

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 5605 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 ½ 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 ¼ OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°51'37"W, 2630.88 FEET; THE S¼ COR IS A FND, 2½" ALUMN, CAP MARKED "DREXEL BARREL&CO LS17664"; THE SE COR IS A 3¼" ALUMN, 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 ½, OF THE EAST ½ OF THE SOUTHWEST ¼ 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 ½, OF THE EAST ½ OF THE SOUTHWEST ¼ SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE EAST ½ OF THE NORTHWEST ¼ 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 ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 21;

THENCE CONTINUE N00°07'46"E, 1,458.99 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 21;

THENCE N00°05'40"W, 729.16 FEET ALONG THE WEST LINE OF THE EAST ½, OF THE EAST ½ OF THE SOUTHWEST ¼ 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.

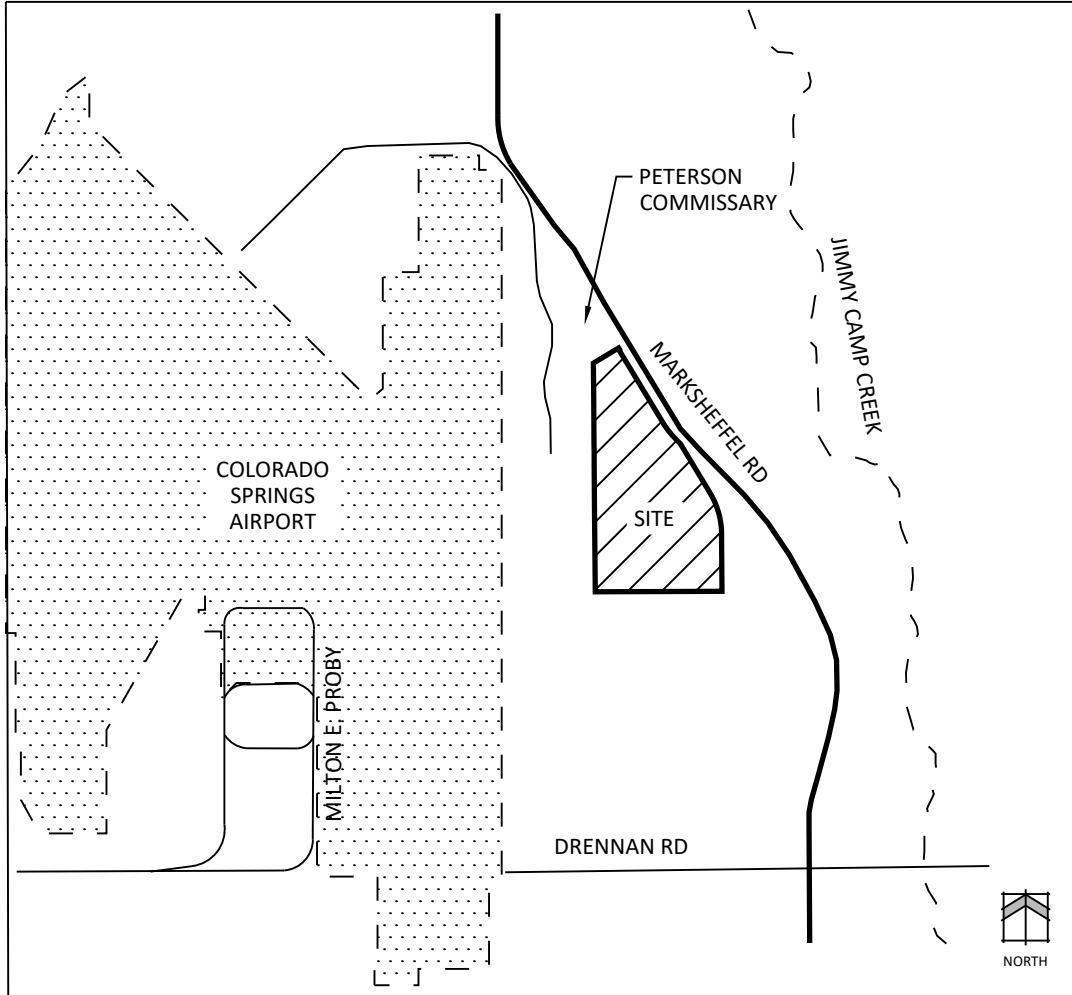
AREA = 13,936,778 SQUARE FEET ( 319.94 ACRES), MORE OR LESS.

