6'-8' OR 18' AND BEYOND.	ALLOW ONE SIDE OF THE DRIVEWAY TO BE GREATER THAN 8' AND LESS THAN 18' IN LENGTH, WHEN THE GARAGE FACE AND ALLEY ARE NOT PARALLEL.	AR NV 17-00128
7.3.907.A.5	FRONT PORCHES ON PRIMARY RESIDENTIAL UNITS SHALL BE INCLUDED FOR ALL ONE- AND TWO-FAMILY HOMES.	ALLOW STOOPS AS A SUBSTITUTE FOR FRONT PORCHES.	
7.3.907.A.14	DRIVEWAYS FOR FRONT-LOADED GARAGES ON SINGLE FAMILY LOTS WITH FIFTY (50) FEET OR MORE OF STREET FRONTAGE SHALL NOT EXCEED TWENTY (20) FEET IN WIDTH MEASURED AT THE BUILD-TO LINE.	ALLOW DRIVEWAYS TO BE TWENTY-FOUR (24) FEET WIDE WHEN MEASURED AT THE BUILD-TO LINE FOR A MAXIMUM OF FIFTY (50) RESIDENTIAL UNITS.	AR NV 15-00580
7.3.907.A.16	GARAGE DOOR OPENING(S) LOCATED BETWEEN SIX (6) FEET AND TEN (10) FEET OF A BUILD-TO LINE AND FACING A FRONT STREET SHALL NOT EXCEED FORTY (40) PERCENT OF THE WIDTH OF THE HOUSE FACADE WHICH INCLUDES THE GARAGE (FIG. IV.6)	ALLOW UP TO FIFTY (50) PERCENT OF THE TOTAL LENGTH OF THE FRONT FACADE FOR GARAGE DOOR OPENING FOR A MAXIMUM OF FIFTY (50) RESIDENTIAL UNITS	AR NV 15-00581
7.5.1503.c	MAXIMUM SQUARE FOOTAGE OF SIGNS FOR HOME OCCUPATIONS OF TWO SQUARE FEET.	ALLOW FOR A SIGN NO GREATER THAN 576 SQUARE INCHES (4 SQUARE FEET) BE PROVIDED FOR HOME OFFICE VISIBLE FROM THE FRONT PORCH/STOOP OR ALLEY SIDE OF THE HOME.	

NEW TND ZONED SITE DATA

SITE ACREAGE: 29.602
EXISTING ZONING: PBC/SS & TND
OWNER: AIPA COLORADO INVESTMENTS LLC
5601 6TH AVE S #350
SEATTLE, WA 98108

PBC/ SS SITE DATA

SITE ACREAGE: 53.468
EXISTING ZONING: PBC/SS
OWNER: AIPA COLORADO INVESTMENTS LLC
5601 6TH AVE S #350
SEATTLE, WA 98108

AMENDMENT HISTORY

City LUR File Number	Amendments	Date	Amendment Description	Applicant
CPC CP 04-00127	A3MN13	2.18.15	Minor Amendment	N.E.S.
CPC CP 04-00127	A4MN15	4.23.15	Minor Amendment	N.E.S.
CPC CP 04-00127	A5MNJ15	8.21.15	Major Amendment	N.E.S.
CPC CP 04-00127	A6MN17	11.8.17	Minor Amendment	N.E.S.
CPC CP 04-00127	A7MM19	3.15.19	Minor Modification	N.E.S.
CPC CP 04-00127	A7MJ21	7.29.21	Major Amendment	Urban Landscapes

Existing TND Revised Zoning Legal Description (Filings 1 - 11)

That certain parcel of land situated in the East Half of Section 14 and the West Half of the West Half of Section 13, both in Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows (all recorded documents hereon are recorded in the El Paso County Clerk and Recorders Office):

