

Project Name: The Center For Strategic Ministry Filing No. 1 Existing Zone: PUD AO Acreage: 11.12432

Site Address: 290 E. Woodmen Rd., Colorado Springs, CO Direction from Nearest Street Intersection: Southeast corner of Shiloh Mesa Drive and Mulberry Wood Drive (E. of Marksheffel Rd and N. of Woodmen Rd)

Tax Schedule Number(s): 5304300022, 5304300023

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

<input type="checkbox"/> 2020 Land Use Map Amendment	<input type="checkbox"/> PUD Concept Plan	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Administrative Relief	<input type="checkbox"/> PUD Development Plan	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Amendment to Plat Restriction	<input type="checkbox"/> PUD Zone Change				
<input type="checkbox"/> Annexation	<input type="checkbox"/> Street Name Change				
<input type="checkbox"/> Building Permit to Unplatted Land	<input checked="" type="checkbox"/> Subdivision Plat	<input type="radio"/> Prelim	<input type="radio"/> Prelim & Final	<input checked="" type="radio"/> Final	
<input type="checkbox"/> Building Permit Prior to Platting	<input type="checkbox"/> Subdivision Waiver	<input type="radio"/> Design	<input type="radio"/> Process		
<input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3	<input type="checkbox"/> Use Variance	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Vacation of Plat				
<input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Vacation of Public Right-of-Way				
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Waiver of Replat				
<input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Zone Change; Proposed Zone: _____				
<input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request					
<input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation	<input type="checkbox"/> FBZ Development Plan	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> FBZ Conditional Use	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Nonuse Variance	<input type="checkbox"/> FBZ Interim Use Plan				
<input type="checkbox"/> Preservation Easement Adjustment	<input type="checkbox"/> FBZ Minor Improvement Plan				
<input type="checkbox"/> Property Boundary Adjustment	<input type="checkbox"/> FBZ Warrant				

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Les Krohnfeldt 10-22-19 [Signature] 10/22/19
 Signature of Property Owner/Applicant Date Signature of Consultant Representative Date

CONTACT INFORMATION (please print or type)

Property Owner/Applicant: Center for Strategic Ministry Contact Name: Les Krohnfeldt

Address: 290 E. Woodmen Road City: Colorado Springs Phone: (719) 491-0462

State: CO Zip Code: 80919 E-Mail: Les.Krohnfeldt@woodmenvalley.org

Consultant Representative: Matrix Design Group, Inc. - Patrick Jernigan Phone: (719) 575-0100

Address: 2435 Research Parkway, Suite 300 City: Colorado Springs

State: CO Zip Code: 80920 E-Mail: pat.jernigan@matrixdesigngroup.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP

Payment \$ 2674.00 Assigned to: Cory SHARP Date: 10/24/2019

Receipt No.: 35249 City File No.: AR FP 19-00692



Final Plat Application Requirements

REVIEW CRITERIA: It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
 - 1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
 - 2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
 - 3. Promote design flexibility.
 - 4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
 - 5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
 - 1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
 - 2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
 - 3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
 - 1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
 - 2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
 - 3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
 - 4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
 - 1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
 - 2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
 - 3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

SUBMITTAL CHECKLIST: The following items will need to be included in any Final Plat review submittal.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
1 copy of a Project Statement identifying the following: <ul style="list-style-type: none"> 1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter; 2. A justification based on the review criteria addressing why the proposed plat should be approved; and 3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat. 	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Final Plat showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Report or Waiver	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study <i>only 1 copy (APPROVED)</i> N/A	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal. N/A	<input type="checkbox"/>

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project. <i>NOT APPROVED</i>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Utility Line Locates provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities (<i>refer to content requirements</i>).	<input type="checkbox"/> <i>N/A</i>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY).	<input type="checkbox"/> <i>N/A</i>

PLAN CONTENT REQUIREMENTS: The content of the final plat must include the following information.

General Information

- Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.
- Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.
- Indication of standardized scale, both fractional and bar (i.e. 1" = 20')
- North arrow
- Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.
- Date of preparation of the plat
- Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.
- Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.
- Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City.
- All plats with public easements and/or tracts must have the dedication statement:**
 - "The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."*
- All plats with public streets shall have the following sentence in the dedication statement:**
"All public streets are hereby dedicated to the City of Colorado Springs for public use."
- All plats with other tracts being dedicated to the City shall have:**
 - (1) A sentence in the dedication statement similar to *"Tract X is hereby dedicated to the City of Colorado Springs for public use."*
 - (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as *"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."*
- All plats with private streets shall have the following sentence as a plat note:
"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."
- Statement of ownership and acknowledgement. The notarized signature of the owner is required.
- Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required
- The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:**
 - "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."
- Notary Statement. Acknowledgement of the execution of the plat before a notary public.

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant

Planner

Access Provisions:

- a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
- b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat.

- Fee block (drainage, bridge, school and park)

Certificates for execution by each of the following or their duly appointed representative(s).

- a. City Engineer
- b. City Planning Director
- c. City Clerk
- d. El Paso County Clerk and Recorder

- Layout. **The exact layout including:**

Boundary Lines

The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness. All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number).

Streets

- All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - (1) Within the proposed subdivision, and
 - (2) Immediately abutting the proposed subdivision, and
 - (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

Easements

- All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.

Lots and Blocks

- All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000.

Identification System

- All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract.

- Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a keymap shall be included on each sheet. Labels will be of the nature "See Sheet ___ of ___". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

- Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

- All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.

- Provide a legend, which designates all, lines and symbols except where called out on plat drawing.

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Inundation Mark:

The plat shall clearly show the 100-year flood plain line. Reference the appropriate FEMA Panel by which the location of this line has been determined.

Option 1: Property located completely outside of the 100-year floodplain:

"This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997."

Option 2: Property located within the 100-year floodplain:

"A portion of this property is located within Zone AE (area located within a 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997."

Option 3: Property located within a 100-year floodplain where a LOMR has been processed:

"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997 and as modified by LOMR# 0_-08-____ P effective date DD/MM/YYYY."

Option 4: Property located within 100-year floodplain where a CLOMR has been processed and lot restrictions apply until a LOMR is approved by FEMA:

"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C____ F, effective date 3/17/1997. A CLOMR# 0_-08-____ R effective date DD/MM/YYYY is on record with the Regional Floodplain Administration. The following lots are will not be allowed building permits ("enter lot numbers") until a FEMA approved LOMR removing the properties from the 100-year floodplain is received by the Regional Floodplain Administration."

*All **bold** and "____" require the Applicant to insert the appropriate data for their specific site.

Book and Page and/or Reception Number for all existing and newly created easements.

All other information required by Colorado State law.

Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.

Scale Bar

North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-ways that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision.

Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

Not a Part of Subdivision. All areas enclosed within the subdivision boundary, which do not constitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed.

The area in sq.ft. of all Lots and Tracts sought to be platted.

The following statement in compliance with Section 7.7.303.D.7. "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 As Amended."

The final plat shall be clearly and legibly prepared by a registered land surveyor or engineer

Show all common ingress-egress, parking and access easements required by the development plan.