GENERAL NOTES

- THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE CONTRARIAN AIRPORT METROPOLITAN DISTRICTS 1-6.
- 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.
- 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).
- 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.
- AT TIME OF DEVELOPMENT PLAN A LINE OF SIGHT ANALYSIS MAY BE COMPLETED FOR USES WITHIN ¼ MILE (ONE-QUARTER MILE) OF THE PETERSON SPACE FORCE BASE PERIMETER TO ENSURE SECURE OPERATIONS ARE NOT COMPROMISED.
- 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.
- AN AVIGATION EASEMENT AS REQUIRED WILL BE PROVIDED WITH FUTURE SUBMITTALS.
- 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.
- 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.
- 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.
- PRIOR TO ANY DEVELOPMENT A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
- 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.
- NO CHANNEL IMPROVEMENTS ARE REQUIRED WITH THIS DEVELOPMENT.
- 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.
- A PRELIMINARY TRAFFIC STUDY PREPARED BY FELSBERG HOLT & ULLEVIG IS IN 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.
- 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.
- ALL PUBLIC STREETS WILL MEET THE STANDARDS OF THE CITY OF COLORADO SPRINGS TRAFFIC CRITERIA MANUAL UNLESS OTHERWISE APPROVED.
- 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.
- 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.
- CITYWIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.
- 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



LAND USE TABLE

Land Use Category	Acres	% Land Use	Adjusted Acreages*	Assumed Floor Area Ratio	Assumed DUs per Acre	Estimated Floor Area (SF)	Estimated Dwelling Units
<b>MIXED USE SCENARIO</b>							
Residential	66.3	21%			14		924
Industrial	168.2	53%	134.6	0.18		1,036,301	
Commercial / Office	62.2	19%	49.8	0.35		758,641	
Park	5.3	2%	4.2				
ROW	17.9	6%	14.3				
Total	319.9	100%				1,794,942	924

- NOTES:
- THESE REPRESENT ESTIMATES ONLY FOR THE PURPOSE OF TRAFFIC ANALYSIS. ALL DENSITY/FLOORSPEACE MAXIMUMS PER THE PROPOSED ZONING ARE STATED IN THE SITE DATA SECTION OF THE LAND USE PLAN.
  - \* REDUCED 20% FOR INTERNAL LOCAL ROADS AND ON-SITE DETENTION.
  - RESIDENTIAL UNIT ESTIMATES BASED ON DU/AC ON GROSS ACREAGE.

Housing Type	Estimated No. of Units	Acres of Dedication per Unit (Neighborhood)	Acres of Dedication per Unit (Community)	Total Acres of Land Dedication Required (Neighborhood)	Total Acres of Land Dedication Required (Community)
Single Family detached residential structure	250	0.0066	0.008	1.65	2
2 - 4 units in residential structure	250	0.0053	0.0064	1.325	1.6
5 - 19 units in residential structure	0	0.0048	0.0058	0	0
20 - 49 units in residential structure	424	0.0044	0.0053	1.8656	2.2472
50 units or more in residential structure	0	0.0041	0.0049	0	0
Total	924			4.84	5.85