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

BEGINNING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;
thence S 89°28'34" E, along the North line of said Gold Hill Mesa Drive, a distance of 46.50 feet;
thence along the Northeasterly line of said Gold Hill Mesa Drive, 278.93 feet along the arc of a 335.00 foot radius tangent curve to the right, having a central angle of 47°42'21", with a chord that bears S 65°37'24" E, 270.94 feet to the North corner of Villa de Mesa Drive and Gold Hill Mesa Drive;
thence along the North and Northwesterly line of said Villa De Mesa Drive the following three (2) courses:
1) N 53°09'48" E, a distance of 195.86 feet;
2) N 90°00'00" E, a distance of 35.96 feet to a point on the Northwest corner of Tract E of Gold Hill Mesa Filing No 3, recorded at Reception No 212713224, record of El Paso County;
thence S 30°43'06" W, along the Northwest line of said Tract E, a distance of 43.24 feet;
thence S 00°00'00" E, along the West line of said Tract E, a distance of 42.95 feet;
thence S 89°59'26" E, along the South line of said Tract E, a distance of 48.31 feet to the Northwest corner of Common Area "C", VILLA DE MESA FILING NO. 1 as recorded in Plat Book K-2 at Page 46;
thence S 19°29'12" W, along the Southwest line of said Common Area "C", a distance of 82.11 feet to the Southwest corner of said VILLA DE MESA FILING NO. 1, also being on North line of Tract B of said GOLD HILL MESA FILING NO. 3;
thence S 70°34'01" E, along said North line, a distance of 732.94 feet to the Northeast corner of said Tract B, said point being on the Northwesterly line of Gold Hill Mesa Filing No. 6, recorded at Reception No. 215713677, El Paso County Records;
thence N 18°04'55" E, along said Northwesterly line, a distance of 600.66 feet the most Northerly Northwest corner of said Gold Hill Mesa Filing No 6, also being the most Westerly Southwest corner of Gold Hill Mesa Filing No 10, recorded at Reception No 220714607, El Paso County Records;
thence along said Gold Hill Mesa Filing No 10 Westerly lines and extensions and Northerly lines and extensions the following four (4) courses:
1) 61.69 feet along the arc of a 387.50 foot radius non-tangent curve to the right, having a central angle of 09°07'19", with a chord that bears N 18°56'42" W, 61.63 feet;
2) N 14°23'02" W, a distance of 184.29 feet;
3) N 75°36'58" E, a distance of 400.65 feet;
4) 196.15 feet along the arc of a 612.00 foot radius tangent curve to the right, having a central angle of 18°21'50", with a chord that bears N 84°47'53" E, 195.31 feet;
thence N 04°46'48" E, a distance of 297.40 feet;
thence N 89°17'31" E, a distance of 90.90 feet;
thence S 62°26'45" E, a distance of 1,348.15 feet to a point on the Westerly line of that tract of land described in Book 2889 at Page 547;
thence S 00°05'19" E, along said Westerly line, a distance of 464.42 feet to the Southerly line thereof, said Southerly line being the North line of the Southwest Quarter of Section 13, Township 14 South, Range 67 West of the 6th P.M.;
thence S 89°49'27" E, along said Southerly line, a distance of 30.88 feet to a point on the Westerly line of Portland Heights as recorded in Plat Book I at Page 55;
thence S 00°15'40" E, along said Westerly line, a distance of 673.02 feet to the Northeasterly corner of CROWN HILL MESA SUBDIVISION FILING NO 5, recorded at Reception No. 203085273;
thence along the Northwesterly and Northerly lines of said CROWN HILL MESA SUBDIVISION FILING NO 5 the following four (4) courses:
1) S 72°53'24" W, a distance of 847.36 feet;
2) S 35°03'23" W, a distance of 244.08 feet;
3) N 89°58'15" W, a distance of 292.46 feet;
4) S 36°22'39" W, a distance of 335.19 feet to the Northerly right of way line of Lower Gold Camp Road as shown on CROWN HILL MESA SUBDIVISION FILING NO 3, recorded at Reception No. 200156380;
thence along the Northerly and Westerly lines of said CROWN HILL MESA SUBDIVISION FILING NO 3 the following four (4) courses:
1) 580.48 feet along the arc of a 740.00 foot radius non-tangent curve to the left, having a central angle of 44°56'39", with a chord that bears N 76°10'47" W, 565.71 feet;
2) S 81°20'53" W, along the forward tangent, a distance of 94.83 feet;
3) 45.80 feet along the arc of a 1,145.00 foot radius tangent curve to the right, having a central angle of 02°17'31", with a chord that bears S 82°29'38" W, 45.80 feet;
4) S 00°05'53" W, a distance of 50.39 feet to the Northerly line of that tract of land described in Book 2786 at Page 137;
thence along the Northerly line of said tract the following four (4) courses:
1) 238.46 feet along the arc of a 1,195.00 foot radius non-tangent curve to the right, having a central angle of 11°26'00", with a chord that bears S 89°37'53" W, 238.07 feet;
2) N 84°39'07" W, a distance of 188.00 feet;
3) 112.70 feet along the arc of a 1,230.00 foot radius tangent curve to the left, having a central angle of 05°15'00", with a chord that bears N 87°16'37" W, 112.67 feet;
4) N 89°54'07" W, along the forward tangent, a distance of 30.00 feet to a point on the Easterly line of GOLD HILL PLAZA FILING NO. 1 as recorded in Plat Book B-3 at Page 69;
thence N 00°05'53" E, along the Easterly line of said GOLD HILL PLAZA FILING NO. 1, a distance of 50.00 feet to the Northeast corner of said GOLD HILL PLAZA FILING NO. 1;
thence N 89°54'07" W, along the Northerly line of said GOLD HILL PLAZA FILING NO. 1, a distance of 537.23 feet to a point on the Easterly right of way line of South 21st Street;
thence along said Easterly right of way line, the following three (3) courses:
1) N 00°00'00" W, a distance of 869.89 feet;
2) N 89°36'52" E, a distance of 9.59 feet;
3) N 00°02'05" E, a distance of 646.90 feet to the POINT OF BEGINNING;