The proposed subdivision meet all of the requirements of Chapter 7, Section 2 through 9 of the City Code, the Public Works Design Manual and any other applicable City ordinance and resolutions.

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Surveyor's Statement, which shall read:

"The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief."

Closure Sheets. One (1) copy of the computer closure sheets for the entire subdivision area. Such sheets shall not be required if not more than five (5) lots in the subdivision are irregular (not rectangular) in shape.

Replat should include the following information:

The replat shall be identified by its own separate title. The title block of the replat shall further identify the subdivision of record of that portion of the subdivision of record which is being replatted.

The replat shall contain the following notice: *'The approval of this replat vacates all prior plats for the area described by this replat.'*

The replat shall show graphically the "as platted" lot(s) separately on the plat drawing. The drawing shall indicate all existing easements.

If any existing lot line is being removed, relocated or re-orientated, any associated Easements dedicated by plat still remain unless vacated separately or as part of this request. If this easement is to be vacated as part of this request, provide the following information With the replat:

The project description letter needs to indicate that the associated lot line easement(s) or other platted easement(s) are to be vacated. Provide locates from the utility locaters, unless no water or wastewater mains exist adjacent to the area being replatted or unless CSU specifically waives the submission of locates.

Geologic Hazard Study disclosure statement (not required if waiver has been approved): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."

If within an airport overlay, the following note must be added: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."



Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
O 719.575.0100
F 719.575.0208
matrixdesigngroup.com

PROJECT STATEMENT
The Center For Strategic Ministry Filing No. 1
October 04, 2019

Introduction

Woodmen Valley Chapel is located at the northeast corner of Mulberry Wood Drive and Woodmen Valley View (North of Woodmen Road and East of Marksheffel Road) and is part of the Woodmen Heights Masterplan. The site encompasses approximately 8.96 acres currently consisting of their ministry chapel, related parking and two outbuildings with expired temporary use permits. The property is located within Woodmen Heights and is part of/consistent with the Woodmen Heights Master Plan. The proposed development includes an addition to the chapel, improved and expanded parking, proposes to convert the 2 outbuildings to permanent use, and related site improvements and landscaping including a detention pond. Planning of the proposed development considered topography, traffic circulation/access, setbacks along the roadways on all 4 sides of the project. This project is anticipated to be constructed in a single phase.

This submittal to the City of Colorado Springs includes the following application for consideration.

1. A Final Plat for *The Center For Strategic Ministry Filing No. 1*.

This plat is in support of the Development Plan for the Woodmen Valley Chapel Addition (Project Statement attached).

PROJECT STATEMENT
Woodmen Valley Chapel Addition
November 08, 2018
(Updated 10/2/19 for Administrative Relief)

Introduction

Woodmen Valley Chapel is located at the northeast corner of Mulberry Wood Drive and Woodmen Valley View (North of Woodmen Road and East of Marksheffel Road) and is part of the Woodmen Heights Masterplan. The site encompasses approximately 8.96 acres currently consisting of their ministry chapel, related parking and two outbuildings with expired temporary use permits. The property is located within Woodmen Heights and is part of/consistent with the Woodmen Heights Master Plan. The proposed development includes an addition to the chapel, improved and expanded parking, proposes to convert the 2 outbuildings to permanent use, and related site improvements and landscaping including a detention pond. Planning of the proposed development considered topography, traffic circulation/access, setbacks along the roadways on all 4 sides of the project. This project is anticipated to be constructed in a single phase.

This submittal to the City of Colorado Springs includes the following application for consideration.

1. A Development Plan for the Woodmen Valley Chapel Addition.

Technical reports have been included with this submittal including requests for a Wastewater Master Facilities Report (WWMFR) and Hydraulic Analysis Report (HAR) and a Final Drainage Report. Per the preapplication meeting, a Traffic Impact Study and Geohazard Analysis was not required due to the previously approved Shiloh Mesa at Woodmen Heights PUP Concept Plan (and amendments).

Conformance with the Comprehensive Plan

The vision for the future of Colorado Springs is based on preserving, protecting and sustaining the best characteristics of the built and natural environment, on effectively addressing the community needs, and on giving positive direction to the changes and growth anticipated.

The Development Plan is in general conformance with the Colorado Springs Comprehensive Plan and meets the vision for the future of Colorado Springs.

Adjacent Development and Land Use Conformance

The proposed development plan is in general conformance with the approved surrounding uses and in conformance to the PUD AO zoning of the City of Colorado Springs. To the east is Mustang Road (County) and larger residential lots. To the South and West is a proposed Commercial development (Shiloh Mesa Commercial). Also to the west is a proposed multifamily development (Enclave at Shiloh Mesa). Finally, to the North is the single family development platted under Shiloh Mesa Filing 5. A 2 acre parcel in the northwest corner of this property is currently being excluded from the Plat process at this time.

Public Facilities

The proposed development plan conforms to the Master Development Drainage Plan Amendment for Shiloh Mesa at Woodmen Heights and Final Drainage Report for Shiloh Mesa Commercial Filing No. 1. This amendment has been submitted and is in the process of being reviewed. The purpose of the amendment is to address the previously undeveloped properties within the Shiloh Mesa at Woodmen Heights Master Plan area, previously approved drainage plans, and an addendum letter has been provided recommending the incorporation of water quality elements consistent with the City of Colorado Springs drainage criteria.

All the necessary utilities are located adjacent to the site and have adequate capacity to serve this development. A request to Colorado Springs Utilities for a Wastewater Master Facility Review (WWMFR) and Hydraulic Analysis Review (HAR) has been prepared.

Transportation/Circulation

The primary access to this site will be via Shiloh Mesa Drive on the west which connects to Marksheffel Road. An additional access is located on the south side of the property connecting to Woodmen Valley View. Woodmen Valley View will connect to Mullberry Wood Lane to the west and will connect to Mustang Road to the east. This plan is proposing an emergency access (fire) from Mustang Road. No public access is being proposed to the east or the north.

Administrative Relief

We are requesting administrative relief of the two existing buildings with the addresses of 8294 & 8296 Woodmen Valley View. These existing buildings currently have expired temporary building permits and are in the process of obtaining permanent structure permitting through Pikes Peak Regional Building. The administrative relief is related to the placement of these existing structures as they encroach into an existing building setback defined as 60' from the centerline of Mustang Road. The setback was created as part of the Shiloh Mesa at Woodmen Heights PUP Concept Plan approved November 25, 2008 (CPC PUZ 07-244 & CPC PUP 07-245), specifically with Note J on Sheet 3. The encroachment is approximately 4 feet or 6.7%, which is less than the 10% allowed by Administrative Relief standards. The intent of the setback is preserved despite the small encroachment and will not adversely impact any surrounding properties. In addition, a mix of deciduous and evergreen trees have been provided along the eastern boundary per the City of Colorado Springs buffer requirements to help screen these existing buildings.

Justification Statement

The proposed application for the Woodmen Valley Chapel Addition should be approved for the following reasons:

1. The project is consistent with the goals and policies of the City's Comprehensive Plan.
2. The project is consistent with the previously approved Master Plan and Concept Plan for the property.
3. The proposed land use is compatible with surrounding areas.
4. The transportation system adequately serves the site.
5. Public Facilities have been planned in conjunction with the proposed development and therefore the capacities of existing streets and facilities will not be overburdened.