- NOTES:
- PARK LAND DEDICATION ORDINANCE (PLDO) REQUIREMENTS WILL BE MET THROUGH PARK LAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH LAND AND FEES.
  - FUTURE PARK SITE TO BE PUBLICLY ACCESSIBLE, OWNED AND MAINTAINED BY THE CONTRARIAN AIRPORT METROPOLITAN DISTRICT. A PARK LAND ALTERNATIVE COMPLIANCE AGREEMENT, TO INCLUDE PERMANENT PARK DESIGNATION, WILL BE REQUIRED FOR METRO DISTRICT OWNERSHIP AND MAINTENANCE, TO BE COMPLETED PRIOR TO PARK PLAT. THE NEIGHBORHOOD PARK SITE DESIGN IS SUBJECT TO PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO CONSTRUCTION, TO BE REQUIRED BY TIME OF ADJACENT DEVELOPMENT.
  - SHALL NO RESIDENTIAL UNITS BE CONSTRUCTED, COMPLIANCE WITH PLDO WILL NO LONGER BE REQUIRED.
  - ANY FUTURE NEIGHBORHOOD PARK INTENDED TO MEET PLDO OBLIGATIONS SHALL BE A MINIMUM 3.5 ACRES IN SIZE WITH PUBLIC ACCESS. THE SITE SHALL MEET THE DESIGN GUIDELINES AS ILLUSTRATED IN THE PARKS LAND DEDICATION ORDINANCE.
  - SHALL FUTURE PLDO OBLIGATIONS REQUIRE A NEIGHBORHOOD PARK SITE LESS THAN 3.5 ACRES IN SIZE, FEES IN LIEU OF MAY BE CONSIDERED. IF PARK LAND IS NOT PROVIDED, THE MASTER DEVELOPER WILL OWE FEES IN LIEU OF LAND FOR RESIDENTIAL BUILDING PERMITS ALREADY ISSUED. FUTURE BUILDING PERMITS MAY BE HELD UP UNTIL THIS PAYMENT IS SATISFIED.
  - TOTAL LAND DEDICATION FOR PARK LAND IS 5.28 ACRES. AFTER SUBTRACTING THE LAND ENCUMBERED BY THE GAS EASEMENT 4.84 ACRES OF PARK LAND REMAIN.

PDZ COMMUNITY BENEFITS - UDC SECTION 7.2.705

- FLEXIBILITY & ADAPTABILITY: FACILITATES A COMBINATION OF HOUSING OPTIONS AND NON-RESIDENTIAL USES THAT CONVENTIONAL ZONING CANNOT ACHIEVE DUE TO ZONE BOUNDARY RESTRICTIONS. ALLOWS A MIX OF INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES WITH DESIGN FLEXIBILITY TO RESPOND TO CHANGING MARKET CONDITIONS. THE PDZ HELPS PREVENT FRAGMENTED SITE DESIGN AND REDUCES THE NEED FOR MULTIPLE ZONE AMENDMENTS THAT CAUSE DELAYS.
- UNIFIED HIGH-QUALITY DESIGN: PROMOTES COHESIVE ARCHITECTURE, INTEGRATED TRANSITIONS, AND PEDESTRIAN-FRIENDLY STREETSCAPES ACROSS THE ENTIRE DEVELOPMENT AS A FUNCTION OF THE PDZ. THIS APPROACH ALIGNS WITH UDC ARTICLE 7.2.701 GOALS FOR INNOVATIVE, CONTEXT-SENSITIVE DESIGN.
- ECONOMIC GROWTH & JOB CREATION: SUPPORTS TARGETED INDUSTRY CLUSTERS NEAR THE AIRPORT AND PETERSON SFB, ATTRACTING HIGH-WAGE EMPLOYERS AND FOSTERING ECONOMIC DIVERSIFICATION THROUGH DEVELOPMENT-READY LAND NEAR MAJOR EMPLOYMENT HUBS.
- WORKFORCE HOUSING & COMMUNITY AMENITIES: PROVIDES UP TO 924 RESIDENTIAL UNITS NEAR EMPLOYMENT HUBS, PLUS PARKS, TRAILS, AND SERVICES FOR MILITARY FAMILIES. ADVANCES PLANCOS OBJECTIVES FOR THRIVING ECONOMY, LIVABILITY, AND SUSTAINABLE GROWTH THROUGH REGIONAL COORDINATION.
- EFFICIENT INFRASTRUCTURE & SUSTAINABLE DEVELOPMENT: ENABLES PHASED DEVELOPMENT WITH IMPROVED INFRASTRUCTURE DELIVERY AND ELEVATED DESIGN STANDARDS FOR INDUSTRIAL AND COMMERCIAL BUILDINGS. THIS ALIGNS WITH CITY GOALS FOR LIVABILITY AND SUSTAINABILITY THROUGH INTEGRATION OF LAND USES.

SITE DATA

TAX ID NUMBER:	5400000277, 5400000187, 5400000188, 5400000189, 5400000208, 5400000209, 5400000263
ADDRESS:	0 MARKSHEFFEL ROAD
TOTAL AREA:	319.94 ACRES (13,936,778 SF)
DEVELOPMENT SCHEDULE:	2026
MASTER PLAN:	BANNING LEWIS RANCH
DRAINAGE BASIN:	JIMMY CAMP CREEK
CURRENT ZONING:	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:	
CURRENT USE:	
PERMITTED USES:	

- 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.
  - ALL USES RELATED TO MARIJUANA-RELATED SERVICES ARE PROHIBITED.
  - ALL USES RELATED TO GROUP HOMES AS LISTED IN THE UDC ARE PROHIBITED EXCEPT THOSE ALLOWED PER STATE STATUTE.
- 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.
- THE FOLLOWING USES ARE PROHIBITED WITHIN ONE-QUARTER (1/4) MILE OF THE PETERSON SPACE FORCE BASE PROPERTY LINE:
  - CELL PHONE TOWERS, WIND FARMS, SOLAR FARMS, BROADCASTING, TELECOMMUNICATION OR USES WITH ELECTROMAGNETIC TECHNOLOGY.
- A HOTEL/CONFERENCE/CONVENTION FACILITY SHALL BE A PERMITTED USE WITHIN ANY LOCATION WITHIN THE LAND USE PLAN AREA INCLUDING RESIDENTIAL USE AREAS.
- 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.
- 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:

- 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.
- 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:

<b>RESIDENTIAL:</b> MAXIMUM DENSITY: 14 DU/AC ACROSS ENTIRE RESIDENTIAL LAND USE AREA MAXIMUM HEIGHT: 50 FEET
<b>RESIDENTIAL UNIT &amp; DENSITY CAP:</b> 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.
<b>NON-RESIDENTIAL:</b> 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

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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

LANDINGS  
BUSINESS  
PARK

LAND USE PLAN

WEST OF MARKSHEFFEL, EAST OF  
COS AIRPORT, NORTH OF  
DRENNAN ROAD

DATE:	06.17.25
PROJECT MGR:	A. BARLOW
PREPARED BY:	J. SMITH

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
9/10/2025	JS	REVISED PER CITY COMMENTS & DISCUSSIONS
11/12/2025	JS	REVISED PER CITY COMMENTS
12/10/2025	JS	REVISED PER CITY COMMENTS
01/06/2026	AR	REVISED PER CITY COMMENTS

