

OWNER:

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

APPLICANT:

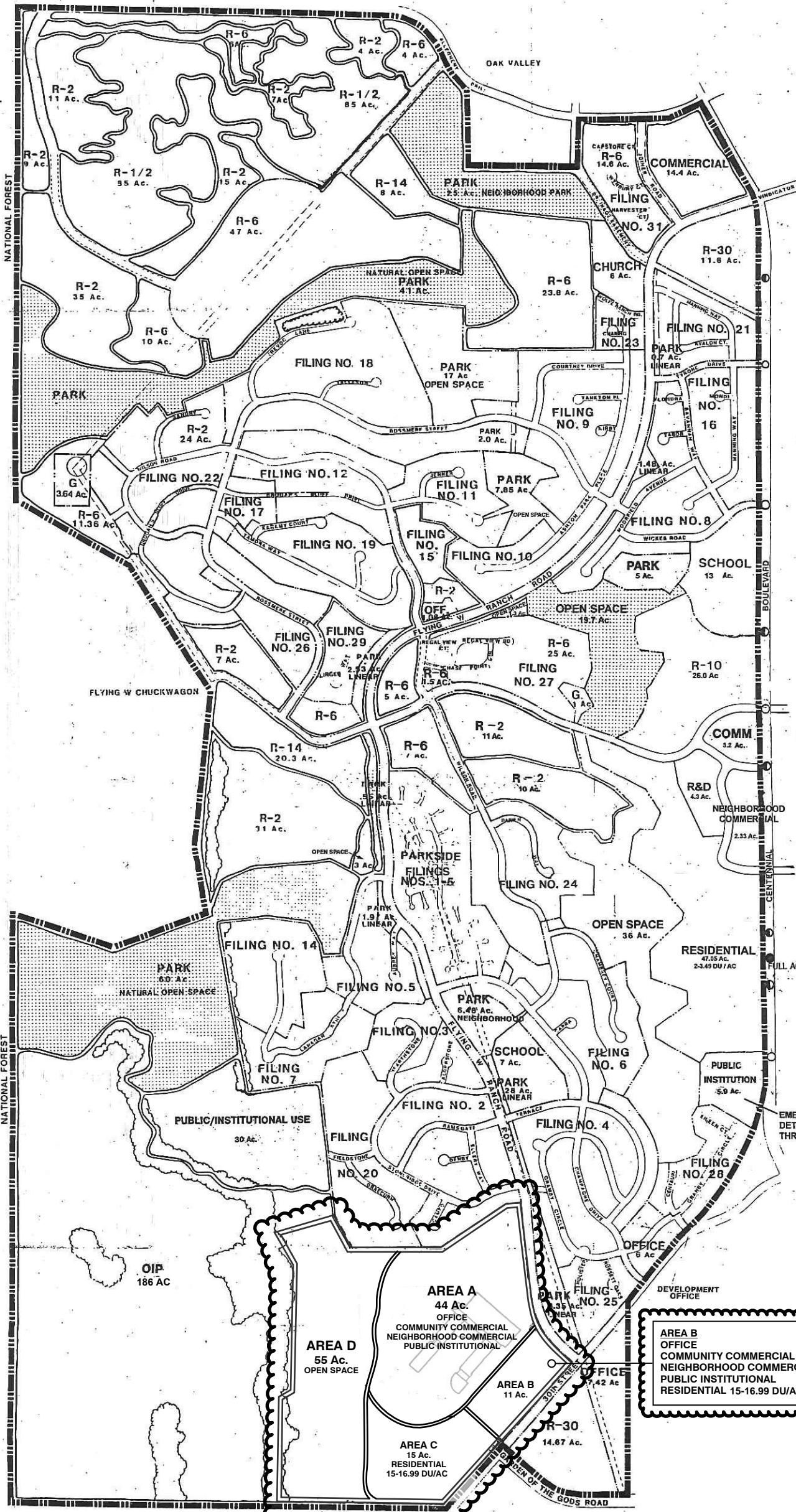
N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903

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, T13N, R67W, R1 E, One County, Colorado, not containing 1500 Acres, more or less.

*Includes 487 acres of unimproved property shown on the plan and previous amendments.
The density is less than the allowed by the master plan and previous amendments.

- The developer intends that appropriate portions of the parcel will be zoned R-2.
- The developer acknowledges that portions of the property are appropriate for hillside standards.
- The developer intends that significant topographic features and slope lines will be preserved to the extent possible.
- 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)

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