Containing a total calculated area of 5,247,422 square feet (120.464 acres) of land, more or less.

New PBC Zoning Legal Description (The Stack and Music Park)

That portion of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 654.57 feet;
thence S 89°57'55" E, a distance of 748.52 feet to the POINT OF BEGINNING;
thence N 17°53'40" E, a distance of 87.14 feet;
thence 132.28 feet along the arc of a 306.00 foot radius non-tangent curve to the left, having a central angle of 24°46'05", with a chord that bears S 80°51'23" E, 131.25 feet;
thence N 86°45'34" E, a distance of 347.01 feet;
thence 191.94 feet along the arc of a 74.00 foot radius non-tangent curve to the left, having a central angle of 148°36'50", with a chord that bears S 72°27'01" E, 142.48 feet;
thence N 83°27'13" E, a distance of 14.84 feet;
thence S 06°40'03" E, a distance of 23.05 feet;
thence S 14°23'15" E, a distance of 224.97 feet to a point on the most northerly North line of Gold Hill Mesa Filing No 10, recorded at Reception No 220714607, El Paso County Records;
thence S 75°37'03" W, along said North line and its westerly extension, a distance of 96.74 feet;
thence S 75°36'48" W, a distance of 72.84 feet;
thence S 14°23'01" E, a distance of 87.60 feet;
thence 75.02 feet along the arc of a 163.00 foot radius non-tangent curve to the right, having a central angle of 26°22'13", with a chord that bears N 83°41'16" W, 74.36 feet;
thence N 70°30'09" W, a distance of 210.37 feet;
thence N 19°29'51" E, a distance of 86.24 feet;
thence N 37°28'28" W, a distance of 183.83 feet;
thence S 86°45'34" W, a distance of 46.80 feet;
thence 170.58 feet along the arc of a 394.13 foot radius non-tangent curve to the right, having a central angle of 24°47'53", with a chord that bears N 81°41'45" W, 169.26 feet to the POINT OF BEGINNING;

Containing a total calculated area of 163,574 square feet (4.755 acres) of land, more or less.

