

LEGAL DESCRIPTION

A TRACT OF LAND, PORTIONS OF WHICH ARE DESCRIBED IN DEEDS RECORDED IN BOOK 5072 AT PAGE 143, BOOK 5074 AT PAGE 479, BOOK 5557 AT PAGES 1470, 1483, AND 1498, BOOK 5606 AT PAGE 1067, BOOK 5606 AT PAGE 987 AND RECEPTION NO. 26088724, ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO LOCATED IN THE SOUTH 1/4 OF SECTION 21 AND IN SECTION 28, ALL OF TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AS BEARING S89°57'37"W, 2630.88 FEET; THE S 1/4 COR IS A FND. 2 1/2" ALUMIN. CAP MARKED "DREXEL BARREL&CO LS17664"; THE SE COR IS A 3 1/4" ALUMIN. CAP IN MONUMENT BOX STAMPED "EL PASO COUNTY DPW LS17496")

COMMENCING (POC) AT THE SOUTHEAST CORNER OF SECTION 34 OF TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO THENCE N56°54'41"W, 10,173.78 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4, OF THE EAST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 28 TO THE TRUE POINT OF BEGINNING:

(THE FOLLOWING THREE COURSED ARE ALONG THE WESTERLY LINES OF COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 2, RECEPTION NO. 94150257 AND COLORADO SPRINGS AIRPORT FILING 1B REC. NO. 218714079)

THENCE N00°04'05"E, 2,324.66 FEET ALONG THE WEST LINE OF THE EAST 1/4, OF THE EAST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28;

THENCE N00°07'46"E, 1,180.56 FEET TO THE SOUTHWESTERLY CORNER COLORADO SPRINGS AIRPORT FILING 1B AS RECORDED UNDER RECEPTION NO. 218714079 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21;

THENCE CONTINUE N00°07'46"E, 1,458.99 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21;

THENCE N00°05'40"W, 729.16 FEET ALONG THE WEST LINE OF THE EAST 1/4, OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21;

THENCE N59°24'45"E, 716.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR MARKSHEFFEL ROAD AS RECORDED IN BOOK 752, PAGE 305 AND BOOK 5074 PAGE 209 AND REFERENCED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 222132266, ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S30°35'15"E, 946.31 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE S30°43'57"E, 1,252.56 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVE;

THENCE SOUTHEASTERLY, 677.65 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID ARC HAVING A RADIUS OF 3,423.95 FEET, A CENTRAL ANGLE OF 11°20'23", AND BEING SUBTENDED BY A CHORD THAT BEARS S39°24'23"E, 676.54 FEET;

THENCE S42°38'12"E, 1,136.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE S59°25'02"W, 244.02 FEET;

THENCE S30°35'23"E, 288.27 FEET TO A POINT OF CURVE;

THENCE SOUTHERLY, 1,071.72 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, SAID ARC HAVING A RADIUS OF 2,000.07 FEET, A CENTRAL ANGLE OF 30°42'05", AND BEING SUBTENDED BY A CHORD THAT BEARS S15°14'31"E, 1,058.94 FEET;

THENCE S00°06'32"W, 1,430.90 FEET;

THENCE N89°41'47"W, 3,157.23 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 13,936.78 SQUARE FEET (319.94 ACRES), MORE OR LESS.