**LEGAL DESCRIPTION
(THE CENTER FOR STRATEGIC MINISTRY FILING NO. 1 PLAT)**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER; MONUMENTED ON THE SOUTH END BY A FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE SECTION CORNER AND "DREXEL BARRELL LS 17664- 1985" AND ON THE NORTH END BY A FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE SECTION CORNER AND "A.B. SWART PLS 33649 -2010" AND IS ASSUMED TO BEAR NORTH 00°11'12" EAST 2639.81 FEET:

COMMENCE AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 00°11'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 430.43 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL B – ROADS PARCEL" IN SPECIAL WARRANTY DEED RECORDED ON AUGUST 20, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 218096225; SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING (5) FIVE COURSES:

1. THENCE NORTH 89°49'00" WEST, A DISTANCE OF 248.94 FEET TO A 121.50 FOOT RADIUS TANGENT CURVE;
2. THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°37'44", AN ARC DISTANCE OF 90.40 FEET;
3. THENCE SOUTH 47°33'15" WEST, A DISTANCE OF 69.08 FEET TO A 271.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 53°34'48" WEST;
4. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°58'54", AN ARC DISTANCE OF 165.76 FEET TO A 328.50 FOOT RADIUS REVERSE CURVE;
5. THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 64°12'51", AN ARC DISTANCE OF 368.17 FEET;

THENCE NORTH 82°48'45" EAST, A DISTANCE OF 57.00 FEET TO A 87.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 82°48'45" EAST AND A POINT ON THE PREVIOUSLY MENTIONED EXTERIOR BOUNDARY;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°06'53", AN ARC DISTANCE OF 148.31 FEET;

2. THENCE NORTH 00°04'22" WEST, A DISTANCE OF 57.00 FEET;
THENCE NORTH 89°58'53" EAST, A DISTANCE OF 44.76 FEET;
THENCE NORTH 00°00'13" WEST, A DISTANCE OF 328.80 FEET TO THE SOUTHERLY LINE OF
SHILOH MESA FILING NO. 5 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED
NOVEMBER 3, 2017 IN SAID RECORDS UNDER RECEPTION NO. 217714041;
THENCE EASTERLY ALONG SAID SOUTHERLY LINE, THE FOLLOWING (3) THREE COURSES;
1. THENCE NORTH 87°36'42" EAST, A DISTANCE OF 265.14 FEET;
2. THENCE SOUTH 87°29'09" EAST, A DISTANCE OF 120.35 FEET;
3. THENCE SOUTH 89°49'00" EAST, A DISTANCE OF 164.82 FEET TO THE EAST LINE OF
PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF SECTION 4;
THENCE SOUTH 00°11'12" WEST, ALONG SAID EAST LINE, A DISTANCE OF 785.35 FEET TO THE
POINT OF BEGINNING.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 484,575 SQUARE FEET OR
(11.12432 ACRES), MORE OR LESS.

FOR REVIEW

JUSTIN A. CONNER, PLS 38421
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920
PH. (719)575-0100

EL PASO COUNTY - COLORADO

5304300023
 MULBERRY WOOD DR

Total Market Value
 \$1,911,412

OVERVIEW

Owner:	CENTER FOR STRATEGIC MINISTRY
Mailing Address:	290 E WOODMEN RD COLORADO SPRINGS CO, 80919-1359
Location:	MULBERRY WOOD DR
Tax Status:	Exempt
Zoning:	PUD AO
Plat No:	-
Legal Description:	TR OF LAND IN THE SW4 SEC 4-13-65 DESC AS FOLS: BEG AT THE SE COR OF TR.B OF SHILOH MESA FIL NO 5, TH N 89-49-00 W 164.82 FT, TH N 87-29-09 W 120.35 FT, TH S 87-36-42 W 410.00 FT, TH S 02-23-18 E 175.70 FT, TH ALG ARC OF NONTANG CUR TO L HAVING A RAD OF 1028.50 FT, A C/A OF 01-39-04, & AN ARC DIST OF 29.64 FT, WHICH CHORD BEARS S 87-36-43 W, TH S 00-44-13 E 31.24 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 87.50 FT, A C/A 89-20-09, & AN ARC DIST OF 136.43 FT, WHICH CHORD BEARS N 89-55-02 E, TH N 89-55-38 E 3.85 FT, TH S 00-04-22 E 57.00 FT, TH ALG ARC OF NONTANG CUR TO L HAVING A RAD OF 67.50 FT, A C/A OF 97-06-53, & AN ARC DIST OF 148.31 FT, WHICH CHORD BEARS S 00-04-22 E, TH ALG ARC OF CUR TO L HAVING A RAD OF 271.50 FT, A C/A OF 64-12-51, & AN ARC DIST OF 304.28 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 328.50 FT, A C/A OF 23-58-44, & AN ARC DIST OF 137.48 FT, TH N 47-33-15 E 11.82 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 178.50 FT, A C/A OF 42-37-44, & AN ARC DIST OF 132.81 FT, TH S 89-49-00 E 248.94 FT, TH N 00-11-12 E 730 FT M/L TO POB

MARKET & ASSESSMENT DETAILS

	2019 Market Value	2019 Assessed Value
Land	\$1,911,412	\$0
Improvement	\$0	\$0
Total	\$1,911,412	\$0

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	RELIGIOUS WORSHIP	29.000	10.97 Acres	\$1,911,412

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SLA** Levy Year: **2018** Mill Levy: **126.820**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.738	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
CITY OF COLORADO SPRINGS	4.279	CITY OF CS-CFO	(719) 385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
EL PASO COUNTY SCHOOL NO 49	43.044	BRETT RIDGWAY	(719) 495-1130
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
FALCON FIRE PROTECTION	14.886	TRENT HARWIG	(719) 495-4050
SOUTHEASTERN COLO WATER CONSERVANCY	0.944	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598
WOODMEN ROAD METROPOLITAN	11.599	WALKER SCHOOLER DISTRICT MANAGERS	(719) 447-1777
WOODMEN HEIGHTS METRO #3	40.000	WALKER SCHOOLER DISTRICT MANAGERS	(719) 447-1777