New TND Zoning Legal Description (Filings 12 and 13)

That portion of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 362.69 feet to the POINT OF BEGINNING;
thence continuing along said East line, N 00°02'05" E, a distance of 1,008.90 feet;
thence S 67°22'03" E, a distance of 329.89 feet;
thence N 66°55'42" E, a distance of 170.25 feet;
thence N 22°54'08" E, a distance of 145.93 feet;
thence S 67°11'57" E, a distance of 100.31 feet;
thence N 22°37'57" E, a distance of 31.00 feet;
thence S 66°43'13" E, a distance of 144.54 feet;
thence S 25°50'33" E, a distance of 47.45 feet;
thence S 66°58'17" W, a distance of 149.95 feet;
thence S 23°00'59" E, a distance of 513.56 feet;
thence N 66°50'52" E, a distance of 435.16 feet;
thence S 65°21'27" E, a distance of 219.90 feet;
thence N 24°38'41" E, a distance of 94.94 feet;
thence S 65°24'08" E, a distance of 321.32 feet;
thence S 85°13'12" E, a distance of 133.36 feet;
thence S 04°46'48" W, a distance of 297.40 feet to a point on the most northerly North line of Gold Hill Mesa Filing No 10, recorded at Reception No 220714607, El Paso County Records;
thence continuing on said Northerly line, 196.15 feet along the arc of a 612.00 foot radius non-tangent curve to the left, having a central angle of 18°21'50", with a chord that bears S 84°47'53" W, 195.31 feet;
thence continuing along said Northerly line and its Westerly extension, S 75°36'58" W, a distance of 231.08 feet to a point on the Northerly extension of the most Westerly West line of said Gold Hill Mesa Filing No 10;
thence N 14°23'13" W, along said Westerly line and its Northerly extension, a distance of 224.97 feet;
thence N 06°40'03" W, a distance of 23.05 feet;
thence S 83°27'13" W, a distance of 14.84 feet;
thence 191.94 feet along the arc of a 74.00 foot radius non-tangent curve to the left, having a central angle of 148°36'49", with a chord that bears N 72°27'02" W, 142.48 feet;
thence S 86°45'34" W, a distance of 347.01 feet;
thence 132.28 feet along the arc of a 306.00 foot radius tangent curve to the right, having a central angle of 24°46'05", with a chord that bears N 80°51'23" W, 131.25 feet;
thence S 17°53'40" W, a distance of 87.14 feet;
thence 170.58 feet along the arc of a 394.13 foot radius non-tangent curve to the left, having a central angle of 24°47'52", with a chord that bears S 81°41'45" E, 169.25 feet;
thence N 86°45'34" E, a distance of 46.80 feet;
thence S 37°28'28" E, a distance of 183.83 feet;
thence S 19°29'51" W, a distance of 86.24 feet;
thence S 70°30'09" E, a distance of 210.37 feet;
thence 75.02 feet along the arc of a 163.00 foot radius tangent curve to the left, having a central angle of 26°22'13", with a chord that bears S 83°41'16" E, 74.36 feet;
thence S 14°23'02" E, a distance of 96.69 feet;
thence 61.69 feet along the arc of a 387.50 foot radius tangent curve to the left, having a central angle of 09°07'19", with a chord that bears S 18°56'42" E, 61.63 feet to a point on the most Northerly Northwest corner of Gold Hill Mesa Filing No 6, recorded at Reception No. 215713677, El Paso County Records;
thence S 18°04'55" W, along the Westerly line of said Gold Hill Mesa Filing No. 6, a distance of 99.40 feet;
thence N 71°54'55" W, a distance of 204.83 feet;
thence S 69°02'47" W, a distance of 36.35 feet;
thence N 70°30'00" W, a distance of 488.19 feet to a point on the West line of Parcel 1 as described at Reception No. 205069916, records of El Paso County;
thence S 19°30'27" W, along the West line of said Parcel 1, a distance of 155.07 feet;
thence N 70°00'00" W, a distance of 628.64 feet to the POINT OF BEGINNING;

Containing a total calculated area of 1,289,450 square feet (29.602 acres) of land, more or less.

