

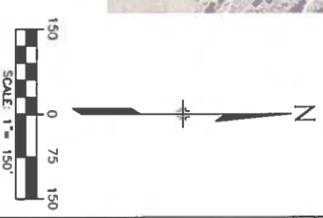
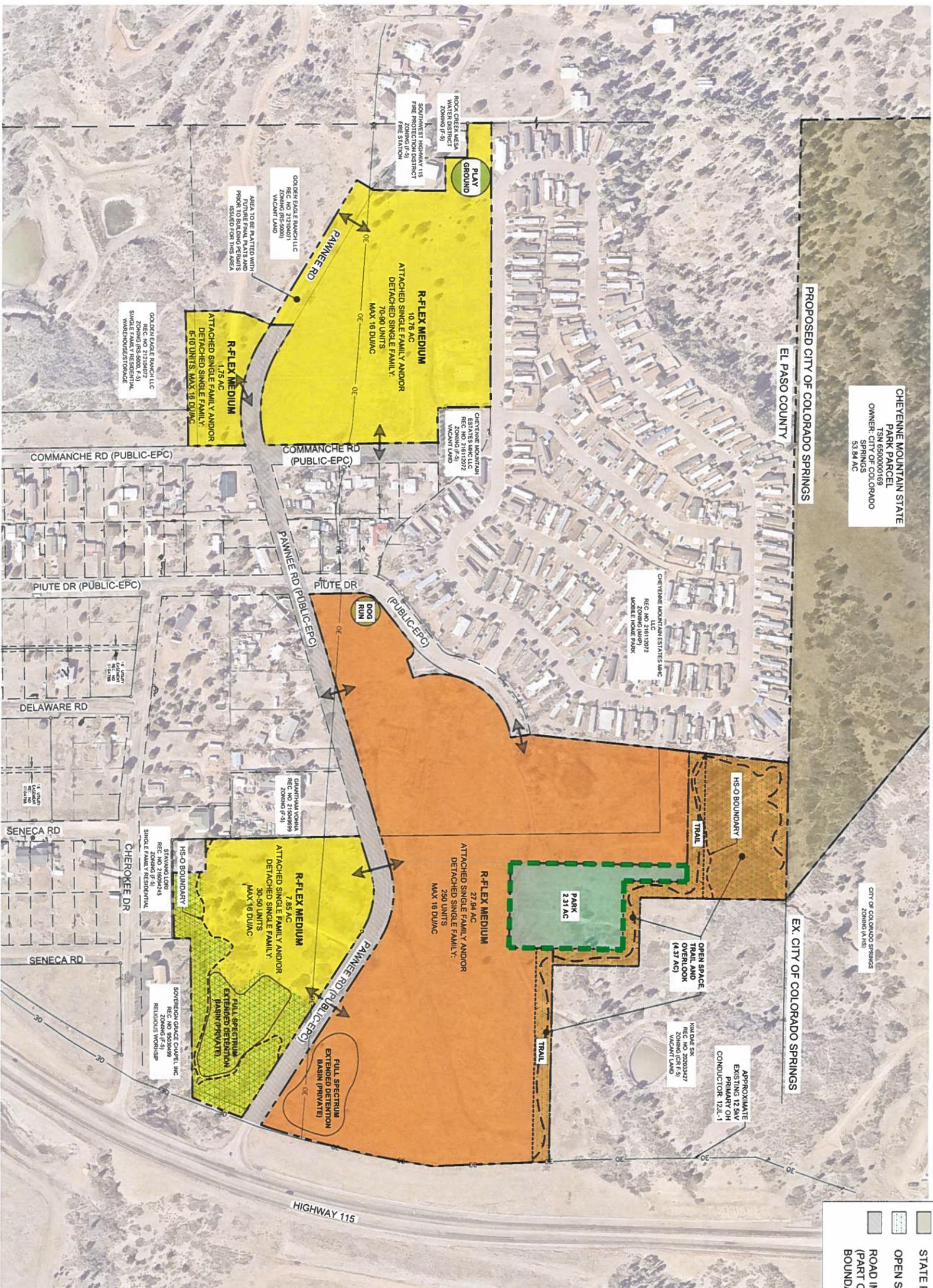
ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 COLORADO SPRINGS, COLORADO LAND USE PLAN