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

Parcel Information

Schedule Number: 5304300022

Owner Information

Name: JET STREAM DEVELOPMENT II

Mailing Address: PO BOX 667
COLORADO SPRINGS CO 80901-0667

Property Information

Property Address: MARKSHEFFEL RD

Property Type: Real

Legal Description

TR OF LAND IN THE SW4 SEC 4-13-65 DESC AS FOLS:
COM AT SE COR OF SW4 SD SEC, TH N 85-19-07 W 1262.47
FT, TH N 03-49-17 E 310.66 FT TO POB, TH N 03-49-17 E
50.11 FT, TH N 90-00-00 E 227.27 FT, TH ALG ARC OF
NONTANG CUR TO R HAVING A RAD OF 395.00 FT, A C/A
OF 19-49-41, & AN ARC DIST OF 136.69 FT, WHICH CHORD
BEARS N 70-10-19 E, TH N 00-00-00 E 218.44 FT, TH S 89-
15-46 W 139.36 FT, TH S 46-32-30 W 60.43 FT, TH N 03-49-17
E 119.79 FT, TH S 74-52-28 E 41.75 FT, TH N 89-15-46 E
334.67 FT, TH ALG ARC OF NONTANG CUR TO L HAVING A
RAD OF 93.29 FT, A C/A OF 84-05-00, & AN ARC DIST OF
136.91 FT WHICH CHORD BEARS N 00-56-18 W, TH N 00-44-
13 W 28.40 FT, TH ALG ARC OF CUR TO L HAVING A RAD
OF 971.50 FT, A C/A OF 01-39-04, & AN ARC DIST OF 28.00
FT, TH N 87-36-42 E 57.00 FT, TH ALG ARC OF NONTANG
CUR TO R HAVING A RAD OF 1028.50 FT, A C/A OF 01-39-
04, & AN ARC DIST OF 29.64 FT, WHICH CHORD BEARS S
87-36-43 W, TH S 00-44-13 E 31.24 FT, TH ALG ARC OF
NONTANG CUR TO L HAVING A RAD OF 87.50 FT, A C/A OF
89-20-09, & AN ARC DIST OF 136.43 FT, WHICH CHORD
BEARS N 89-55-02 E, TH N 89-55-38 E 3.85 FT, TH S 00-04-
22 E 57.00 FT, TH ALG ARC OF NONTANG CUR TO L
HAVING A RAD OF 87.50 FT, A C/A OF 97-06-53, & AN ARC
DIST OF 148.31 FT, WHICH CHORD BEARS S 00-04-22 E, TH
ALG ARC OF CUR TO L HAVING A RAD OF 271.50 FT, A C/A
OF 64-12-51, & AN ARC DIST OF 304.28 FT, TH ALG ARC OF
CUR TO THE R HAVING A RAD OF 328.50 FT, A C/A OF 23-
58-44, & AN ARC DIST OF 137.48 FT, TH N 47-33-15 E 11.82
FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 178.50
FT, A C/A OF 42-37-44, & AN ARC DIST OF 132.81 FT, TH S
89-49-00 E 248.94 FT, TH S 00-11-12 W 57.00 FT, TH N 89-49-
00 W 248.94 FT, TH ALG ARC OF CUR TO L HAVING A RAD
OF 121.50 FT, A C/A OF 42-37-44, & AN ARC DIST OF 90.40
FT, TH S 47-33-15 W 11.82 FT, TH ALG ARC OF NONTANG
CUR TO R HAVING A RAD OF 328.50 FT, A C/A OF 36-46-52,
& AN ARC DIST OF 210.88 FT, WHICH CHORD BEARS S 52-
31-53 W, TH S 00-41-15 E 168.79 FT, TH S 89-18-18 W 57.00
FT, TH N 00-41-15 W 168.00 FT, TH ALG ARC OF CUR TO L
HAVING A RAD OF 271.50 FT, A C/A OF 02-21-21, & AN ARC
DIST OF 11.16 FT, TH S 89-14-53 W 301.95 FT, TH ALG ARC
OF CUR TO R HAVING A RAD OF 395.00 FT, A C/A OF 62-59-
29, & AN ARC DIST OF 434.72 FT, TH S 90-00-00 W 252.66
FT TO POB.

Property Valuation

Total Assessed Land: \$21,670
Total Assessed Improvements: \$0
Total Assessed: \$21,670

[Assessment questions? Click here](#)

Value

Total Market Value: \$74,730

Taxes Billed

Base Tax Amount: \$2,748.20
Special Assessment Amount: \$0.00
Improvement District Amount: \$0.00
Total Current Year Taxes: \$2,748.20

Total Current Year Taxes do not reflect outstanding
tax liens and delinquencies, if any.
[See Alerts.](#)

Alerts

N/A

CURRENT YEAR TAXES ARE DELINQUENT

Current Year Payments Received

N/A

APN 53043-00-023

209004808 01/20/2009 10:24:52
PGS 6 \$31.00 DF \$ 479.80

Electronically Recorded Official Records El Paso County CO
Robert C. "Bob" Balink Clerk and Recorder
TD1000 Y

After recording, Mail to:
Alpern Myers Stuart LLC
14 N. Sierra Madre, Suite "A"
Colorado Springs, CO 80903

BARGAIN AND SALE DEED

DF 479.80

THIS DEED is made this 15th day of January, 2009, between WOODMEN VALLEY CHAPEL, a Colorado non-profit corporation, ("Grantor") of the County of El Paso, Colorado, and THE CENTER FOR STRATEGIC MINISTRY, a Colorado non-profit corporation, ("Grantee") of the County of El Paso, Colorado, whose mailing address is 290 E. Woodmen Road, Colorado Springs, CO 80919;

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, hereby sells and conveys unto the Grantee the following described real property situate, lying and being in the County of El Paso and State of Colorado, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

EXCEPTING THEREFROM all buildings and improvements situated thereon, which buildings and improvements (commonly known as the Community Center, which includes the building containing approximately 21,000 square feet and all improvements appurtenant thereto including, but not limited to, parking lots, playgrounds and outdoor lighting, and which is located on a portion of Parcel A) are and shall remain real property; and

RESERVING unto Grantor a perpetual and non-exclusive easement for ingress and egress over and across a portion of Parcel A, and South of the Community Center providing access to and from the Community Center to and from Woodmen Road and Mustang Road.

To have and to hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, to the Grantee, subject to:

- (a) covenants, easements, reservations, restrictions and rights of way of record, if any;
- (b) any rights of third parties not shown by public records of which Grantee has actual knowledge;
- (c) inclusion of the property within a special taxing district;
- (d) the terms and provisions of the Agreement for Payment in Lieu of Taxes entered into between Grantor, Woodmen Heights, LLC, Woodmen Heights Metropolitan District Nos. 1, 2 and 3 and American National Bank;



55023782

209004808

- (e) all terms and provisions of the Contract to Buy and Sell Real Estate between Grantor, as buyer and Marksheffel-Woodmen Investments, LLC, as seller dated December 29, 2003, as amended by the First Amendment dated December 23, 2004, and as further amended by the Amendment to Option to Purchase Final Parcel dated March 7, 2006, the Second Amendment to Option to Purchase Final Parcel dated April 30, 2006 and the Third Amendment to Option to Purchase Final Parcel dated July 7, 2006; and
- (e) taxes for 2008 and subsequent years, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WOODMEN VALLEY CHAPEL,
a Colorado non-profit corporation

By Michael Biedermann
Michael Biedermann, its Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 15th day of January, 2009, by Michael Biedermann, Treasurer of Woodmen Valley Chapel, a Colorado non-profit corporation.

WITNESS my hand and official seal.