Existing PBC Zoning Legal Description

That portion of the Northwest Quarter of Section 13, the East Half of Section 13 and the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 1,371.59 feet to the POINT OF BEGINNING;
thence continuing along said East line, N 00°02'05" E, a distance of 319.40 feet to a point on the Southerly line of Moor's Subdivision as recorded in Plat Book A3 at Page 79;
thence along the Southerly and Southeasterly lines of said Moore's Subdivision the following three (3) courses:
1) N 89°59'35" E, a distance of 150.12 feet to the beginning of a tangent curve;
2) 110.68 feet along the arc of a 445.00 foot radius tangent curve to the right, having a central angle of 14°15'00", with a chord that bears S 82°52'55" E, 110.39 feet;
3) N 14°16'20" E, a distance of 30.01 feet;
thence N 00°01'29" E, along the East line of said Moore's Subdivision and the East line of Moore's Subdivision Filing No. 2, as recorded in Plat Book B-4 at Page 93, a distance of 338.78 feet;
thence N 89°59'35" W, along the North line of said Moore's Subdivision Filing No. 2, a distance of 56.90 feet to the Southeast corner of the K & J Subdivision as recorded in Plat Book W-2 at Page 21;
thence N 00°01'15" W, along the Easterly line of said K & J Subdivision, a distance of 144.62 feet to a point on the Southerly line of the Drainage Easement as shown on the plat of Golden Cycle Subdivision No. 1;
thence S 89°56'58" E, along said Southerly line, a distance of 19.99 feet to the Southeast corner thereof;
thence N 00°01'15" W, along the Easterly line of said Golden Cycle Subdivision No. 1, a distance of 180.82 feet to a point on the Northerly line of that parcel of land described in the Quit Claim Deed recorded at Reception No. 202126489;
thence N 89°44'04" E, along said Northerly line, a distance of 285.10 feet to a point on the Southwesterly line of US Highway 24;
thence along said Southwesterly line, the following three (3) courses:
thence S 55°20'40" E, a distance of 281.72 feet;
thence S 59°07'17" E, a distance of 1,146.85 feet;
thence 324.37 feet along the arc of a 22,835.00 foot radius tangent curve to the right, having a central angle of 00°48'50", with a chord that bears S 58°42'52" E, 324.37 feet to the Northwest corner of a tract of land conveyed in Book 2033 at Page 614, El Paso County Records;
thence S 20°33'46" W, along the Northwesterly line of said tract of land, a distance of 101.93 feet to a point 100 feet Southwesterly of the Southwesterly line of said US Highway 24;
thence S 58°08'22" E, 100.00 feet Southeasterly and parallel with said Southwesterly line, a distance of 93.96 feet;
thence continuing 100.00 feet Southwesterly and parallel with said Southwesterly line, S 58°00'06" E, a distance of 1,339.54 feet to a point on the East line of said tract of land;
thence S 00°05'19" E, along said East line, a distance of 397.20 feet;
thence N 62°26'45" W, a distance of 1,348.15 feet;
thence S 89°17'31" W, a distance of 90.90 feet;
thence N 85°13'12" W, a distance of 133.36 feet;
thence N 65°24'08" W, a distance of 321.32 feet;
thence S 24°38'41" W, a distance of 94.94 feet;
thence N 65°21'27" W, a distance of 219.90 feet;
thence S 66°50'52" W, a distance of 435.16 feet;
thence N 23°00'59" W, a distance of 513.56 feet;
thence N 66°58'17" E, a distance of 149.95 feet;
thence N 25°50'33" W, a distance of 47.45 feet;
thence N 66°43'13" W, a distance of 144.54 feet;
thence S 22°37'57" W, a distance of 31.00 feet;
thence N 67°11'57" W, a distance of 100.31 feet;
thence S 22°54'08" W, a distance of 145.93 feet;
thence S 66°55'42" W, a distance of 170.25 feet;
thence N 67°22'03" W, a distance of 329.89 feet to the POINT OF BEGINNING.