ISSUE / REVISION

COVER

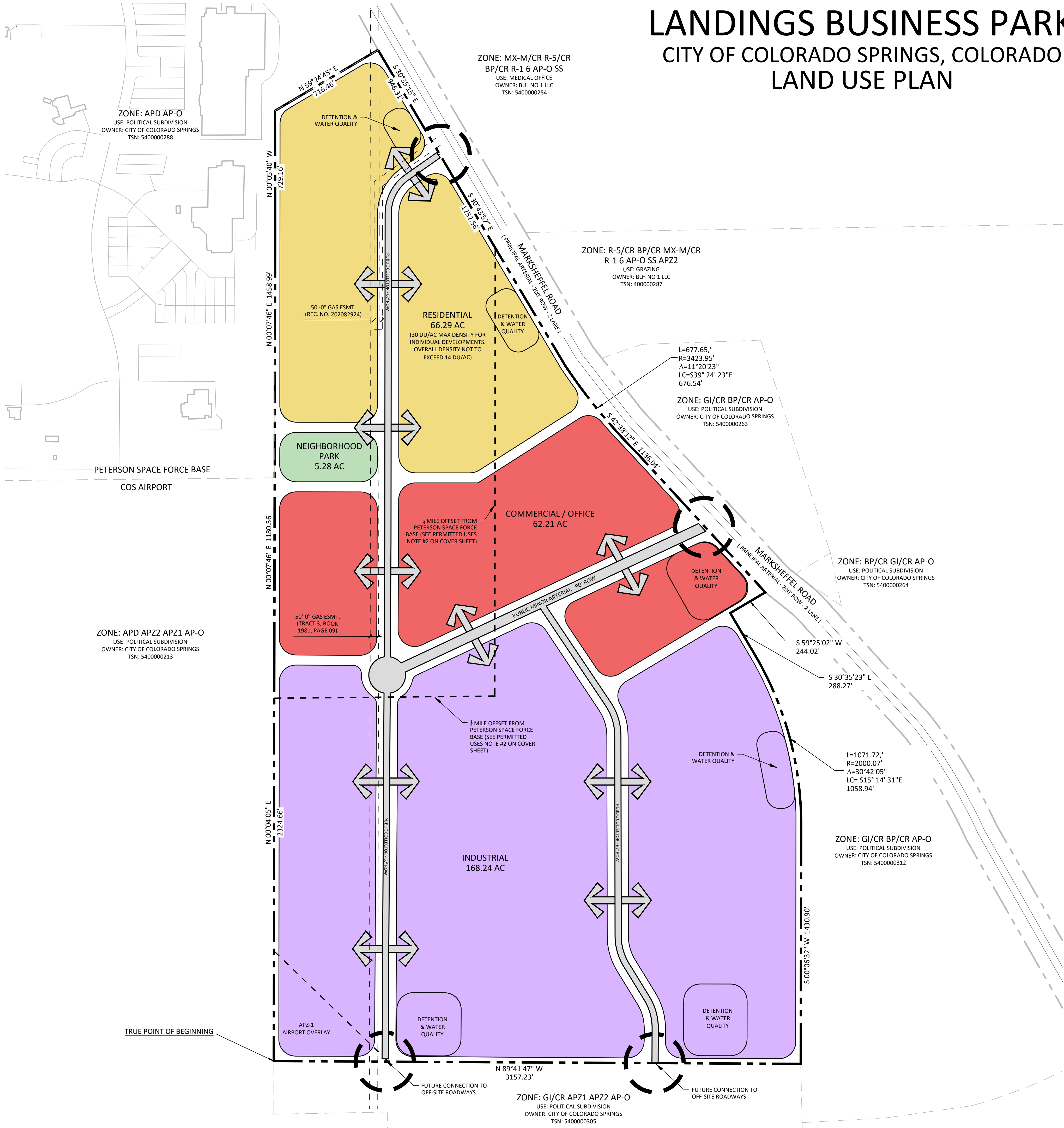
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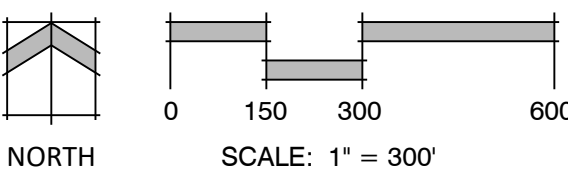


LANDINGS BUSINESS PARK  
CITY OF COLORADO SPRINGS, COLORADO  
LAND USE PLAN



LEGEND

- RESIDENTIAL (66.3 AC)
- COMMERCIAL / OFFICE (62.2 AC)
- INDUSTRIAL (168.2 AC)
- PARK, OPEN SPACE (5.3 AC)
- ROADWAYS (17.9 AC)
- EASEMENTS AND OVERLAYS
- PETERSON SPACE FORCE BASE  $\frac{1}{4}$  MILE OFFSET (SEE PERMITTED USES NOTE #2 ON COVER SHEET)
- SITE ACCESS POINT
- PARCEL ACCESS POINT
- PROPERTY BOUNDARY
- RIGHT OF WAY
- ADJACENT PARCEL BOUNDARIES
- DETENTION & WATER QUALITY



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LANDINGS  
BUSINESS  
PARK

LAND USE PLAN

WEST OF MARKSHEFFEL, EAST OF  
COS AIRPORT, NORTH OF  
DRENNAN ROAD

DATE: 06.17.25  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SMITH

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LAND USE PLAN

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