GENERAL NOTES

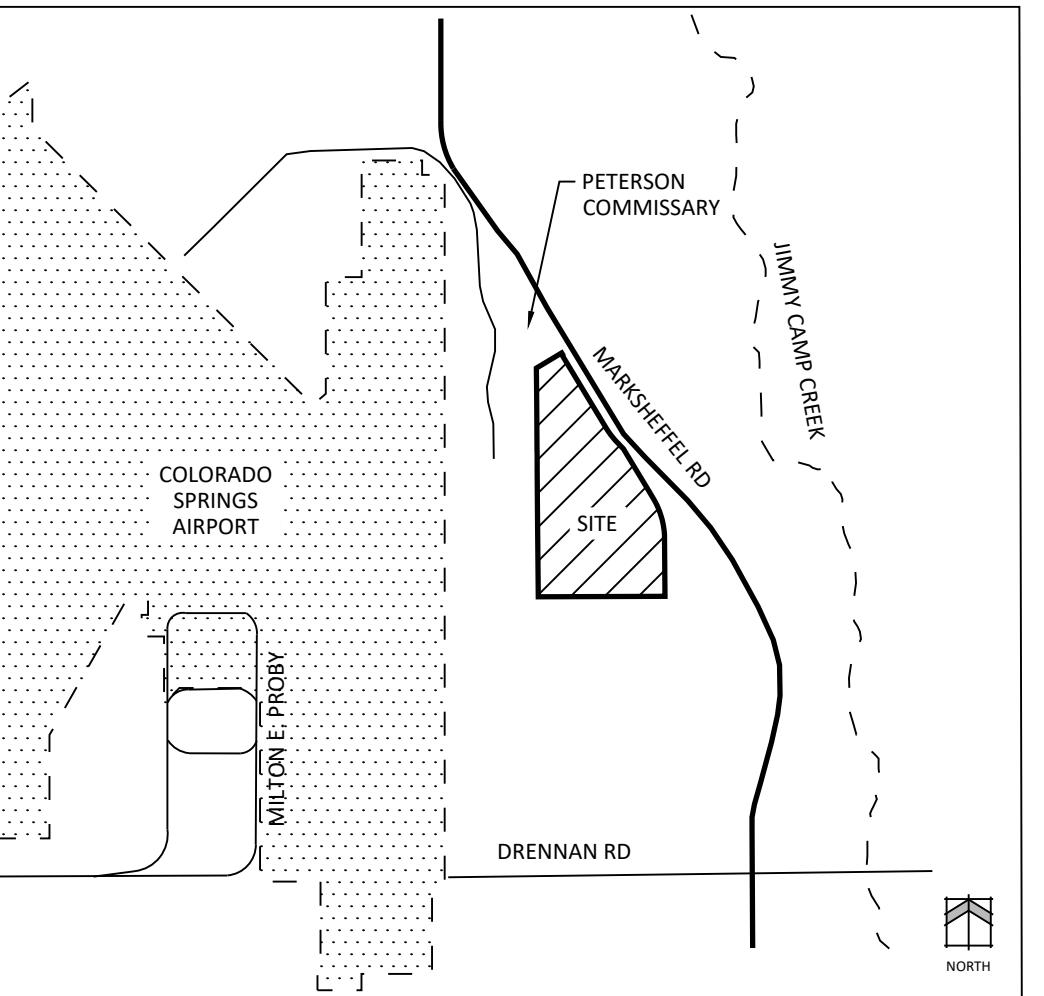
1. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE CONTRARIAN AIRPORT METROPOLITAN DISTRICTS 1-6.
2. THE PARCELS WITHIN THIS DEVELOPMENT SHALL BE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE CONTRARIAN AIRPORT METROPOLITAN DISTRICT, WHICH IS CREATED BY RESOLUTION NO. 106-25.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBERS 08041C0758G & 08041C0766G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
4. THE PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT AND/OR PETERSON SPACE FORCE BASE. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIAL RAMIFICATIONS THEREOF.
5. AT TIME OF DEVELOPMENT PLAN A LINE OF SIGHT ANALYSIS MAY BE COMPLETED FOR USES WITHIN $\frac{1}{4}$ MILE (ONE-QUARTER MILE) OF THE PETERSON SPACE FORCE BASE PERIMETER TO ENSURE SECURE OPERATIONS ARE NOT COMPROMISED.
6. DEVELOPER WILL CONTINUE TO WORK WITH PETERSON SPACE FORCE BASE PERSONNEL AND WILL REVISE THE LAND USE PLAN AS MAY BE REQUIRED TO ADDRESS RECOMMENDATIONS PROPOSED WITHIN ANY LAND USE COMPATIBILITY STUDIES CONDUCTED BY THE BASE.
7. AN AVIGATION EASEMENT AS REQUIRED WILL BE PROVIDED WITH FUTURE SUBMITTALS.
8. PRIOR TO FUTURE CONSTRUCTION, A FILING OF FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION FOR NEW CONSTRUCTION WILL BE REQUIRED.
9. UPON ACCEPTING RESIDENCY WITHIN THE LANDINGS DEVELOPMENT, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT THE LANDINGS DEVELOPMENT LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 0.7 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND THE AIRPORT.
10. THE LAND USE PLAN MAP IS A CONCEPTUAL ILLUSTRATION SHOWING PLANNING AREAS, LAND USE TYPES, AND ROADWAY ALIGNMENTS INTENDED TO EVALUATE PROJECT FEASIBILITY. THE PLAN ALLOWS FOR:
 - A MAXIMUM RESIDENTIAL UNIT COUNT OF 924 AND A MAXIMUM 2,500,000 SQUARE FEET OF COMMERCIAL AND INDUSTRIAL BUILDING AREA.
11. PRIOR TO ANY DEVELOPMENT A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
12. LONG TERM MAINTENANCE OF ALL WATER QUALITY/DETENTION FACILITIES WILL BE HANDLED BY THE METROPOLITAN DISTRICT OR INDIVIDUAL PROPERTY OWNERS IF ADDITIONAL PRIVATE FACILITIES ARE REQUIRED.
13. NO CHANNEL IMPROVEMENTS ARE REQUIRED WITH THIS DEVELOPMENT.
14. FULL SPECTRUM WATER QUALITY AND DETENTION WILL BE REQUIRED FOR ALL AREAS. DETENTION AREAS SHOWN ON THE LAND USE PLAN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FUTURE DRAINAGE REPORTS AND STUDIES.
15. A PRELIMINARY TRAFFIC STUDY PREPARED BY FELSBURG HOLT & ULLEVIG IS INCLUDED WITH THIS LAND USE PLAN SUBMITTAL. THE PRELIMINARY TRAFFIC STUDY IS BASED UPON THE ESTIMATED MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE AND MAXIMUM RESIDENTIAL DWELLING UNITS. AT TIME OF THE FIRST DEVELOPMENT PLAN SUBMITTAL AN UPDATED TRAFFIC IMPACT ANALYSIS, TO INCLUDE ANALYSIS OF ACCESS LOCATIONS AND FUTURE ROADWAY IMPROVEMENTS, WILL BE REQUIRED. ALL SUBSEQUENT DEVELOPMENT PLANS SHALL SUBMIT A TRAFFIC MEMO DEMONSTRATING COMPLIANCE WITH THIS TRAFFIC IMPACT ANALYSIS.
16. UNTIL APPROVED BY THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, INTERSECTION LOCATIONS AND DESIGN SHOWN ON THIS LAND USE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS.
17. ALL PUBLIC STREETS WILL MEET THE STANDARDS OF THE CITY OF COLORADO SPRINGS TRAFFIC CRITERIA MANUAL UNLESS OTHERWISE APPROVED.
18. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
19. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUPL-25-0011. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
20. CITYWIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.
21. SCHOOL FEES WILL BE IN LIEU OF LAND DEDICATION FOR BOTH WIDEFIELD SCHOOL DISTRICT #3 AND ELLICOTT SCHOOL DISTRICT #22 AS APPROPRIATE.