Containing a total calculated area of 2,329,045 square feet (53.468 acres) of land, more or less.

GENERAL NOTES:

1. This property is subject to the findings summary and conclusions of a Geological Hazard Report prepared by CTL/Thompson, Inc. dated June 4, 2021, accompanying this Concept Plan Application. Contact Development Services 30 South Nevada Avenue, Suite 701, Colorado Springs, CO, if you would like to review said report.
2. All future Development Plan and/or Final Plat submittals, except Filing 10 and Filing 11, require a site specific Geologic Hazard Report to accompany the Applications. The Geologic Hazard Report shall be reviewed in accordance with the City of Colorado Springs.
3. The risk of consolidation in this area should be evaluated in more detail. Final grading plans should be reviewed to determine if additional consolidation analysis is appropriate.
4. Site specific geologic hazards, and geotechnical investigations, shall be required with future development plan applications to develop site specific development recommendations that consider grading and building construction.
5. A slope stability analysis shall be required near the Dam face, or any other potentially unstable slopes should they be impacted by grading such as cuts or increased loads in the final grades.
6. This property is subject to the Findings Summary and Conclusions of the Voluntary Cleanup Plan (VCUP) prepared by Spectrum Services. A copy of said report and the Colorado Department of Public Health & Environment Approval Letter dated December 20, 2002 has been placed within file CPC ZP 02-232 and CPC CP 02-231 of the City of Colorado Springs Development Service Division. Contact Development Services 30 South Nevada Avenue, Suite 301, Colorado Springs, CO, if you would like to review said report. The Materials Management Plan is contained within the VCUP.
7. The Non-Use Variance included with this Concept Plan are subject to the following in the City Code: "7.5.807.A. EXPIRATION OF NONUSE VARIANCES: A nonuse or use variance associated with a concept plan, development plan or conditional use shall run concurrently with the plan and shall expire at the same time of the applicable plan expiration date."
8. All parks within the Gold Hill Mesa Area Development shall be owned and maintained by the Gold Hill Mesa Metropolitan District.
9. A mix of housing densities and types will be provided in the Residential Neighborhood.
10. A lighting and signage plan will be provided with each Development Plan Application.
11. A transit stop will be provided at a location mutually agreeable with Mountain Metropolitan Transit.
12. When Gold Hill Mesa is developed, Civic Use, Commercial Use, and the Special Use Area will be designed to provided appropriate Public or Private Plazas, Courtyards, and/or Squares.
13. Grading for Phases I, II, and IV (as labeled below on the Phasing Diagram) shall be done in conjunction with, or before, the Existing PBC Zoned Area (Phase III).
14. A sidewalk shall be provided along the East Side of 21st Street when the street is improved.
15. A Homeowners Assocation or other entity shall be established to maintain common areas, parks and relevant private landscapes.
16. A passive-venting radon system shall be installed for each structure constructed in the site.
17. Right-of-Way adjacent to the site will be dedicated as required per City Standards.
18. A pedestrian connection will be provided with the Development of the Smokestack and Music Park to the residential area on the upper mesa (Existing TND Zoned Area)
19. A portion of this property is within the City's Streamside Ordinance. City Planning recognizes that this property is subject to the VCUP as regulated by the State (CDPHE).
20. The Development Plan will illustrate the Design Intent of the Project, including signage and lighting.
21. A Traffic Study has been provided in conjunction with this Concept Plan addressing the remaining development areas of Gold Hill Mesa.
22. Development Plans adjacent to the stream will be reviewed using the Streamside Review Criteria.
23. Prior to construction plans approval, the developer is required to either fully construct or remit the amount of $150,000 for the future anticipated traffic signal at the intersection of 21st Street with Broadway Street.
24. The developer will be responsible to extend and construct the second northbound through lane along 21st Street (with the same existing width) starting approximately 220 feet north of Gold Hill Mesa Drive to Broadway Street.
25. The developer will be responsible to construct a northbound right turn deceleration lane at Broadway Street. This turn lane will need to be 155 feet in length and 160 feet taper.
26. Per "Wall Agreement" with the Villa de Mesa Homeowners Association dated February 21, 2012, a "no-build buffer zone" measured sixty-five (65) feet to the north from, and adjacent to, the back patio wall of the existing Villa de Mesa Townhomes shall be provided. In addition, the agreement is that lots bordering Villa de Mesa to the north will not be more than thirty-six (36) inches higher than the corresponding elevations of the finished floors of Villa de Mesa townhomes measured directly across and perpendicular by GHN in its sole discretion, but at no time shall the grading jeopardize the stability of the perimeter wall.