My commission expires: 11-4-10

(SEAL)

Lisa Rubick
Notary Public

LISA RUBICK
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires Nov. 04, 2010

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A:

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S 89 DEGREES 23 MINUTES 04 SECONDS W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N 00 DEGREES 10 MINUTES 59 SECONDS E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 108.46 FEET, TO THE POINT OF BEGINNING;

THENCE S 89 DEGREES 18 MINUTES 28 SECONDS W, A DISTANCE OF 199.77 FEET;

THENCE S 00 DEGREES 10 MINUTES 59 SECONDS W, A DISTANCE OF 78.46 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD;

THENCE S 89 DEGREES 18 MINUTES 28 SECONDS W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.82 FEET;

THENCE N 03 DEGREES 49 MINUTES 17 SECONDS E, A DISTANCE OF 1219.82 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 16 DEGREES 36 MINUTES 05 SECONDS, A RADIUS OF 950.00 FEET, A DISTANCE OF 275.26 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N 13 DEGREES 54 MINUTES 43 SECONDS W HAVING A DELTA OF 50 DEGREES 47 MINUTES 33 SECONDS, A RADIUS OF 500.00 FEET, A DISTANCE OF 443.25 FEET TO A POINT ON CURVE;

THENCE S 64 DEGREES 42 MINUTES 16 SECONDS E, A DISTANCE OF 101.02 FEET;

THENCE N 87 DEGREES 36 MINUTES 42 SECONDS E, A DISTANCE OF 867.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE S 00 DEGREES 10 MINUTES 59 SECONDS W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1660.55 FEET TO THE POINT

OF BEGINNING, EXCEPT THAT PARCEL CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 7, 2007 UNDER RECEPTION NO. 207143990 AND RERECORDED DECEMBER 1, 2008 UNDER RECEPTION NO. 208127422.

PARCEL B:

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S 89 DEGREES 23 MINUTES 04 SECONDS W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N 00 DEGREES 10 MINUTES 59 SECONDS E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1769.01 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204004025, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LAST MENTIONED TRACT THE FOLLOWING TWO (2) COURSES;

1. S 87 DEGREES 36 MINUTES 42 SECONDS W, A DISTANCE OF 867.76 FEET;

2. N 64 DEGREES 42 MINUTES 16 SECONDS W, A DISTANCE OF 101.02 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N 64 DEGREES 42 MINUTES 16 SECONDS W HAVING A DELTA OF 10 DEGREES 09 MINUTES 18 SECONDS, A RADIUS OF 500.00 FEET, A DISTANCE OF 88.62 FEET TO A POINT OF TANGENT;

THENCE N 15 DEGREES 08 MINUTES 29 SECONDS E, A DISTANCE OF 554.31 FEET;

THENCE N 88 DEGREES 52 MINUTES 29 SECONDS E, A DISTANCE OF 785.17 FEET, TO A POINT ON THE WESTERLY LINE OF BAR J-B ACRES RECORDED IN PLAT BOOK A-2 AT PAGE 10, SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE S 00 DEGREES 10 MINUTES 59 SECONDS W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 640.55 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S 89 DEGREES 23 MINUTES 04 SECONDS W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N 00 DEGREES 10 MINUTES 59 SECONDS E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2409.56 FEET TO THE POINT OF BEGINNING;

THENCE S 88 DEGREES 52 MINUTES 29 SECONDS W, A DISTANCE OF 785.17 FEET;

THENCE S 15 DEGREES 08 MINUTES 29 SECONDS W, A DISTANCE OF 554.31 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 60 DEGREES 56 MINUTES 51 SECONDS, A RADIUS OF 500.00 FEET, A DISTANCE OF 531.87 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S 77 DEGREES 13 MINUTES 11 SECONDS W, HAVING A DELTA OF 20 DEGREES 51 MINUTES 38 SECONDS, A RADIUS OF 950.00 FEET A DISTANCE OF 345.88 FEET TO A POINT OF TANGENT;

THENCE N 33 DEGREES 38 MINUTES 27 SECONDS W, A DISTANCE OF 272.22 FEET;

THENCE S 75 DEGREES 08 MINUTES 00 SECONDS E, A DISTANCE OF 243.00 FEET;

THENCE N 30 DEGREES 42 MINUTES 00 SECONDS E, A DISTANCE OF 193.00 FEET;

THENCE N 13 DEGREES 39 MINUTES 00 SECONDS W, A DISTANCE OF 369.00 FEET;
THENCE N 31 DEGREES 25 MINUTES 00 SECONDS E, A DISTANCE OF 224.00 FEET;
THENCE N 63 DEGREES 38 MINUTES 00 MINUTES E, A DISTANCE OF 205.00 FEET;
THENCE N 17 DEGREES 08 MINUTES 00 SECONDS E, A DISTANCE OF 222.00 FEET;
THENCE N 25 DEGREES 23 MINUTES 00 SECONDS W, A DISTANCE OF 272.00 FEET;
THENCE N 41 DEGREES 34 MINUTES 00 MINUTES W, A DISTANCE OF 204.00 FEET;
THENCE N 34 DEGREES 21 MINUTES 00 SECONDS W, A DISTANCE OF 107.00 FEET;
THENCE N 17 DEGREES 10 MINUTES 00 SECONDS W, A DISTANCE OF 104.00 FEET;
THENCE N 13 DEGREES 26 MINUTES 00 SECONDS E, A DISTANCE OF 147.00 FEET;
THENCE N 60 DEGREES 48 MINUTES 00 SECONDS E, A DISTANCE OF 348.00 FEET;

THENCE N 45 DEGREES 46 MINUTES 00 SECONDS E, A DISTANCE OF 69.10 FEET TO
A POINT ON THE SOUTHERLY LINE OF LOT 14 OF THE PAWNEE RANCHEROS
FILING NO. 2, AS RECORDED IN BOOK U2 AT PAGE 45, RECORDS OF EL PASO
COUNTY, COLORADO;

THENCE N 89 DEGREES 17 MINUTES 09 SECONDS E, ON THE SOUTHERLY
BOUNDARY LINE OF SAID PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF
928.40 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 17 OF SAID PAWNEE
RANCHEROS FILING NO. 2, SAID POINT BEING ON THE EAST LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 4;

THENCE S 00 DEGREES 14 MINUTES 38 SECONDS W, ON THE EAST LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1259.69 FEET TO THE
CENTER QUARTER OF SAID SECTION 4;

THENCE S 00 DEGREES 10 MINUTES 59 SECONDS W, ON THE EAST LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 293.00 FEET TO THE
POINT OF BEGINNING

APN 53043-00-022



State Documentary Fee
Date: August 17, 2018
\$ 245.22

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on August 17, 2018 by THE CENTER FOR STRATEGIC MINISTRY, A COLORADO NON-PROFIT CORPORATION Grantor(s), of the County of EL PASO and State of COLORADO for the consideration of (\$2,452,153.00) * Two Million Four Hundred Fifty Two Thousand One Hundred Fifty Three and 00/100 *** dollars in hand paid, hereby sells and conveys to JET STREAM DEVELOPMENT II, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is PO BOX 667 COLORADO SPRINGS, CO 80901, County of EL PASO, and State of COLORADO, the following real property in the County of El Paso, and State of Colorado, to wit:**

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **VACANT LAND (PHASE 1) COLORADO SPRINGS**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) except subject to covenants, easements, reservations, restrictions, and rights of way of record, if any, and taxes and assessments for the current and subsequent years.

