

**OWNER:**

2424 GOTG LLC  
2424 GARDEN OF THE GODS RD  
COLORADO SPRINGS, CO 80919

**APPLICANT:**

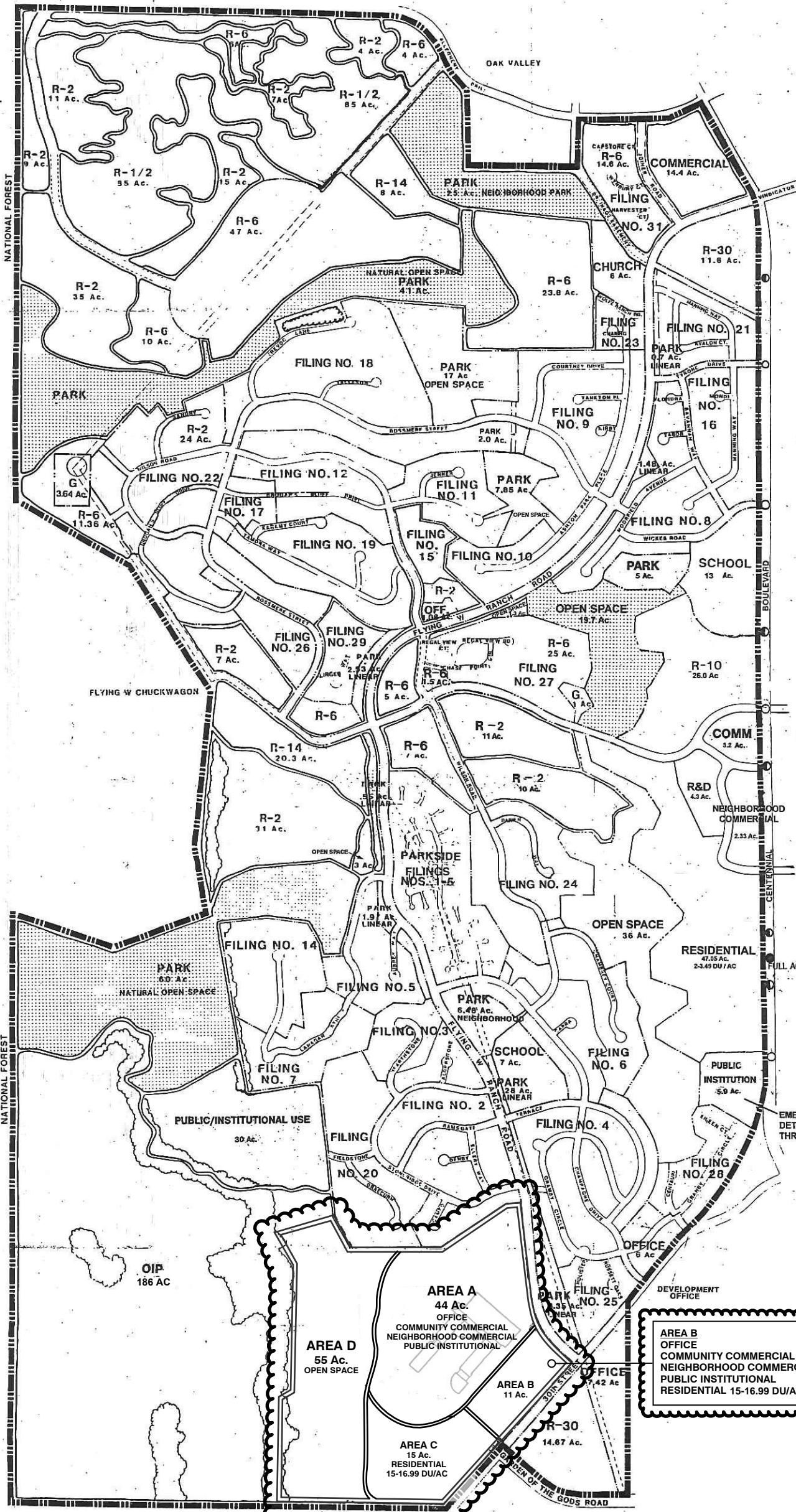
N.E.S. INC.  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903