FLOODPLAIN STATEMENT

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041c0728G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN, WITH THE NORTHERNMOST PORTION OF THE PROPERTY LOCATED IN ZONE AE.

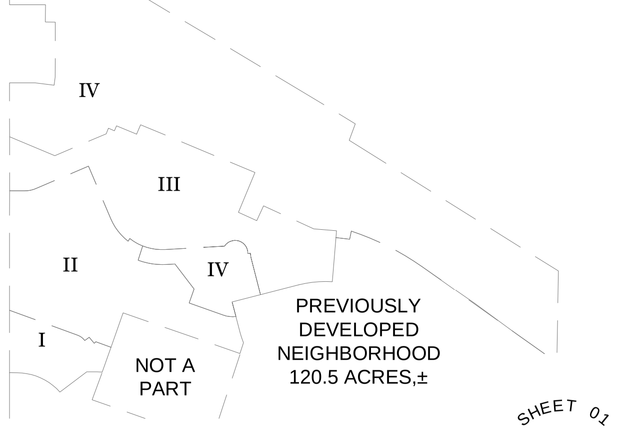
TND Land Use Chart

Gross Acres — 208.3 Acres TND & PBC

Land Use	Required	Existing (120.5 Ac)	Planned (87.8 Ac)	Total
Single-family Attached or Detached Housing, two-family dwelling units	30%/ 45.9 Ac	43%/ 51.3 Ac	10% 9.0 Ac	29% 60.3 Ac
Multi-family Housing and Townhouses	15%/ 23.0 Ac	5%/ 6.3 Ac	22% 19.0 Ac	12% 25.3 Ac
Open Space/ Parks/ Plaza/ Square/ Courtyard (Public or Private)	15%/ 23.0 Ac	51%/ 61.7 Ac	50% 43.8 Ac	51% 105.5 Ac
Civic Use and/or Commercial (Community Center, Special Use Areas, Retail, Parking, Office, Industrial)	5%/ 7.7 Ac	1%/ 1.2 Ac	18% *16.0 Ac	8% *17.2 Ac

* Civic Uses including Amphitheater and Commercial Provided Within Neighborhood as PBC Zoning.
(All percentages are expressed as gross acreage).
Vehicular Circulation acreage is distributed as a portion of all land use types.

SCHEMATIC SITE PLAN DIAGRAM



NEW TND AND PBC PHASING DIAGRAM

GOLD HILL MESA

CONCEPT PLAN

COLORADO SPRINGS, COLORADO

URBAN LANDSCAPES
719.600.8366
john@johnwolson.com

SUBMITTAL DATE: JUNE 8, 2021
REVISION #1: JULY 19, 2021
REVISION #2: JULY 29, 2021

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SHEET 01 OF 01
CONCEPT PLAN

NOT FOR CONSTRUCTION
CITY FILE NUMBER CPC CP 04-00127-A7MJ21

CONCEPT PLAN