THE CENTER FOR STRATEGIC MINISTRY, A COLORADO
NON-PROFIT CORPORATION

By: **KEN NORWOOD, PRESIDENT**

KRISTEN L. DE HERRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064004826
My Commission Expires February 2, 2022

State of **COLORADO**)
) ss.
County of **EL PASO**)

The foregoing instrument was acknowledged before me on this day of **August 17, 2018**
by **KEN NORWOOD AS PRESIDENT OF THE CENTER FOR STRATEGIC MINISTRY, A COLORADO NON-PROFIT CORPORATION**

Witness my hand and official seal.
My commission expires 02/02/2022

Notary Public

When Recorded Return to: **JET STREAM DEVELOPMENT II, A COLORADO LIMITED LIABILITY COMPANY**
PO BOX 667 COLORADO SPRINGS, CO 80901



EXHIBIT A**PARCEL A - MIXED USE PARCEL**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF MARKSHEFFEL ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SHILOH MESA FILING NO. 1 RECORDED ON MAY 19, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713770; MONUMENTED ON BOTH ENDS BY A FOUND REBAR AND 1" ORANGE PLASTIC CAP AND "PLS 38141"; BEARING-NORTH 03°49'17" EAST 285.38 FEET.

BEGINNING AT THE SOUTH END OF SAID EAST LINE;

THENCE ALONG SAID EAST LINE THE FOLLOWING 3 COURSES:

1. THENCE NORTH 03°49'17" EAST, A DISTANCE OF 285.38 FEET;
2. THENCE NORTH 03°24'09" EAST, A DISTANCE OF 150.87 FEET TO A 1,013.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 88°04'10" WEST;
3. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'07", AN ARC DISTANCE OF 160.12 FEET TO THE SOUTH LINE OF KENOSHA DRIVE RIGHT-OF-WAY AS SHOWN ON SAID PLAT;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES:

1. THENCE NORTH 76°45'20" EAST, A DISTANCE OF 177.74 FEET TO A 375.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 13°14'39" WEST;
2. THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°29'17", AN ARC DISTANCE OF 107.91 FEET;

3. THENCE NORTH 60°16'04" EAST, A DISTANCE OF 58.80 FEET;

4. THENCE SOUTH 74°09'54" EAST, A DISTANCE OF 99.99 FEET TO A 306.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 60°54'24" WEST, SAID POINT ALSO BEING THE WEST LINE OF SHILOH MESA FILING NO. 5 RECORDED ON NOVEMBER 3, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 217714041 AND THE NORTHWEST CORNER OF THAT CERTAIN PERMANENT EASEMENT RECORDED ON DECEMBER 2, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216139854;

THENCE ALONG SAID WEST LINE OF SHILOH MESA FILING NO. 5 THE FOLLOWING 2 COURSES:

1. THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°42'18", AN ARC DISTANCE OF 142.86 FEET;
2. THENCE SOUTH 02°23'18" EAST, A DISTANCE OF 406.76 FEET TO A 971.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTH 87°36'42" WEST;

THENCE ALONG THE WEST LINE OF SAID PERMANENT EASEMENT AT RECEPTION NUMBER 216139854 THE FOLLOWING 2 COURSES:

1. THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°39'04", AN ARC DISTANCE OF 28.00 FEET;
 2. THENCE SOUTH 00°44'13" EAST, A DISTANCE OF 28.40 FEET TO A 93.29 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 85°01'18" WEST;
- THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°05'00", AN ARC DISTANCE OF 136.91 FEET;

THENCE SOUTH 89°15'46" WEST, A DISTANCE OF 334.67 FEET;

THENCE NORTH 74°52'28" WEST, A DISTANCE OF 41.75 FEET TO THE PREVIOUSLY MENTIONED EAST LINE OF MARKSHEFFEL ROAD RIGHT-OF-WAY;

THENCE NORTH 86°10'43" WEST, ALONG SAID EAST LINE, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING.

PARCEL B - ROADS PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; MONUMENTED ON THE EAST END BY A FOUND REBAR AND 2-1/2"

ALUMINUM CAP IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 4 AND "DREXEL BARRELL LS 17664- 1985" AND ON THE WEST END BY A FOUND REBAR AND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE SOUTHWEST CORNER OF SAID SECTION 4 AND "PLS 38256"; BEARING SOUTH 89°18'18" WEST 2650.59 FEET; COMMENCE AT THE EAST END OF SAID SOUTH LINE; THENCE NORTH 85°19'07" WEST, A DISTANCE OF 1,262.47 FEET TO A POINT ON THE EAST LINE OF MARKSHEFFEL ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SHILOH MESA FILING NO. 1 RECORDED ON MAY 19, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713770; THENCE NORTH 03°49'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 310.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 03°49'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 50.11 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 227.27 FEET TO A 395.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 70°10'19" EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41", AN ARC DISTANCE OF 136.69 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT RECORDED ON JULY 17, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 217083254;

THENCE NORTH 00°00'00" EAST, ALONG SAID EXTERIOR BOUNDARY, A DISTANCE OF 218.44 FEET;

THENCE SOUTH 89°15'46" WEST, A DISTANCE OF 139.36 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT RECORDED ON DECEMBER 02, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216139854;

THENCE SOUTH 46°32'30" WEST, ALONG SAID EXTERIOR BOUNDARY, A DISTANCE OF 60.43 FEET TO THE PREVIOUSLY MENTIONED EAST LINE OF MARKSHEFFEL ROAD RIGHT-OF-WAY;

THENCE NORTH 03°49'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 119.79 FEET;

THENCE SOUTH 74°52'28" EAST, A DISTANCE OF 41.75 FEET;

THENCE NORTH 89°15'46" EAST, A DISTANCE OF 334.67 FEET TO A 93.29 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 00°56'18" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°05'00", AN ARC DISTANCE OF 136.91 FEET TO THE PREVIOUSLY MENTIONED EXTERIOR BOUNDARY OF SAID RECEPTION NUMBER 216139854;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 2 COURSES:

1. THENCE NORTH 00°44'13" WEST, A DISTANCE OF 28.40 FEET TO A TANGENT 971.50 FOOT RADIUS CURVE WHOSE CENTER BEARS WESTERLY;
2. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°39'04", AN ARC DISTANCE OF 28.00 FEET;

THENCE NORTH 87°36'42" EAST, A DISTANCE OF 57.00 FEET TO SAID EXTERIOR BOUNDARY AND A 1028.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 87°36'42" WEST;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 6 COURSES:

1. THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°39'04", AN ARC DISTANCE OF 29.64 FEET;
2. THENCE SOUTH 00°44'13" EAST, A DISTANCE OF 31.24 FEET TO A 87.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°55'02" EAST;
3. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°20'09", AN ARC DISTANCE OF 136.43 FEET;
4. THENCE NORTH 89°55'38" EAST, A DISTANCE OF 3.85 FEET;
5. THENCE SOUTH 00°04'22" EAST, A DISTANCE OF 57.00 FEET TO A 87.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°04'22" EAST;
6. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°06'53", AN ARC DISTANCE OF 148.31 FEET TO A 271.50 FOOT RADIUS COMPOUND CURVE;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°12'51", AN ARC DISTANCE OF 304.28 FEET TO A 328.50 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 23°58'44", AN ARC DISTANCE OF 137.48 FEET;