LANDINGS BUSINESS PARK

CITY OF COLORADO SPRINGS, COLORADO

LAND USE PLAN

VICINITY MAP



SITE DATA

TAX ID NUMBER: 5400000277, 5400000187, 5400000188, 5400000189, 5400000208, 5400000209, 5400000263

ADDRESS: 0 MARKSHEFFEL ROAD

TOTAL AREA: 319.94 ACRES (13,936,788 SF)

DEVELOPMENT SCHEDULE: 2026

MASTER PLAN: BANNING LEWIS RANCH

DRAINAGE BASIN: JIMMY CAMP CREEK

CURRENT ZONING: MX-M (MIXED-USE MEDIUM SCALE: CPC P 87-495; ORD. 88-131)

GI (GENERAL INDUSTRIAL: CPC P 87-496; ORD. 88-126)

APD (AIRPORT PLANNED DEVELOPMENT)

AP-O (AIRPORT OVERLAY)

APZ-1 (ACCIDENT POTENTIAL ZONE OVERLAY)

PDZ (PLANNED DEVELOPMENT ZONE)

AP-O (AIRPORT OVERLAY)

APZ-1 (ACCIDENT POTENTIAL ZONE OVERLAY)

AGRICULTURAL GRAZING

PROPOSED ZONING:

PERMITTED USES:

1. ALL USES IDENTIFIED WITHIN THE UDC SUBSECTION 7.3.201 BASE AND NNA-O DISTRICT LAND USE TABLE, AS AMENDED, IN THE FOLLOWING CATEGORIES: "RESIDENTIAL", "COMMERCIAL AND INDUSTRIAL", "CIVIC, PUBLIC & INSTITUTIONAL", "ENTERTAINMENT AND RECREATION", "ACCESSORY" AND "TEMPORARY" WILL BE PERMITTED WITH THE FOLLOWING EXCEPTIONS.
- a. ALL USES RELATED TO MARIJUANA-RELATED SERVICES ARE PROHIBITED.
- b. ALL USES RELATED TO GROUP HOMES AS LISTED IN THE UDC ARE PROHIBITED EXCEPT THOSE ALLOWED PER STATE STATUTE.