**CHEYENNE MOUNTAIN STATE
PARK PARCEL**
TSN: 6590000169
OWNER: CITY OF COLORADO
SPRINGS
53.84 AC

CITY OF COLORADO SPRINGS
ZONING (A HS)

LEGEND:

	ATTACHED SINGLE-FAMILY
	DETACHED SINGLE-FAMILY
	PARK
	STATE PARK
	OPEN SPACE
	ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)



CONSULTANTS:
PLANNERS: LANDSCAPE ARCHITECT CIVIL ENGINEER
Matrix
3435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0088

OWNER/DEVELOPER:
ROCK CREEK RESIDENTIAL LLC
805 CALLE DEL SOL, SUITE 1000
COLORADO SPRINGS, CO 80909
CITY OF COLORADO SPRINGS
30.5 NEVADA AVE
COLORADO SPRINGS, CO 80903-1802

PROJECT:
ROCK CREEK MESA ADDITIONS NO. 1-6
& CHEYENNE MOUNTAIN STATE PARK
ADDITION NO. 1 - LAND USE PLAN
COLORADO SPRINGS, CO
AUGUST 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/19/2023	INITIAL SUBMITTAL	BAF
1	11/15/2023	SECOND SUBMITTAL	BAF
2	02/14/2024	THIRD SUBMITTAL	BAF
3	05/09/2024	FOURTH SUBMITTAL	BAF
4	07/10/2024	FIFTH SUBMITTAL	BAF

DRAWING INFORMATION:
PROJECT NO.: 23.224.023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JM
SHEET TITLE:

LAND USE PLAN

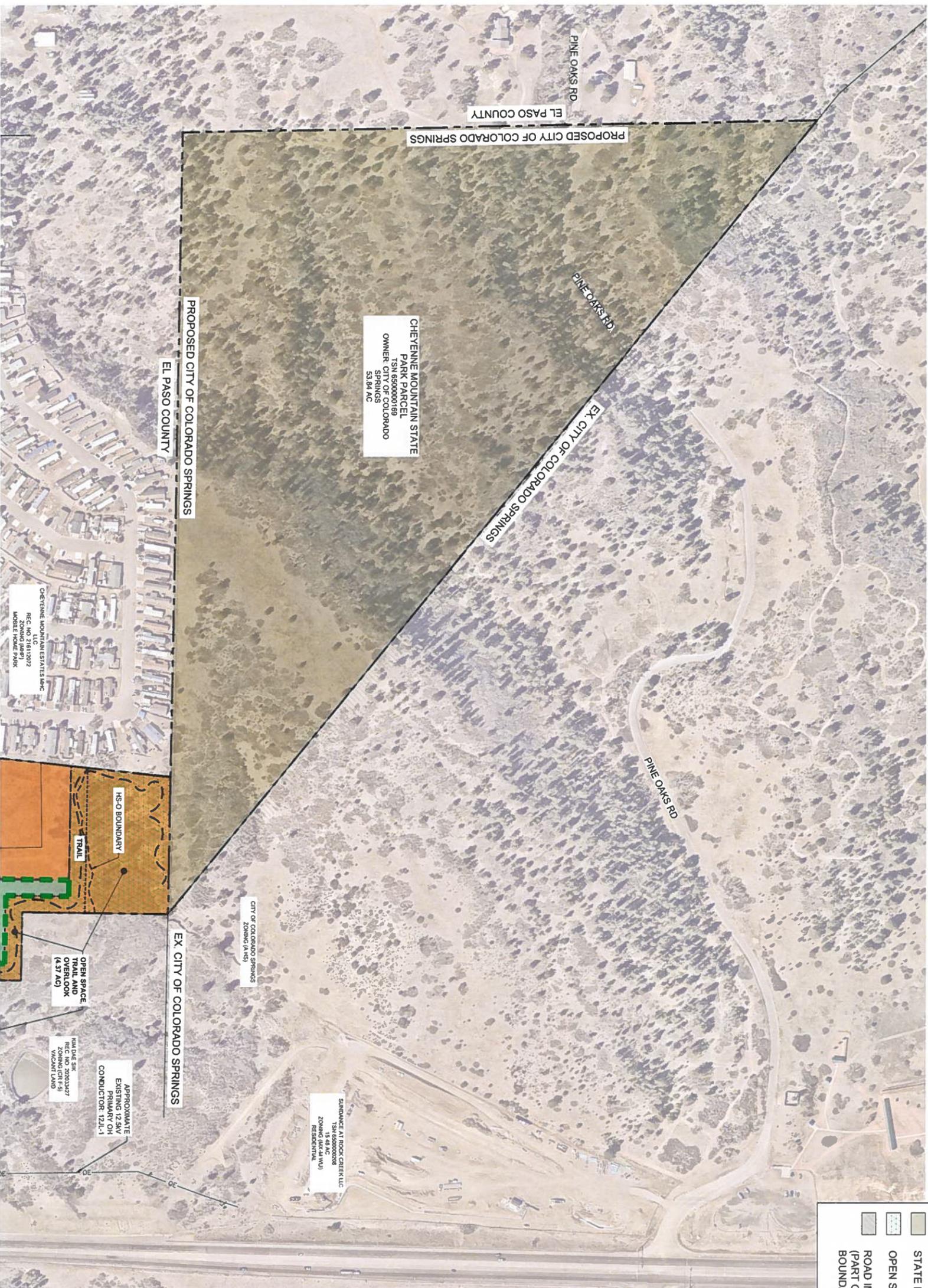
LU01

SHEET 03 OF 06

CITY FILE NO.: MAPN-23-0009

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

COLORADO SPRINGS, COLORADO



LEGEND:

- ATTACHED SINGLE-FAMILY
- DETACHED SINGLE-FAMILY
- PARK
- STATE PARK
- OPEN SPACE
- ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)

CONSULTANTS

Matrix
PLANNED LANDSCAPE ARCHITECTURE ENGINEER

303 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80909
PHONE: (719) 575-0100
FAX: (719) 575-0088

OWNER/DEVELOPER

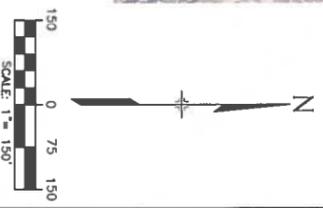
ROCK CREEK RESIDENTIAL LLC.
80 S CASCADE AVE SUITE 1500
COLORADO SPRINGS, CO 80903
CITY OF COLORADO SPRINGS
20 S MARUDA AVE
COLORADO SPRINGS, CO 80905-1802

PROJECT:
ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN
COLORADO SPRINGS, CO
AUGUST 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/15/2023	INITIAL SUBMITTAL	PAF
1	11/15/2023	SECOND SUBMITTAL	PAF
2	02/14/2024	THIRD SUBMITTAL	PAF
3	06/06/2024	FOURTH SUBMITTAL	PAF
4	07/10/2024	FIFTH SUBMITTAL	PAF

DRAWING INFORMATION:
PROJECT NO: 23 224 023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:



LAND USE PLAN

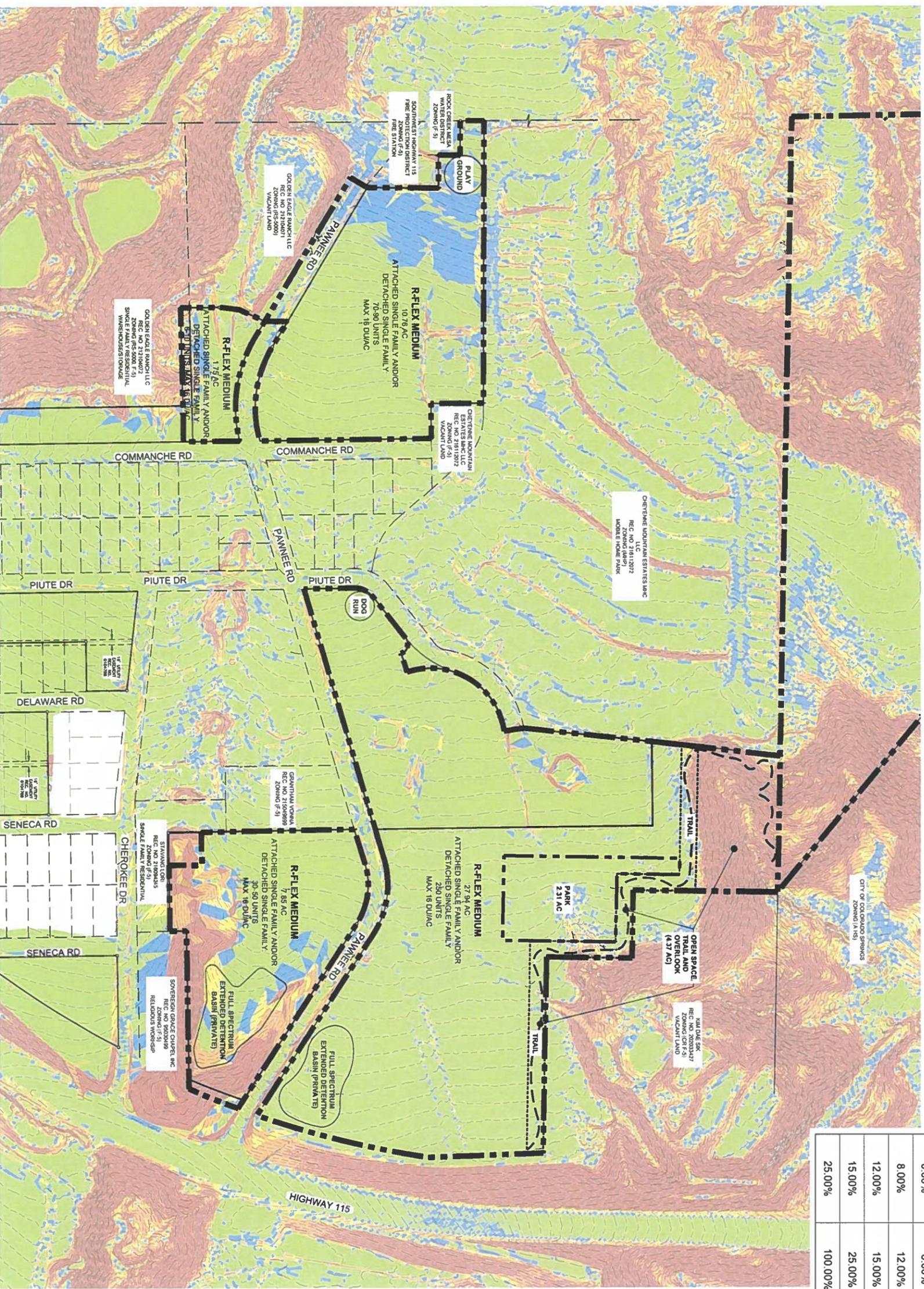
LU02

SHEET 04 OF 06

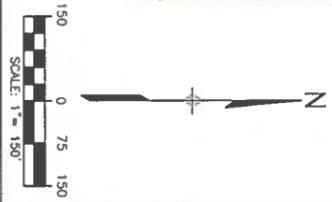
CITY FILE NO.: MAPN-23-0009

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

COLORADO SPRINGS, COLORADO



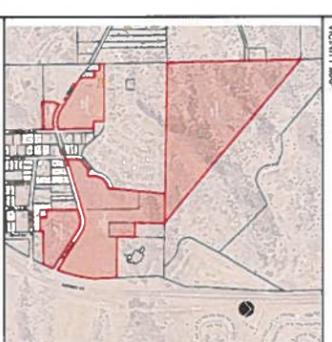
SLOPE TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
0.00%	8.00%	
8.00%	12.00%	
12.00%	15.00%	
15.00%	25.00%	
25.00%	100.00%	



CONSULTANTS
PLANNERS LANDSCAPE ARCHITECT / CIVIL ENGINEER
Matrix
 2425 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-9100
 FAX: (719) 575-9288

OWNER/DEVELOPER:
 ROCK CREEK RESIDENTIAL, LLC.
 815 CASANOVA DRIVE
 COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS
 30 S MEVADA AVE
 COLORADO SPRINGS, CO 80903-1802



PROJECT:
 ROCK CREEK MESA ADDITIONS NO. 1-6
 & CHEYENNE MOUNTAIN STATE PARK
 ADDITION NO. 1 - LAND USE PLAN
 COLORADO SPRINGS, CO
 AUGUST 2024

NO.	DATE	DESCRIPTION	BY
0	08/19/2023	INITIAL SUBMITTAL	RAE
1	11/15/2023	SECOND SUBMITTAL	RAE
2	02/14/2024	THIRD SUBMITTAL	RAE
3	05/06/2024	FOURTH SUBMITTAL	RAE
4	07/10/2024	FIFTH SUBMITTAL	RAE

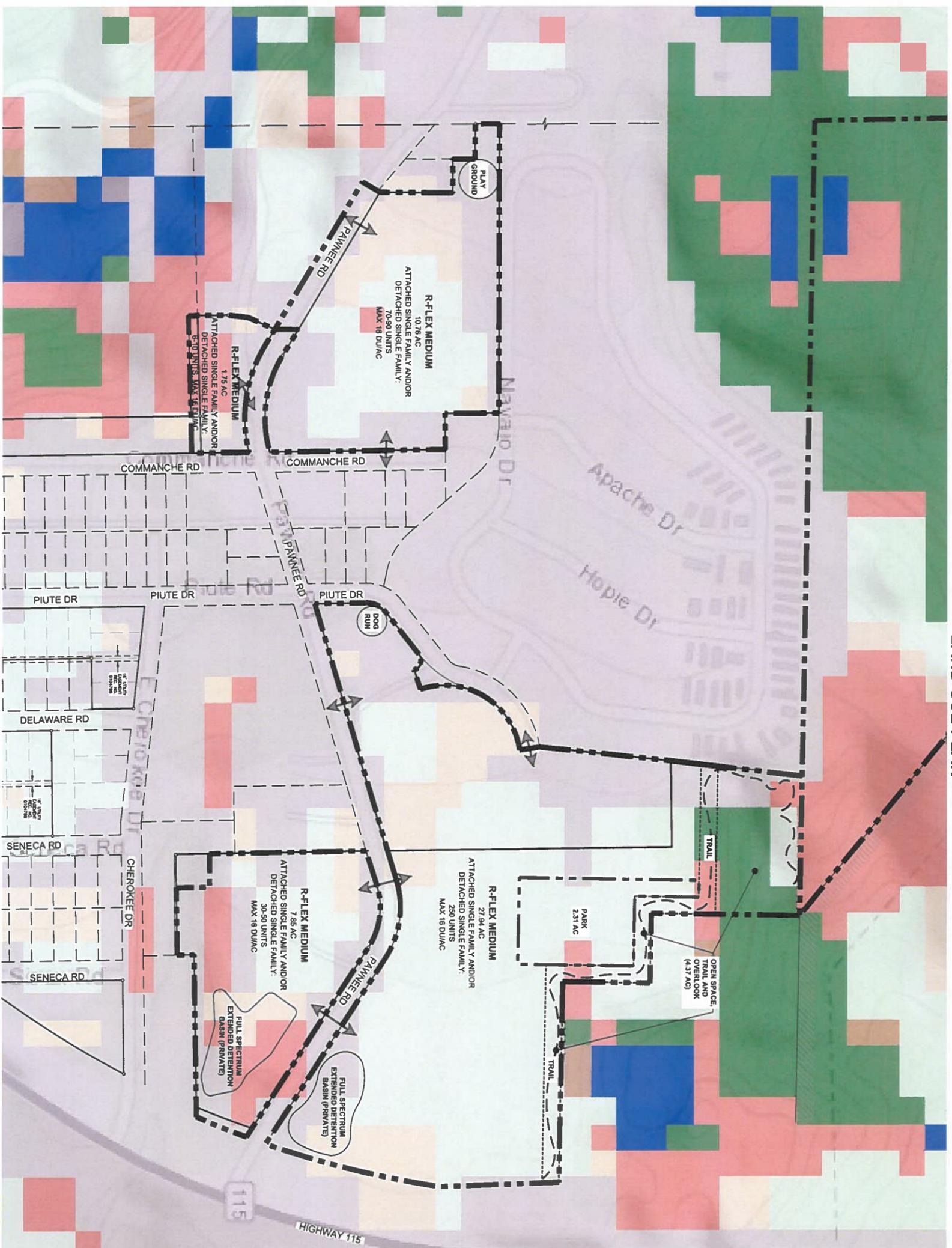
DRAWING INFORMATION:
 PROJECT NO: 23 224 023
 DRAWN BY: BP
 CHECKED BY: RF
 APPROVED BY: JA
 SHEET TITLE:

LAND SUITABILITY ANALYSIS - SLOPES

LSA01

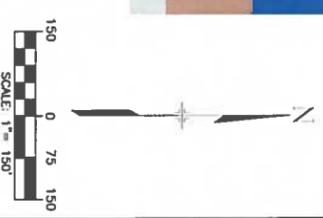
ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

COLORADO SPRINGS, COLORADO



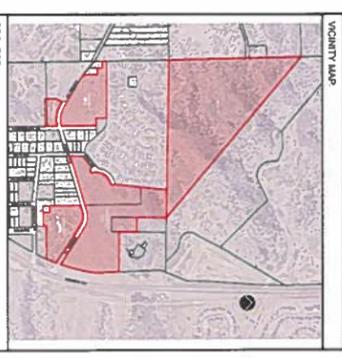
Vegetation

- Agriculture
- Grassland
- Lodgepole Pine
- Mixed Conifer
- Oak Shrubland
- Open Water
- Pinyon-Juniper
- Ponderosa Pine
- Riparian
- Shrubland
- Spruce-Fir
- Developed
- Sparsely Vegetated
- Hardwood
- Conifer-Hardwood
- Conifer
- Barren



CONSULTANTS:
Matrix
 PLANNING LANDSCAPE ARCHITECT CIVIL ENGINEER
 3155 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 515-0100
 FAX: (719) 515-0000

OWNER/DEVELOPER:
 ROCK CREEK RESIDENTIAL LLC.
 80 S CASCADE AVE, SUITE 1000
 COLORADO SPRINGS, CO 80903
 CITY OF COLORADO SPRINGS
 30.5 MERIDIAN AVE.
 COLORADO SPRINGS, CO 80903-1802



PROJECT:
 ROCK CREEK MESA ADDITIONS NO. 1-6
 & CHEYENNE MOUNTAIN STATE PARK
 ADDITION NO. 1 - LAND USE PLAN
 COLORADO SPRINGS, CO
 AUGUST 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/19/2023	INITIAL SUBMITTAL	RAJ
1	11/15/2023	SECOND SUBMITTAL	RAJ
2	02/14/2024	THIRD SUBMITTAL	RAJ
3	05/09/2024	FOURTH SUBMITTAL	RAJ
4	07/10/2024	FIFTH SUBMITTAL	RAJ

DRAWING INFORMATION:
 PROJECT NO.: 23 224 023
 DRAWN BY: BP
 CHECKED BY: RF
 APPROVED BY: JA
 SHEET TITLE:

**LAND SUITABILITY
ANALYSIS -
VEGETATION**