THENCE NORTH 47°33'15" EAST, A DISTANCE OF 11.82 FEET TO A TANGENT 178.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°37'44", AN ARC DISTANCE OF 132.81 FEET;

THENCE SOUTH 89°49'00" EAST, A DISTANCE OF 248.94 FEET TO THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 4; SAID LINE ALSO BEING THE WEST LINE OF THE MUSTANG ROAD RIGHT-OF-WAY;

THENCE SOUTH 00°11'12" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 57.00 FEET;
 THENCE NORTH 89°49'00" WEST, A DISTANCE OF 248.94 FEET TO A TANGENT 121.50 FOOT RADIUS CURVE WHOSE
 CENTER BEARS SOUTHERLY;
 THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°37'44", AN ARC DISTANCE OF 90.40
 FEET;
 THENCE SOUTH 47°33'15" WEST, A DISTANCE OF 11.82 FEET TO A 328.50 FOOT RADIUS NON-TANGENT CURVE
 WHOSE CENTER BEARS SOUTH 52°31'53" WEST;
 THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°46'52", AN ARC DISTANCE OF 210.88
 FEET;
 THENCE SOUTH 00°41'15" EAST, A DISTANCE OF 168.79 FEET TO THE NORTH LINE OF THE WOODMEN ROAD RIGHT-
 OF-WAY;
 THENCE SOUTH 89°18'18" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 57.00 FEET;
 THENCE NORTH 00°41'15" WEST, A DISTANCE OF 168.80 FEET TO A TANGENT 271.50 FOOT RADIUS CURVE WHOSE
 CENTER BEARS WESTERLY;
 THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'21", AN ARC DISTANCE OF 11.16
 FEET TO THE PREVIOUSLY MENTIONED EXTERIOR BOUNDARY OF SAID RECEPTION NUMBER 217083254;
 THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 2 COURSES:
 1. THENCE SOUTH 89°14'53" WEST, A DISTANCE OF 301.95 FEET TO A TANGENT 395.00 FOOT RADIUS CURVE WHOSE
 CENTER BEARS NORTHERLY;
 2. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°59'29", AN ARC DISTANCE
 OF 434.27 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 252.66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM (EXCEPTION PARCEL)

COMMENCE AT THE EAST END OF THE PREVIOUSLY MENTIONED SOUTH LINE OF THE SOUTHWEST ONE-QUARTER
 OF SECTION 4; THENCE NORTH 51°49'51" WEST, A DISTANCE OF 430.21 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°14'53" WEST, A DISTANCE OF 292.76 FEET TO THE EXTERIOR BOUNDARY OF SAID RECEPTION
 NUMBER 217083254 AND A TANGENT 335.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHERLY;
 THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 2 COURSES:
 1. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°45'07", AN ARC DISTANCE
 OF 530.61 FEET;
 2. THENCE NORTH 00°00'00" EAST, A DISTANCE OF 219.22 FEET;
 THENCE NORTH 89°15'46" EAST, A DISTANCE OF 140.67 FEET TO A TANGENT 93.50 FOOT RADIUS CURVE WHOSE
 CENTER BEARS SOUTH 00°44'14" EAST;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°52'55", AN ARC DISTANCE OF
 140.15 FEET TO A 328.50 FOOT RADIUS REVERSE CURVE;
 THENCE SOUTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 02°19'56", AN ARC DISTANCE
 OF 13.37 FEET;
 THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°12'51", AN ARC
 DISTANCE OF 368.17 FEET TO A 271.50 FOOT RADIUS REVERSE CURVE;
 THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 55°31'19", AN ARC
 DISTANCE OF 263.09 FEET TO THE POINT OF BEGINNING.

PARCEL C - LOTS 10, 4, AND TRACT A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65
 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF
 COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE
 OF SAID SOUTHWEST ONE-QUARTER; MONUMENTED ON THE EAST END BY A FOUND REBAR AND 2-1/2"
 ALUMINUM CAP IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE SOUTH ONE-QUARTER
 CORNER OF SAID SECTION 4 AND "DREXEL BARRELL LS 17664- 1985" AND ON THE WEST END BY A FOUND REBAR
 AND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE SOUTHWEST
 CORNER OF SAID SECTION 4 AND "PLS 38256"; BEARING SOUTH 89°18'18" WEST 2650.59 FEET;
 COMMENCE AT THE EAST END OF SAID SOUTH LINE; THENCE SOUTH 89°18'18" WEST, ALONG SAID SOUTH LINE, A
 DISTANCE OF 658.27 FEET; THENCE NORTH 00°41'42" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH
 LINE OF THE WOODMEN ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE SOUTH 89°18'18" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 541.94 FEET TO THE EAST LINE OF THE WOODMEN ROAD METRO DISTRICT AS RECORDED IN SPECIAL WARRANTY DEED ON DECEMBER 01, 2008 IN SAID RECORDS UNDER RECEPTION NUMBER 208127422;

THENCE ALONG SAID EAST LINE THE FOLLOWING 3 COURSES:

1. THENCE NORTH 43°26'14" WEST, A DISTANCE OF 72.82 FEET;

2. THENCE NORTH 03°49'14" EAST, A DISTANCE OF 34.13 FEET;

3. THENCE NORTH 86°10'43" WEST, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF THE MARKSHEFFEL ROAD RIGHT-OF-WAY AS RECORDED ON THE PLAT OF SHILOH MESA FILING NO. 1 RECORDED ON MAY 19, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216713770;

THENCE NORTH 03°49'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 181.88 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 369.16 FEET TO A 395.00 FEET RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 37°42'43" EAST AND A POINT ON THE EXTERIOR BOUNDARY OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT RECORDED ON JULY 17, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 217083254;

THENCE EASTERLY ALONG SAID CURVE AND SAID EXTERIOR BOUNDARY, THROUGH A CENTRAL ANGLE OF 34°01'33", AN ARC DISTANCE OF 234.58 FEET;

THENCE SOUTH 00°41'15" EAST, A DISTANCE OF 180.81 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PROVIDED BY:

MATRIX DESIGN GROUP, INC.



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 8/12/2019

Pre-Application No.: N19-162

Applicant(s) Present: Jeff Odor (Matrix) & Cory Sharp

Lot Size: 9.95 acres 11.124

Site Location: Shiloh Mesa Drive and Mulberry Wood Drive northeast corner.

TSN: 5304300023 ✓

Project Description: Final plat

Zone: PUD AO

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION: not part of existing

Neighborhood Association/Contact: No Homeowners Association Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: _____ | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

↳ Roadway
 A final plat of the existing ~~Woodmen Valley Chapel~~ site. There is currently a development plan in review (second review) AR PUD 18-00772. The final plat will be for 1 lot and a tract. The adjacent streets Mulberry Wood Drive and Shiloh Mesa Drive are shown on the final plat of Shiloh Mesa Commercial Filing No. 1 AR FP 17-00170 which was approved 9/13/ 2018, the plat needs to be recorded.

Concept Plan Amendment

Electronic submittal + One hard copy of each application form (2 copies of reports).