- c. INDIVIDUAL USES ALSO PROHIBITED THROUGHOUT THE ENTIRE LANDINGS BUSINESS PARK INCLUDE: LONG-TERM CARE FACILITY, CEMETERY, CORRECTIONAL FACILITY/JUVENILE DETENTION FACILITY, DETOXIFICATION CENTER, FUNERAL SERVICES, HUMAN SERVICES SHELTER, AGRICULTURAL PRODUCTION, COMMERCIAL FEEDLOT, STABLES, ADULT ENTERTAINMENT, JUNKYARD, AIRPORT, RAILROAD, LANDFILL.
2. THE FOLLOWING USES ARE PROHIBITED WITHIN ONE-QUARTER (1/4) MILE OF THE PETERSON SPACE FORCE BASE PROPERTY LINE:
 - a. CELL PHONE TOWERS, WIND FARMS, SOLAR FARMS, BROADCASTING, TELECOMMUNICATION OR USES WITH ELECTROMAGNETIC TECHNOLOGY.

3. A HOTEL/CONFERENCE/CONVENTION FACILITY SHALL BE A PERMITTED USE WITHIN ANY LOCATION WITHIN THE LAND USE PLAN AREA INCLUDING RESIDENTIAL USE AREAS.
4. ALL TYPES OF OUTDOOR STORAGE ARE PERMITTED AS A PRINCIPAL USE IN THE 'INDUSTRIAL' AREAS IDENTIFIED ON THIS LAND USE PLANS, OR ANY FUTURE MODIFICATIONS.
5. ACCESSORY DWELLING UNITS (ADU), BOTH INTEGRATED OR DETACHED, ARE PERMITTED WITHIN THE RESIDENTIAL DESIGNATED LAND USE AREAS ONLY. ALL ADUS SHALL COMPLY WITH SECTION 7.3.304E, AS AMENDED, OF THE UDC WITH DEVELOPMENT DESIGN STANDARDS DETERMINED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.

UNLISTED USES:

1. PER SECTION 7.3.105: UNLISTED LISTED USES, AS AMENDED, OF THE UDC THE MANAGER MAY MAKE A DETERMINATION WHEN A PROPOSED PRINCIPAL PERMITTED, CONDITIONAL, OR ACCESSORY LAND USE, INCLUDING INDUSTRIAL USES OF A HIGHER INTENSITY THAN THOSE LISTED WITHIN 7.3.201: BASE AND NNA-O DISTRICT USE TABLE, IS NOT SPECIFICALLY IDENTIFIED AS ALLOWED IN THIS PDZ.
2. IN MAKING THIS DETERMINATION, THE MANAGER SHALL CONSIDER THE POTENTIAL IMPACTS OF THE PROPOSED ON SURROUNDING PROPERTIES COMPARED TO SIMILAR USES ALLOWED IN THE ABOVE LISTED USES.

GENERAL DIMENSIONAL STANDARDS:

RESIDENTIAL:

MAXIMUM DENSITY: 14 DU/AC ACROSS ENTIRE RESIDENTIAL LAND USE AREA

MAXIMUM HEIGHT: 50 FEET

RESIDENTIAL UNIT & DENSITY CAP:

THE TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 924 ACROSS ENTIRE DEVELOPMENT.

THE MAXIMUM DENSITY FOR INDIVIDUAL RESIDENTIAL DEVELOPMENTS SHALL BE 30 DU/AC. THE OVERALL RESIDENTIAL DENSITY FOR LANDINGS BUSINESS PARK MAY NOT EXCEED 14 DU/AC.

NON-RESIDENTIAL:

MAXIMUM FLOOR AREA: 2,500,000 SF

MAXIMUM HEIGHT: 80 FEET

PROJECT TEAM

OWNER: Contrarian Airport, LLC
2 N Cascade Ave.,
Colorado Springs, CO 80903

APPLICANT: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 2: Cover Sheet
Sheet 2 of 2: Land Use Plan

1
OF
2