**AMENDED MASTER PLAN SITE DATA**

TOTAL ACREAGE OF AMENDED AREA	125 AC.
LAND USE:	Office, Community Commercial, Neighborhood Commercial, Public/Institutional, Open Space, Trail
MASTER PLAN	MOUNTAIN SHADOWS
EXISTING ZONING	PIP1 / HS
PROPOSED ZONING	PUD/HS
DENSITY OF RESIDENTIAL	UP TO 16.99 DU/AC ON 26 ACRE PARCEL ONLY

**MOUNTAIN SHADOWS**

**MASTER PLAN**



Legal description  
Portions of Sections 10, 11, 14, 15, and 22, T12N, R67W, E12th Range, Colorado, not containing 1500 Acres, more or less.

\*Includes 487 acres of unimproved property shown on the plan and previous boundaries.

1. The developer intends that appropriate portions of the parcel will be zoned R-2.

2. The developer acknowledges that portions of the property are appropriate for hillside standards.

3. The developer intends that significant topographic features and slope lines will be preserved to the extent possible.

4. Private open space boundaries to be identified at the time of platting and/or development plan.

**MASTER PLAN AMENDMENT HISTORY**

FILE #	APPROVAL DATE	DESCRIPTION
CPC MP 06-65	1.10.07	CHANGE 47 ACRES FROM OFFICE/INDUSTRIAL TO RESIDENTIAL AND COMMERCIAL
CPC MP 06-00065-A1MJ20		CHANGE 125 ACRES FROM OFFICE / INDUSTRIAL TO: OPEN SPACE (55 AC) OFFICE / COMMERCIAL / RESIDENTIAL (26 AC) OFFICE / CIVIC / COMMERCIAL (44 AC)

EMERGENCY ACCESS ONLY UNLESS DETERMINED OTHERWISE THROUGH DP REVIEW OF P.I. USE.

**LEGEND**

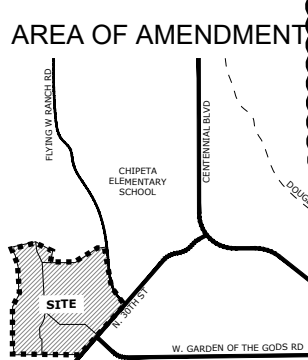
RESIDENTIAL	DU / AC	ACRES
VERY LOW RESIDENTIAL	1/2	103
LOW RESIDENTIAL	2	434
MED RESIDENTIAL	6	474
MED RESIDENTIAL	10	26
HIGH RESIDENTIAL	30	26
AMENDED RESIDENTIAL AREA	2-3.49	47
SUBTOTAL		1110
COMMERCIAL / INDUSTRIAL		
NEIGHBORHOOD COMMERCIAL		20
OFFICE		13
OFFICE / COMMERCIAL / CIVIC		44
OFFICE / COMMERCIAL / RESIDENTIAL / CIVIC	15-16.99	11
RESIDENTIAL	15-16.99	15
OFFICE/INDUSTRIAL		186
PUBLIC / INSTITUTIONAL USE		
SCHOOLS		50
PUBLIC ASSEMBLY (RELIGIOUS)		13
PARKS		
NEIGHBORHOOD PARK		36
LINEAR PARK		16
NATURAL OPEN SPACE		241
GOVERNMENT FACILITY		5
TOTAL		1760

DEDICATED PARK LAND	
PROPOSED PARK LAND	
PRIVATE OPEN SPACE	
PLATTED OR ZONED LAND BOUNDARY	
PROPOSED LAND USE BOUNDARY	
MOUNTAIN SHADOWS BOUNDARY	
PROPOSED ROAD	
MEDIAN CUT	
RIGHT IN-RIGHT OUT	

**Amendment Area Land Use**

Land Use:	Area A	Area B	Area C	Area D
Office	X	X		
Community Commercial	X	X		
Neighborhood Commercial	X	X		
Public/Institutional	X	X		
Residential 15-16.99 DU/AC		X	X	
Open Space/Trail				X



SCALE: 1" = 400' - 0"