Fee Estimate \$

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: _____

Number of Plans: Electronic submittal + One hard copy of each application

Cory L. Sharp, PLS
 Licensed Land Surveyor
 Land Use Review
 Planning & Community Development
 30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5098
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 csharp@springsgov.com



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 8/12/2019

Pre-Application No.: N19-162

Applicant(s) Present: Jeff Odor (Matrix) & Cory Sharp follow up with Pat Jernigan

Lot Size: 11.124 acres

Site Location: Shiloh Mesa Drive and Mulberry Wood Drive northeast corner.

TSN: 5304300023

Project Description: Final plat

Zone: PUD AO

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: No Homeowners Association Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

<input type="checkbox"/> Geo-Hazard Report	<input type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: _____	Contact: _____	Contact: <u>Anna Bergmark, 719-385-5613</u>
<input type="checkbox"/> Hydraulic Grade Line	<input type="checkbox"/> Wastewater Master Facility Report	<input type="checkbox"/> Land Suitability Analysis
<input type="checkbox"/> Elevation Drawings	<input type="checkbox"/> Mineral Estate Owner Notification	<input type="checkbox"/> Other: _____

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

The original pre-application meeting was on 8/12/2019 and follow up with Pat Jernigan on 10/9/2019 with new plat name, addition of streets and a new acreage.

A final plat of the 11.124 acre existing Woodmen Valley Chapel site will be named "Center for Strategic Ministry Filing No. 1". There is currently a development plan in the review process, file number AR PUD 18-00772. The final plat will be for 1 lot, a tract and the extension of public streets of Mulberry Wood Drive To Woodmen Valley View and Woodmen Valley View to the easterly boundary of the property. Shiloh Mesa Drive will be platted prior to the final approvals for access by dedicated right-of-way to Marksheffel Road.

Electronic submittal + One hard copy of each application form (2 copies of reports).

Fee Estimate \$2074.00

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: Ψ _____

Number of Plans: Electronic submittal + One hard copy of each application

Cory L. Sharp, PLS
 Licensed Land Surveyor
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-0998
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 csharp@springsgov.com



PRE-APPLICATION MEETING SUMMARY

Area: _____ Date: 8/12/2019

Pre-Application No.: N19-162

Applicant(s) Present: Jeff Odor (Matrix) & Cory Sharp follow up with Pat Jernigan

Lot Size: 11.124 acres

Site Location: Shiloh Mesa Drive and Mulberry Wood Drive northeast corner.

TSN: 5304300023

Project Description: Final plat

Zone: PUD AO

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: No Homeowners Association Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input checked="" type="checkbox"/> 1,000 ft. |
| | | <input type="checkbox"/> Custom distance: _____ |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: _____ | Contact: _____ |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

The original pre-application meeting was on 8/12/2019 and follow up with Pat Jernigan on 10/9/2019 with new plat name, addition of streets and a new acreage.

A final plat of the 11.124 acre existing Woodmen Valley Chapel site will be named "Center for Strategic Ministry Filing No. 1". There is currently a development plan in the review process, file number AR PUD 18-00772. The final plat will be for 1 lot, a tract and the extension of public streets of Mulberry Wood Drive To Woodmen Valley View and Woodmen Valley View to the easterly boundary of the property. Shiloh Mesa Drive will be platted prior to the final approvals for access by dedicated right-of-way to Marksheffel Road.

Electronic submittal + One hard copy of each application form (2 copies of reports).

Fee Estimate \$2074.00

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$ _____

Number of Plans: _____

Cory L. Sharp, PLS
 Licensed Land Surveyor
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5098
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 csharp@springsgov.com



**City of Colorado Springs
Planning Department
Development Application Fee and Receipt Worksheet**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
LUR - Subdivision Plat	Land Use Review	\$330.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$33.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$2,074.00		



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
LUR - Subdivision Plat	Land Use Review	\$330.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$33.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$2,074.00		

Intake Staff:	Cory Sharp
Date:	10/23/2019
Planner:	Cory Sharp
Receipt Number:	35249
Check Number:	11359
Amount:	\$2,074.00
Received From:	Center for Strategic Ministry

Center for Strategic Ministry Filing No. 1



**City of Colorado Springs
Planning Department
Development Application Fee and Receipt Worksheet**

[Return to Fee Calculator](#)

<u>Application Type</u>	<u>Department</u>	<u>Per Unit Fee</u>	<u>Fee</u>
LUR - Subdivision Plat	Land Use Review	1 acres @ \$30.00 per acre plus 10 acres @ \$30.00 per acre	\$330.00
LUR - Subdivision Plat	Land Use Review		\$1,100.00
Total Fees for LUR - Subdivision Plat			\$1,430.00
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities		\$111.00
Total Fees for Subdivision Plat-Commercial/PUD-CSUtilities			\$111.00
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	1 acres @ \$3.00 per acre plus 10 acres @ \$3.00 per acre	\$33.00
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review		\$475.00
Total Fees for Subdivision Plat-Commercial/PUD-EDR			\$508.00
Tech Fee	IT-GIS		\$25.00
Total Fees for Tech Fee			\$25.00
Estimated Total Fees			\$2,074.00

Intake Staff:

Date: 10/23/2019

-
-
-

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 24, 2019
Planner: Cory Sharp
Planner email: cory.sharp@coloradosprings.gov
Planner phone number: (719) 385-5098
Applicant Email: pat.jernigan@matrixdesigngroup.com
Applicant Name: Pat Jernigan
TSN: 5304300022, 5304300023

PROJECT:

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

150 feet 500 feet 1,000 feet
 Modified (attach modified buffer) No public notice

PROJECT BLURB(S)

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Final Plat

Request by Center for Strategic Ministry, with representation by Matrix Design Group, for approval of the The Center for Strategic Ministry Filing No. 1 Subdivision Plat. If approved the plat would allow the parcel to be subdivided into 1 Lot, 1 Tract and Public Streets. The site is located at Shiloh Mesa Drive and Mulberry Wood Drive, and consists of 11.124 acres.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes to subdivide 11.124 acres into a lot, tract and streets.
-

Neighborhood Meeting Information: N/A

Date:

Time:

Location:

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):

Subdivide 11.124 acres into a lot, tract and streets.

Subtext (below bold letters, file number or additional information approx. 55 characters):

This is the file number area.

Planning and Development Distribution Form
Preliminary Plat, **Final Plat**, Preliminary & Final Plat

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 10-23-2019

Admin Receive Date: 10/25/19

Project Name: The Center for Strategic Ministry Filing No. 1

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)
1,000 feet

2. Date bucksliip comments are due (21 calendar days after submittal): 11-14-2019

3. HOA: (N/A)

(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Bucksliips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barb.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera	Lois.Ruggera@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.gov
45	<input type="checkbox"/> Zaker Alazzeh, Traffic - School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com

		Chris_Kelley3@cable.comcast.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID# Division Name Email/Distribution Notes

	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input checked="" type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input checked="" type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input checked="" type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ; Kayla.Battles@coloradosprings.gov
70	<input checked="" type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	kbrady@springsgov.com
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
---	--

Special notes or instructions: