

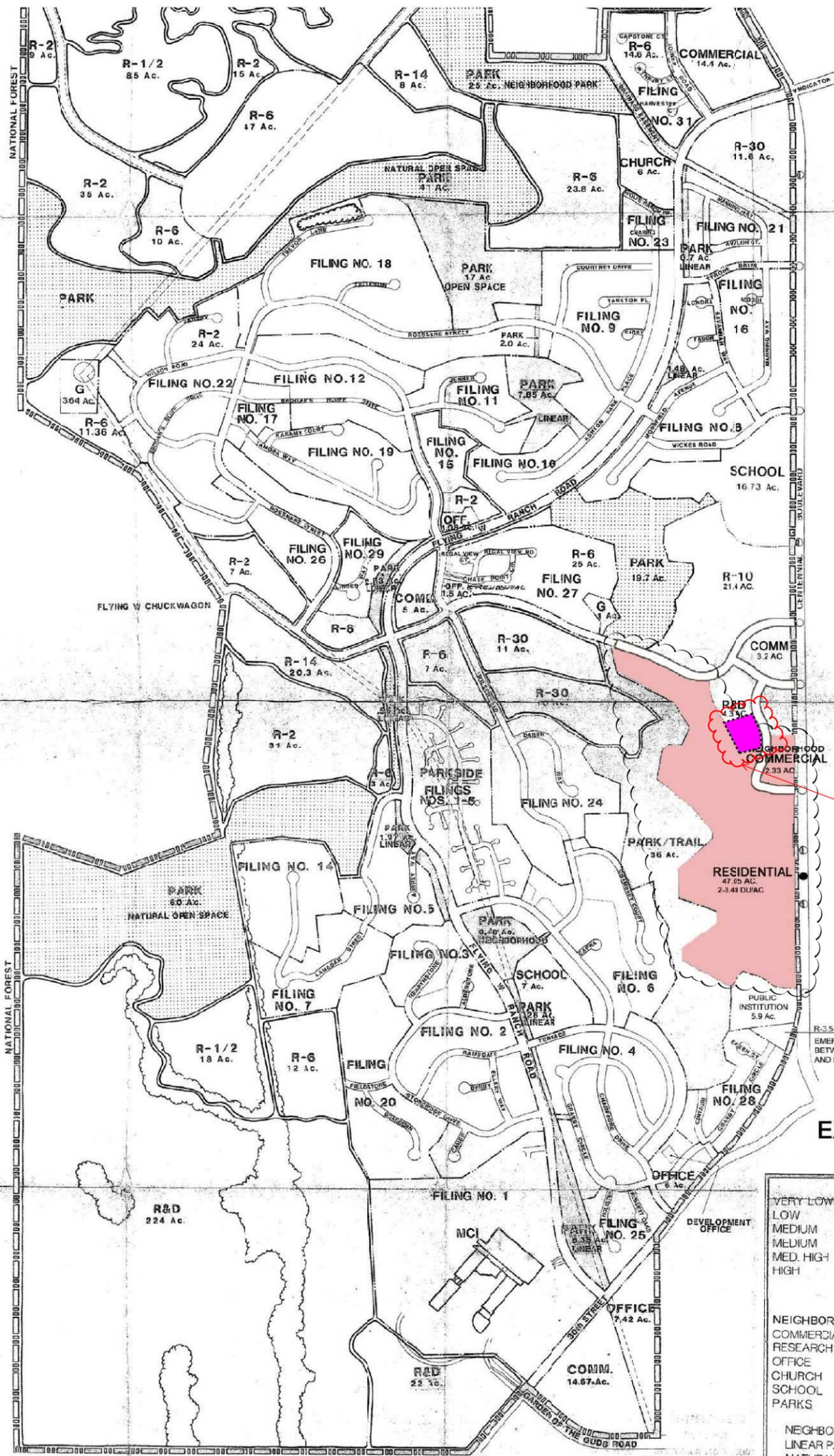
AMENDED MOUNTAIN SHADOWS MASTER PLAN

OWNER:
TFV1 LLC.
2376 Margaux Valley Way
Colorado Springs, CO 80921

APPLICANT:
Kimley-Horn and Associates
2 S. Nevada Ave. Suite 300
Colorado Springs, CO 80903

AMENDED MASTER PLAN SITE DATA

TOTAL ACREAGE OF SITE (OVERALL TFV PUD):	49,384 AC
AREA OF RESIDENTIAL:	26,514 AC
AREA OF COMMERCIAL:	0 AC
LAND USE:	RESIDENTIAL
MASTER PLAN	MOUNTAIN SHADOWS
AREA OF AMENDMENT:	2.42AC
EXISTING ZONING:	PIP1 HS
PROPOSED ZONING:	PUD HS
DWELLING UNITS IN AMENDED AREA:	19 UNITS
DENSITY RANGE OF AMENDED AREA:	3.5 - 7.99 DU/ACRE



MOUNTAIN SHADOWS MASTER PLAN

MASTER PLAN AMENDMENT A2MJ20
2.42 ACRES
RESIDENTIAL 3.5 - 7.99 DU/AC

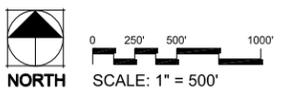
MASTER PLAN AMENDMENT A2MJ20

EXISTING DATA LEGEND

VERY LOW RESIDENTIAL 1/2	103	15
LOW RESIDENTIAL 2*	334	65
MEDIUM RESIDENTIAL 6*	443	1752
MEDIUM RESIDENTIAL 10	22	210
MED. HIGH RESIDENTIAL 14	28	392
HIGH RESIDENTIAL 30	33	990
RESIDENTIAL 2-3.49	47	152
SUBTOTAL	1,109	4,188
NEIGHBORHOOD COMMERCIAL	2.3	
COMMERCIAL	38	
RESEARCH & DEVELOPMENT	335	
OFFICE	18	
CHURCH	6	
SCHOOL	37	
PARKS		
NEIGHBORHOOD PARK	52	25
LINEAR PARK	21	1
NATURAL OPEN SPACE	1	101
SUBTOTAL	45	127
GOVERNMENT FACILITY (G)	5	
TOTAL	1750 AC	4046 UNITS

AMENDED DATA LEGEND

VERY LOW RESIDENTIAL 1/2	103	15
LOW RESIDENTIAL 2*	334	65
MEDIUM RESIDENTIAL 6*	445	1752
MEDIUM RESIDENTIAL 10	22	210
MED. HIGH RESIDENTIAL 14	31	420
HIGH RESIDENTIAL 30	33	990
RESIDENTIAL 2-3.49	47	152
RESIDENTIAL 3.5 - 7.99	2.42	19
SUBTOTAL	1,114	4,280
NEIGHBORHOOD COMMERCIAL	2.3	
COMMERCIAL	38	
RESEARCH & DEVELOPMENT	332	
OFFICE	18	
CHURCH	6	
SCHOOL	37	
PARKS		
NEIGHBORHOOD PARK	52	25
LINEAR PARK	21	1
NATURAL OPEN SPACE	1	101
SUBTOTAL	45	127
GOVERNMENT FACILITY (G)	5	
TOTAL	1,750 AC	4,074 UNITS



DESIGNED	JEH	09.12.06
DRAWN	JRC	09.12.06
CHECKED	PCT	09.12.06
PROJECT NUMBER:	2521.00	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

Kimley»Horn

EXHIBIT A
MASTER PLAN AMENDMENT

CITY FILE NO.: CPC MP 06-00065-A2MJ20