

SITE DATA

ZONE - R-4

BUILDING HEIGHT - ALLOWABLE MAXIMUM - 40'
- ACTUAL - 35'

TOTAL UNITS - 220 (19.2 UNITS/ACRE)
PHASE II - 72

PARKING REQUIRED - TOTAL 220x1.5 = 330
PHASE II 140x1.5 = 210

PARKING PROVIDED - TOTAL 336
PHASE II 116
CLUBHOUSE 1

UTILITIES

- WATER - CHEROKEE WATER AND SANITATION
- WASTE - CHEROKEE WATER AND SANITATION
- ELECTRICITY - COLORADO SPRINGS DEPT. OF UTILITIES
- GAS - COLORADO SPRINGS DEPT. OF UTILITIES
- FIRE - CIMARRON FIRE PROTECTION DISTRICT

WESTERN HILLS SUBDIVISION - Phase II Legal Description

A portion of Block One, Aerospace Gardens, a Subdivision in El Paso County, Colorado, as Recorded in Plat Book T-2 at Page 10 of the Records of El Paso County, Colorado, described as follows:

Commencing at the Northwest Corner of said Block One, thence N 90° 00' 00" E (all bearings contained herein are relative to the North Line of said Aerospace Gardens, assumed to be N 90° 00' 00" E) along the North Line of said Block One for 330.00 feet to the Point of Beginning of that tract described hereby, thence;

- (1) N 90° 00' 00" E along said North Line for 357.47 feet,
 - (2) S 00° 00' 00" W for 117.59 feet,
 - (3) S 28° 00' 00" W for 198.80 feet,
 - (4) S 62° 00' 00" E for 53.00 feet,
 - (5) S 28° 00' 00" W for 110.00 feet,
 - (6) S 00° 00' 00" W for 91.80 feet,
 - (7) N 90° 00' 00" W for 261.67 feet,
 - (8) N 00° 03' 28" W for 34.81 feet,
 - (9) N 89° 41' 35" E for 35.42 feet,
 - (10) N 00° 39' 28" E for 201.17 feet,
 - (11) N 88° 39' 12" W for 32.18 feet,
 - (12) N 00° 05' 31" E for 254.67 feet,
 - (13) N 89° 54' 29" W for 3.55 feet,
 - (14) N 00° 00' 00" W for 15.33 feet to a point on the said North Line being the Point of Beginning,
- Containing 147,581.28 sq. ft. or 3.388 acres of land more or less.

WESTERN HILLS SUBDIVISION - Club House Legal Description

A portion of Block One, Aerospace Gardens, a Subdivision in El Paso County, Colorado, as Recorded in Plat Book T-2 at Page 10 of the Records of El Paso County, Colorado, described as follows:

Commencing at the Northeast Corner of said Block One, (all bearings contained herein are relative to the North Line of said Aerospace Gardens, assumed to be N 90° 00' 00" E) a point on the Westerly R/W Line of Western Drive, thence S 28° 00' 00" W along said Westerly R/W Line for 420.00 feet to the Point of Beginning of the tract described hereby, thence;

- (1) N 62° 00' 00" W for 305.00 feet,
 - (2) S 28° 00' 00" W for 110.00 feet,
 - (3) S 00° 00' 00" W for 39.64 feet,
 - (4) S 62° 00' 00" E for 107.33 feet,
 - (5) N 79° 00' 00" E for 61.66 feet,
 - (6) S 62° 00' 00" E for 131.14 feet to a point on the said Westerly R/W Line,
 - (7) N 28° 00' 00" E along said Westerly R/W Line for 106.19 feet to the Point of Beginning,
- Containing 37,853.64 sq. ft. or 0.869 acres of land more or less.

SITE PLAN FOR PHASE II
(REMAINING PORTION OF PROJECT)

WESTERN DR WILL BE CONSTRUCTED TO THE SOUTHWESTERLY PROPERTY LINE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. SAID IMPROVEMENTS WILL HAVE TO BE ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.

THE RECREATION FACILITIES TO BE CONSTRUCTED AS PER THE ATTACHED LETTER FROM PETER FOSTER, DATED 2/20/85.

MAINTENANCE OF THE PROPERTY WILL BE PROVIDED BY THE PROPERTY OWNERS.

WATER + SEWER SERVICE PROVIDED BY CHEROKEE WATER AND SANITATION DISTRICT

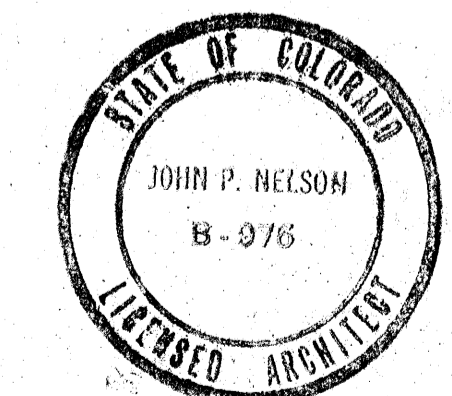
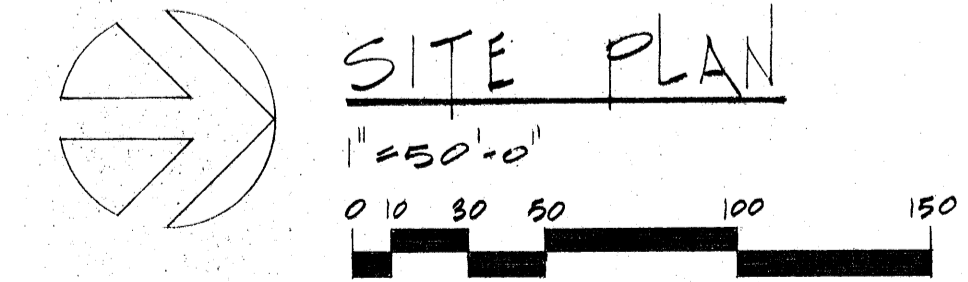
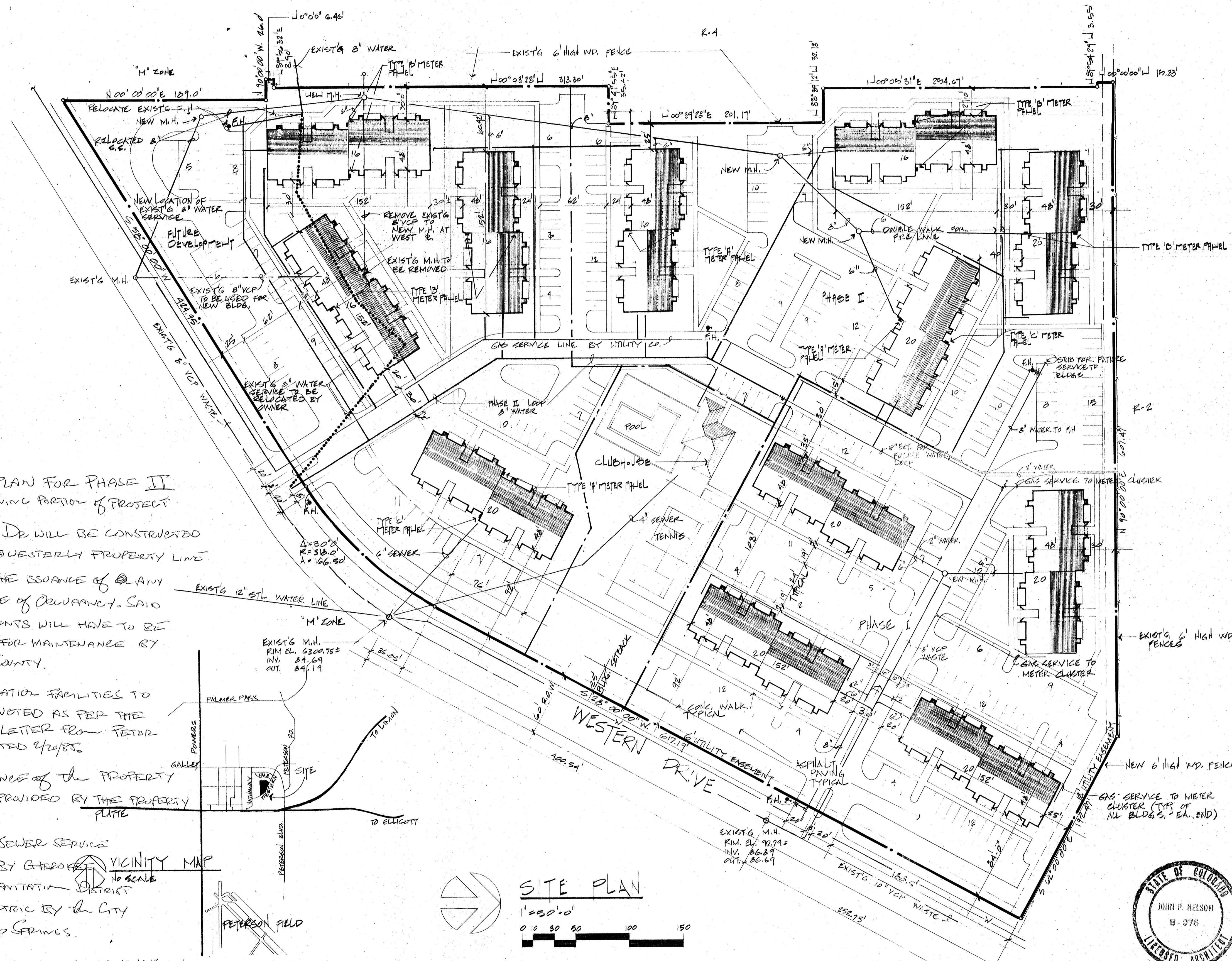
WATER + SANITATION DISTRICT

GAS + ELECTRIC BY THE CITY OF COLORADO SPRINGS.

TRAVERSE IMPROVEMENTS - DRIVEWAYS + PARKING LOTS TO BE CONSTRUCTED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

APPROVED
EL PASO COUNTY LAND USE DEPT.
THIS 20th DAY OF FEB 1985
[Signature]

LANDSCAPING PLAN PROVIDED IN PHASE I PLANS



Western Hills
multi-family complex

Colorado Springs, Colorado
Western Drive

Project no. 8403
date
sheet no.
SD-1
of



EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

2880 International Circle
Colorado Springs CO 80910

Date: 3/19/13

Number of Pages Including Cover Sheet: 17

To: Angela Lane

Phone: _____

FAX: 1-405-~~818~~-418-2634

CC: _____

From: Mark Gebhart

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
Phone: (719) 520-6300
FAX: (719) 520-6695

REMARKS: Urgent For Your Review Reply ASAP Please Comment

Zoning request. Hard copy by Fed X

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104

03/07/2013

ATTN: Angela Lane

Ref. No. 66318-1

RE: Western Hills Apartments, 810 Western Drive, Colorado Springs, Colorado

Add'l Info. Please see the attached information

What is the current Zoning of the property? R-4

What are the abutting zoning designations? North RS5000 South R-4 East Rm 30 M. West R 4

Was this a Planned Unit Development? Yes No

If so, could we please get a copy of the PUD?

Is the property in any special, restrictive or overlay district? Yes

Is this site in compliance with the current Zoning Ordinance? Yes

Are there any legal nonconforming issues? No

Was this property granted any variances, special exceptions, conditional use permits, or zoning relief of any kind? If yes, please provide a copy of all the documents. If copies are unavailable, would you briefly outline the conditions of the applicable document (excluding signage)? Yes No

To the best of your knowledge, do your records show any unresolved zoning code violations?
 Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
 No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
 No, there are no open violations on file in our records. Contact building department 719-327-2880

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Was this property developed with a Site Plan approval? Yes No

If so, could we get a copy of the approved plan and/or conditions, which includes information pertaining to: use, density, setbacks, height and parking?

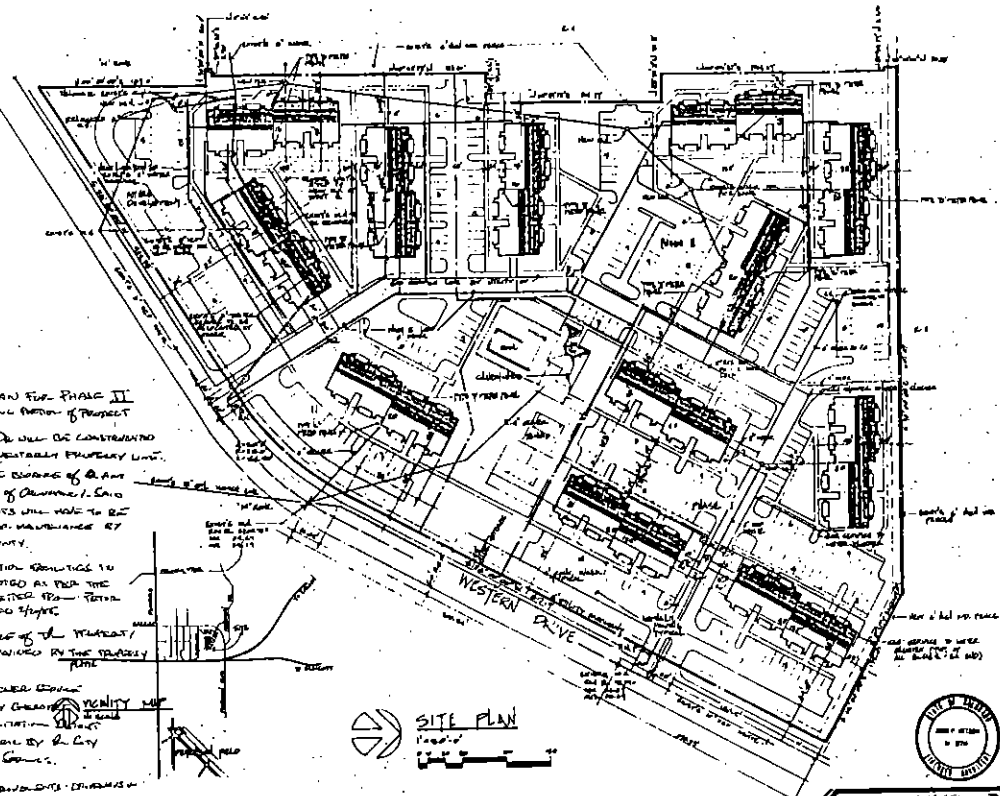
File R4-84-015 site plan attached

Please call the undersigned at 719-520-6323, extension _____ if you have questions or concerns.

Sincerely:
Name: Mark Gebhart
Title: Deputy Director

prior letters attached and file information

SITE PLAN	
OWNER:	WESTERN HILLS MULTI-FAMILY COMPLEX
DATE:	NOV. 1970
SCALE:	1/8" = 1'-0"
PROJECT:	PHASE II
DESIGNED BY:	W. J. ...
CHECKED BY:	...
DATE:	...
PROJECT:	...
DESIGNED BY:	...
CHECKED BY:	...
DATE:	...
PROJECT:	...
DESIGNED BY:	...
CHECKED BY:	...
DATE:	...



SITE PLAN FOR PHASE II
REMAINING PORTION OF PROJECT

WESTERN DR. WILL BE CONSTRUCTED TO THE SOUTHWEST PROPERTY LINE. PERMITS TO THE COURSE OF SAID DRIVE WILL BE OBTAINED BY SAID DEVELOPER. ALL PERMITS WILL HAVE TO BE RECEIVED FOR MAINTENANCE BY EL PASO COUNTY.

THE PROPOSED GRADING TO BE CONSIDERED AS PER THE FINISHED LETTER FROM TOWN ENGINEER, DAVIS, BRANT, & CO.

MAINTENANCE OF THE TRAILER WILL BE PROVIDED BY THE TRAILER OWNERS.

LIMITED & SOLAR TRAILER PLACING BY GEORGE VERNITY MAY BE SUBJECT TO CITY OF CHANDLER ORDINANCES.

TRAILER MAINTENANCE OPERATIONS PARKING LOT TO BE CONSIDERED PERMITTED TO ISSUANCE OF ANY CERTIFICATE APPROVED BY CHANDLER.

LANDSCAPE PLAN PROVIDED IN PHASE I PLAN



Western Hills
 Multi-Family Complex

SD-1

LEGAL DESCRIPTION

A portion of Lot 10, Abundant Canyon, a subdivision in El Paso County, Arkansas, as shown on Plat No. 22, Book 16 of the records of El Paso County, Arkansas, recorded in Public Records...

WHEREAS at a hearing held by said assessor... the assessor has determined that the value of the land... is... and the amount of the tax... is... and the amount of the penalty... is...

SITE DATA

Lot 10
Area: 11.05 acres
Zoning: R-2
Plat No.: 22, Book 16

Block 107
Subdiv. 107
Plat No.: 107

Map No. 107
Section 107
Twp. 33 N., R. 16 W., S. 15 E.

Plat No. 107
Section 107
Twp. 33 N., R. 16 W., S. 15 E.

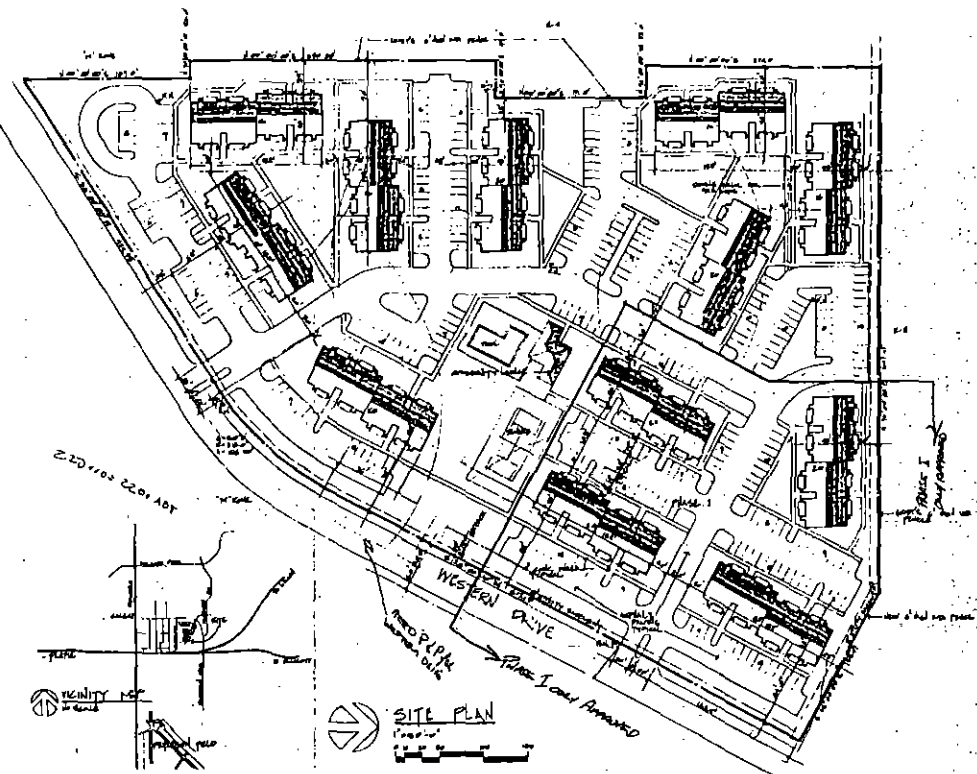
WESTERN DRIVE WILL BE CONVEYED TO THE CITY OF EL PASO TO BE IMPROVED TO PHASE II. UPON COMPLETION OF THE WEST DRIVE OUTSIDE OF PHASE I, WESTERN DRIVE TO BE CONVEYED TO WESTERN DR.

ALL CURBSIDE DRIVEWAYS WILL BE ISSUED THE ANY BIDDING UNTIL THE REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETED & ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.

ALL CURBSIDE TO BE APPROVED BY THE DIST. OF TARRANT COUNTY.






FOR TO APPROVE OF PHASE II OF THE DEVELOPMENT THIS PROPERTY AS WELL AS PLACED IN ACCORDANCE WITH THE SHERMAN REGULATIONS.

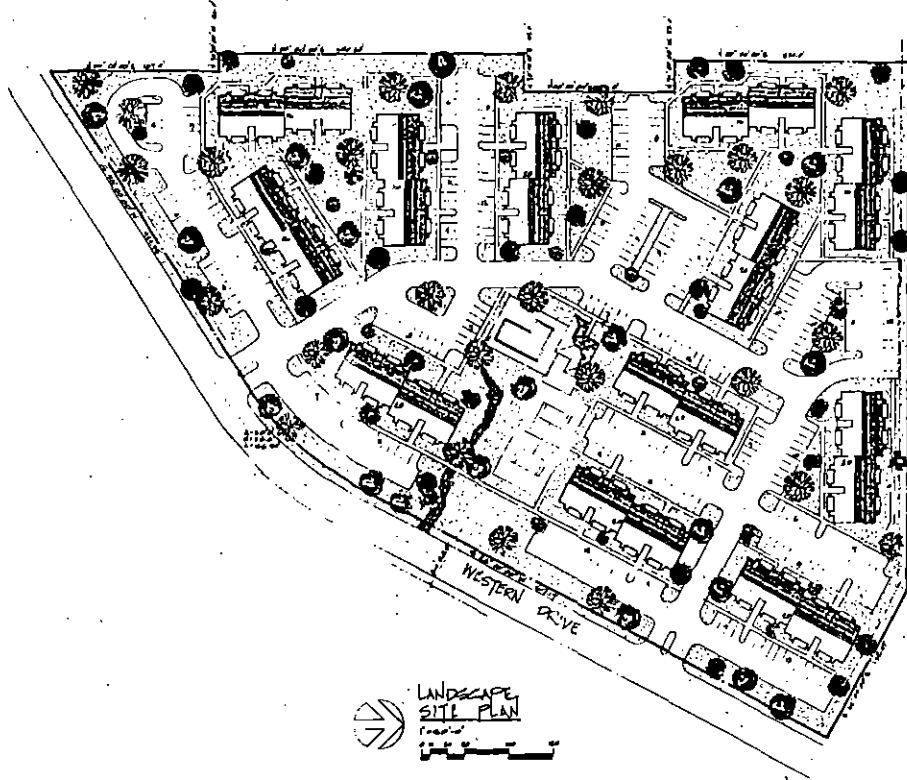
RH ZONE



Western Hills
multi-family complex

11
20

-  small tree - 10' diameter @ 15'
-  medium tree - 15' diameter @ 20'
-  large tree - 20' diameter @ 25'
-  shrub - 10' diameter @ 10'
-  lawn



Western Hills
 multi-family complex
 10/1/80

OBSOLETE ZONES
(NO PROPERTY WILL BE REZONED TO THE FOLLOWING FOUR (4) DISTRICTS)

CHAPTER IV
R-4 PLANNED DEVELOPMENT DISTRICT

A. PURPOSE

This district is established to provide more flexibility and latitude of design; to provide for a greater variety of principal and accessory uses in the development of land; to address the advantages resultant from technological change; and, to encourage initiative and creative development of parks, recreation areas, and open space.

B. PRINCIPAL USE(S)

Add the letter designation in () after number identifying the principal use(s).

1. (C) Commercial uses as outlined in the PBP (Planned Business Park) zone
2. (C & T) Condominiums, Townhouses
3. (D-1) Dwelling, Single
4. (D-2) Dwelling, Duplex
5. (D-3) Dwelling, Multifamily (3 or more units)
6. Public Park & Open Space
7. Tower, Private (See §35.11) #

A Rezoning Petition to the R-4 (Planned Unit Development) District shall specify the Principal Use(s) proposed and graphically illustrate the location of the use(s) on the plot plan submitted with the rezoning request.

C. USES REQUIRING SPECIAL APPROVAL (SPECIAL USES)

1. Industrial Uses as outlined in the PID zone (allowed only in conjunction with one or more principal permitted uses)
2. Mineral Resource Extraction (See §§35.8 and 35.13).
3. Tower, Private (See §35.11) #

D. ACCESSORY BUILDINGS AND USES

1. Please refer to Section 35.1.
2. Home Occupations.

E. DEVELOPMENT REQUIREMENTS

1. Those uses identified with a pound sign (#) are secondary uses to be conducted in conjunction with Principal (Primary) Uses.

2. **Setback Requirements:** The front, rear and side yard setback requirements shall be measured from the exterior boundaries of the district (all attached dwelling units are allowed zero side yard setbacks except at the ends of structures).
 - a. **Front yard:** The front yard setback shall be no less than the minimum setback required by the most restrictive adjoining zoning district to which the front yard of the proposed R-4 zone is adjacent. This setback shall be indicated on the plot plan.
 - b. **Side yard:** The side yard setback shall be no less than the minimum setback required by the most restrictive adjoining zoning district to which the side yard of the proposed R-4 zone is adjacent. This setback shall be indicated on the plot plan.
 - c. **Rear yard:** The rear yard setback shall be no less than the minimum setback required by the most restrictive adjoining zoning district to which the rear yard of the proposed R-4 zone is adjacent. This setback shall be indicated on the plot plan.
3. **Maximum structural height:** Forty (40) feet.
4. **Minimum size:** An R-4 district shall be approved only on a tract of land proposed to be developed for five (5) or more dwelling units or which is two (2) acres or larger.

F. PETITION PROCEDURE

The petition procedure followed shall be that required for review of a zone change. Minimal submittal requirements shall include:

1. A submittal conforming to the requirements for rezoning.
2. A submittal conforming to the requirements for preliminary plan.
3. A submittal conforming to the requirements for special use approval (if applicable).
4. A submittal conforming to the requirements for final plats (if applicable).
5. A submittal conforming to the requirements for plot plans.

G. PLAT

Prior to the approval of a building permit, an application conforming to the requirements for preliminary plan and final plat shall be submitted. In cases in which multifamily units, condominiums, townhouses, or separation of a parcel into lots or separate interests are contemplated, a submittal conforming to the requirements for final plats shall be required, in addition to the preliminary plat submittal.

H. PLOT PLAN

A plot plan conforming to the requirements for plot plans shall be submitted with the zoning petition. The plot plan shall show all uses, densities, setbacks, and other relevant information. In cases in which the proposal is modified subsequent to approval, the petitioner shall submit a revised plot plan to the Planning Department for review. In cases in which a parcel has been zoned R-4 prior to the adoption of these regulations, a plot plan shall be submitted prior to issuance of a building permit.

1. Administrative approval of the plot plan shall constitute general approval of the land use, density, and design, subject to approval of preliminary and final plats. Approval of use, density, and design is an administrative procedure and shall be predicated on the ability of the proposal to meet the requirements and spirit of the El Paso County Land Use Guidelines and subdivision design and performance standards.

I. MAINTENANCE PLAN

In cases in which maintenance of roads, common areas, open space, or facilities normally maintained by public entities are proposed to be maintained by homeowners associations, or other nongovernmental bodies, the applicant shall submit a maintenance plan conforming to the requirements of Section 38.

J. GENERAL REGULATIONS

Off-street Parking - Refer to Section 35.3
Advertising Devices - Refer to Section 35.4
Landscaping Requirements - Refer to Section 35.12

K. EXCEPTIONS TO NORMAL DEVELOPMENT REQUIREMENTS

In cases in which strict adherence to standard development requirements would act to defeat the intent and purposes of this zone, the Board may waive or modify certain development requirements. In such cases, the burden of proof for showing that the proposed standards perform the functions required in an adequate manner shall be on the petitioner.

L. STANDARDS FOR REVIEW

The Planning Director shall utilize the standards set forth in the El Paso County Land Development Guidelines and in Section 49.1 "Development Regulations" of the subdivision regulations in reviewing and approving density, use, and design features in the plot plan and letter of intent.

M. DISCONTINUANCE OF ZONING OR REZONING

1. No land in the unincorporated portion of El Paso County shall be zoned or rezoned to R-4 (Planned Development) District on or subsequent to May 1, 1991.
2. All land in the unincorporated portion of El Paso County zoned R-4 (Planned Development) District on or before May 1, 1991, shall remain so zoned and subject to all the provisions of said zone district until such time as said land is either rezoned to another valid zone district or annexed to a municipality.

El Paso County Development Services Department



Paul Danley
Engineering Division Manager

Imad Karaki
Customer Service Division Manager

Carl F. Schueler
Planning Division Manager

October 13, 2004

Cassin Cassin & Joseph LLP
711 3rd Avenue
New York, New York 10017

Zoning-Info, Inc.
121 N.E. 52nd. Street, Suite 102
Oklahoma City, Oklahoma 73105

Attn: Terri Burt, Research Administrator

VIA Fax: (405) 528-4878

We are in receipt of your recent letter requesting information on the property legally described as Los 1 & 3, Block 1, Western Hills Subdivision and Lot 2, Western Hills Subdivision Filing No. 2, El Paso County, Colorado. You have only identified this multi-family complex by an address known as 810 Western Drive. The El Paso County Assessor's office lists the area of the property, identified by tax schedule #54074-07-048, at 7.48 acres. This entity also notes location addresses of the Western Hills Apartments as 742, 750, 758, 766, 810, 818, 826, 834, and 842 Western Drive. We just want to verify that we are addressing the correct property as described in the legal description referenced above.

The following shall address your specific questions:

- Q: What is the current zone of the property?
- A: Zoning of the property is R-4 (Planned Development) District. The use as Multi-family Dwellings (3 or more units), is a permitted principal use in this zone district. See attached Chapter IV, R-4 District from the El Paso County Land Development Code. We would note that this zone district is considered an "obsolete zone" and will no longer be applied to other properties in the County. However, the criteria regarding this zone are still in place for those properties which currently have R-4 (Planned Development) District designation. Phase I of this complex was approved by the El Paso County Planning Department on February 1, 1984, and Phase II was approved on February 20, 1985 as referenced in our file #R-4-83-015. The plans included in this file depict the specific allowable uses for these properties. If the owner of the property were to desire a major change in the zoning, they would need to be processed and approved even if such use is currently allowed in the R-4 District. (e.g. change in use from multi-family to commercial).
- Q: Are there any overlay districts?
- A: It does not appear from our zoning map #542.07, that the subject property is burdened by any overlay districts. (map enclosed).
- Q: Is this property a permitted use in this district?
- A: See answer No. 1.

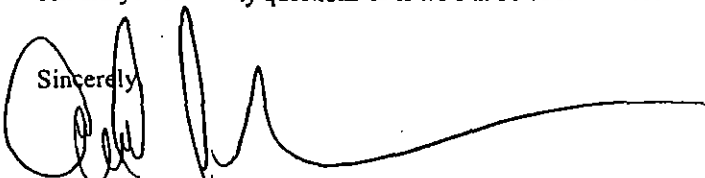
Page 2

- Q: Did the property receive site plan approval, and if so, can you provide a copy?"
- A: See answer #1. The approval stamp was on very large complex drawings. If you desire a copy of these stamps and plans, there will be an additional charge per page for these construction drawings.
- Q: What are the abutting zoning Districts?
- A: We have provided to you our zoning map #542.07 which shows the abutting zoning Districts. To the north is R-3 and R-2, which are both residential districts. Lying to the east and south is M (Industrial) District as well as R-3, a residential zone. The zoning to the west is PUD (Planned Unit Development) District.
- Q: Are there any outstanding building or zoning violations on file?
- A: The El Paso County records show no zoning violations on file for the subject property. Building violations would be a function of the Pikes Peak Regional Building Department. They can be contacted at (719) 327-2880.
- Q: Were any variances or special permits issued?
- A: No.
- Q: Was a certificate of occupancy issued and if so, may we obtain a copy of it?
- A: This would also be a function of the Pikes Peak Regional Building Department. Contact # above.

The extent of this letter is limited to the application of the El Paso County zoning regulations. Building Codes, Certificates of Occupancy, Health Department regulations and water provisions are the functions of other regulatory agencies.

Should you have any questions or if we can be of further assistance, please contact me at (719) 520-6300.

Sincerely



Carl F. Schueler
Manager, Planning Division

Enclosures

Cc: ~~file:COR:04-031~~ and R-4-83-015

El Paso County Development Services Department



Paul Danley
Engineering Division Manager

Imad Karaki
Customer Service Division Manager

Carl F. Schueller
Planning Division Manager

September 20, 2004

Nancy Mauriello, APC
80 East Sir Francis Drake, Suite 3B
Larkspur, California 94939

VIA: Fax 415-925-2152
Re: Tax Schedule Number 54074-07-048

Dear Ms. Mauriello;

We are in receipt of your recent letter requesting information on the property legally described as Lots 1 & 3, Block 1, Western Hills Subdivision and Lot 2, Western Hills Subdivision Filing No. 2, El Paso County, Colorado. You have only identified this multi-family complex by an address known as 810 Western Drive. The El Paso County Assessor's office lists the area of the property at 7.48 acres and location addresses of the Western Hills Apartments as 742, 750, 758, 766, 810, 818, 826, 834 and 842 Western Drive. We just want to verify that we are addressing the correct property as described in the legal description referenced above.

Your specific inquiry is to zoning of the property, and allowable uses in the zone district, subject to the specific development requirements of that district.

Zoning of the property is R-4 (Planned Development) District. The use as Multi-family Dwellings (3 or more units), is a permitted principal use in this zone district. See attached Chapter IV, R-4 District from the *El Paso County Land Development Code*. We would note that this zone district is considered an "obsolete zone" and will no longer be applied to other properties in the County. However, the criteria regarding this zone are still in place for those properties which currently have R-4 (Planned Development) District designation. Phase I of this complex was approved by the El Paso County Planning Department on February 1, 1984 and Phase II was approved on February 20, 1985 as referenced in our file #R-4-83-015. The plans included in this file depict the specific allowable uses for these properties. If the owner of the property were to desire a major change in the rezoning, they would need to be processed and approved even if such use is currently allowed in the R-4 District. (e.g. change in use from multifamily to commercial). Also, the El Paso County Planning Department has received no complaints with regard to violations on the property.

The extent of this letter is limited to the application of the El Paso County zoning regulations. Building Codes, Certificates of Occupancy, Health Department regulations and water provisions are the functions of other regulatory agencies. Questions regarding Building Codes and Certificates of Occupancy can be referred to the Pikes Peak Regional Building Department. Their telephone # is 719-327-2880.

Page 2

Should you have any questions or if we can be of further assistance, please contact me at (719) 520-6300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl F. Schueler', with a long horizontal flourish extending to the right.

Carl F. Schueler
Division Manager, Planning Dept.

Enclosures

Cc: file: COR-04-028
R-4-83-015

File # RH-83-15
Plat Plan

CODE SHEET

Prepared by: KP
 Date Received: 11/14/87
 Receipt No.: 3906

10-16-85 M

Map Number(s) 543:07 Plat # _____ Existing Zone(s) R-4 Zone Changed to _____ Tax Schedule Number(s) 54074.07-039

Petitioner's Full Name(s): West Western Assoc
 (As submitted)

Address & Phone: 8307 Japon C.S. Rip. Richard Chung
632-3384

Project Name: WESTERN HILLS ACRES

TOTALS 220 UNITS (PHASE I - 20 UNITS) Project Size: 11.472 (MOD)

Other Reference Files: VR-84-13

If withdrawn/postponed: Date: _____ Reason: _____

~~BOA REVIEW~~ BOA REVIEW DATE PLAN

Minor Subdivision		Planning Commission		County Commissioners	
Date	Action	Date	Action	Date	Action
<u>2/10/84</u>	<u>APP (PHASE I ONLY)</u>				
<u>2/10/84</u>	<u>APP (PHASE II)</u>				

Recording: (Plat) Date: _____ Reception #: _____ Book: _____ Page: _____
 (Micro) Date Photographed: _____

CHECK SHEET

- ZONE, AL, VA
- (5) lett. of int.
 - (5) drawings
 - (5) legal
 - (1) petition
 - (1) adj. notif.
 - fee

- VACATIONS
- (18) lett. of int.
 - (18) drawings/legal
 - (2) utilities
 - (1) title

- MINOR SUBDIVISION
- (18) lett. of int.
 - (20) drawings
 - (1) title
 - (6) dev. report
 - (3) closures
 - (2) energy

- SKETCH PLAN
- (20) drawings
 - (18) lett. of int.
 - (6) impact id.
 - (6) general drainage
 - (6) phasing plans
 - (6) wastewater
 - (6) water
 - (2) subd. summ.
 - (1) adjac. notif.

- PRELIMINARY PLAN
- (20) drawings
 - (18) lett. of int.
 - (6) soil/geology
 - (6) wastewater
 - (6) erosion
 - (6) water
 - (3) wildfire
 - (3) natural features
 - (2) subd. summ.

- FINAL PLAT
- (20) drawings
 - (18) lett. of int.
 - (6) drainage
 - (2) title
 - (3) E.G.F.
 - (2) energy
 - (3) plans/profiles
 - (2) subd. summ.
 - (3) closures
 - (2) V/S commt.
 - (2) fire

- PLOT PLAN
- (5) lett. of int.
 - (5) drawings
 - (*) details
 - (*) "Typical"s
 - (*) E.G.F./LOC
 - fee
 - (1) maint. agreem.

- BOA
- (1) petition
 - (1) lett. of int.
 - (1) drawing/legal

REVIEW SHEET PLOT PLAN

Maps: _____

Name of Plan: _____

Reception #: _____ Reviewed By: _____

Date Reviewed: _____ Zone: _____

Owner: _____	Consultant: _____
<small>name</small>	<small>name</small>
_____	_____
<small>address</small>	<small>address</small>
_____	_____
<small>city</small>	<small>city</small>
_____	_____
<small>phone</small>	<small>phone</small>

THE DRAWING

<input checked="" type="checkbox"/> Sheet Size	<input checked="" type="checkbox"/> Scale/North
<input checked="" type="checkbox"/> Vicinity Map	<input checked="" type="checkbox"/> Boundary Dimensions/Bearings
<input checked="" type="checkbox"/> Project Title	<input checked="" type="checkbox"/> NA Consultant
<input checked="" type="checkbox"/> Date Prepared	<input checked="" type="checkbox"/> Owner
<input checked="" type="checkbox"/> Adjacent Zones/Uses	<input type="checkbox"/> Construction Phases
<input checked="" type="checkbox"/> Structural Use	<input checked="" type="checkbox"/> Road Names
<input checked="" type="checkbox"/> Structural Setbacks/Location	<input checked="" type="checkbox"/> Road Dimensions
<input checked="" type="checkbox"/> Structural Height	<input checked="" type="checkbox"/> Road Surfaces
<input checked="" type="checkbox"/> Structural Dimensions	<input type="checkbox"/> Parking Dimensions
<input checked="" type="checkbox"/> NA Sign Location	<input checked="" type="checkbox"/> Parking Surfaces
<input checked="" type="checkbox"/> NA Sign Height	<input type="checkbox"/> Parking Accesses
<input checked="" type="checkbox"/> NA Sign Aggregate Area	<input checked="" type="checkbox"/> Parking Number
<input checked="" type="checkbox"/> NA Sign Elevation	<input checked="" type="checkbox"/> NA Parking Setbacks

180 # 9120 cv
10/18

- | | |
|---|---|
| <input checked="" type="checkbox"/> Walkway Dimensions | <input checked="" type="checkbox"/> Landscape Locations |
| <input checked="" type="checkbox"/> Walkway Surfaces | <input checked="" type="checkbox"/> Landscape Types |
| <input checked="" type="checkbox"/> Easement Location | <u>NA</u> R.O.W. Location |
| <input checked="" type="checkbox"/> Easement Size | <u>NA</u> R.O.W. Size |
| <input checked="" type="checkbox"/> Easement Use | <u>NA</u> R.O.W. Use |
| <u>NA</u> Drainage Structures | <u>NA</u> Traffic Devices |
| _____ Lights - type | <u>NA</u> Excepted parcels |
| _____ Lights - Height | <u>NA</u> "No Build" Areas |
| <u>NA</u> "No Access" Areas | <u>NA</u> Flood Plains |
| <u>NA</u> Reserved Public Areas | <u>NA</u> Historic Features |
| <u>NA</u> Natural Features | _____ |
| <input checked="" type="checkbox"/> Multi-Family - Number of Units | |
| <input checked="" type="checkbox"/> Multi-Family - Number of Structures | |
| _____ | |
| _____ | |
| _____ | |
| _____ | |
| _____ | |

NOTES

- _____ Legal Description/Size
- _____ Survey Tie
- _____ Existing/Proposed Easements
- _____ Existing/Proposed R.O.W.
- _____ Water Provision
- _____ Sanitation Provision
- _____ Energy Provision
- _____ Maintenance Mechanism
- NA _____ "No Build" Areas
- NA _____ "No Access" Areas

NA Total Structural Area
NA Total Structural Coverage (% of site)
335 Total Parking
19.2/ac Density/Dwelling Unit

SUPPLEMENTAL

Letter of Intent

Five (5) copies of Drawing

Required Details (Signs, Condo Units, Mobile Home pads)

"Typical" Sketches

Public Improvements - Estimate of Guaranteed Funds

Public Improvements - Construction Drawings

Public Improvements - Collateral/SIA

File # R4-83-15
Plat Plan

CODE SHEET

Prepared by: KR
 Date Received: 1/14/83
 Receipt No.: 3906

10-16-85 by

Map Number(s) 542:07 Plat # _____ Existing Zone(s) R-4 Zone Changed to _____ Tax Schedule Number(s) 5407407-039

Petitioner's Full Name(s): Great Western Assoc
 (As submitted)
 Address & Phone: 8307 Sejon Ct. Rep. Richard Cherry
632-3384

Project Name: WESTERN HILLS APDS

lots 220 UNITS (PHASE I) Project Size: 11.472 MOD
80 UNITS

Other Reference Files: VR-84-13

If withdrawn/postponed: Date: _____ Reason: _____

Meetings: SITE PLAN
BOA REVIEW

Minor Subdivision		Planning Commission		County Commissioners	
Date	Action	Date	Action	Date	Action
<u>2/10/84</u>	<u>APP (PHASE I ONLY)</u>				
<u>2/24/84</u>	<u>APP (PHASE II)</u>				

Recording: (Plat) Date: _____ Reception #: _____ Book: _____ Page: _____
 (Micro) Date Photographed: _____

CHECK SHEET

- ZONE, AL, VA
- (5) lett. of int.
 - (5) drawings
 - (5) legal
 - (1) petition
 - (1) adj. notif.
 - fee

- VACATIONS
- (18) lett. of int.
 - (18) drawings/legal
 - (2) utilities
 - (1) title

- MINOR SUBDIVISION
- (18) lett. of int.
 - (20) drawings
 - (1) title
 - (6) dev. report
 - (3) closures
 - (2) energy

- SKETCH PLAN
- (20) drawings
 - (18) lett. of int.
 - (6) impact id.
 - (6) general drainage
 - (6) phasing plans
 - (6) wastewater
 - (6) water
 - (2) subd. summ.
 - (1) adjac. notif.

- PRELIMINARY PLAN
- (20) drawings
 - (18) lett. of int.
 - (6) soil/geology
 - (6) wastewater
 - (6) erosion
 - (6) water
 - (3) wildfire
 - (3) natural features
 - (2) subd. summ.

- FINAL PLAT
- (20) drawings
 - (18) lett. of int.
 - (6) drainage
 - (2) title
 - (3) E.G.F.
 - (2) energy
 - (3) plans/profiles
 - (2) subd. summ.
 - (3) closures
 - (2) W/S commt.
 - (2) fire

- PLOT PLAN
- (5) lett. of int.
 - (5) drawings
 - (*) details
 - (*) "Typical"s
 - (*) E.G.F./LOC
 - fee
 - (1) maint. agreem.

- BOA
- (1) petition
 - (1) lett. of int.
 - (1) drawing/legal

REVIEW SHEET PLOT PLAN

Map#: _____

Name of Plan: _____

Reception #: _____ Reviewed By: _____

Date Reviewed: _____ Zone: _____

Owner: _____ Consultant: _____

name _____ name _____

address _____ address _____

city _____ city _____

phone _____ phone _____

THE DRAWING

<input checked="" type="checkbox"/>	Sheet Size	<input checked="" type="checkbox"/>	Scale/North
<input checked="" type="checkbox"/>	Vicinity Map	<input checked="" type="checkbox"/>	Boundary Dimensions/Bearings
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<input checked="" type="checkbox"/>	Date Prepared	<input checked="" type="checkbox"/>	Owner
<input checked="" type="checkbox"/>	Adjacent Zones/Uses	<input type="checkbox"/>	Construction Phases
<input checked="" type="checkbox"/>	Structural Use	<input checked="" type="checkbox"/>	Road Names
<input checked="" type="checkbox"/>	Structural Setbacks/Location	<input checked="" type="checkbox"/>	Road Dimensions
<input checked="" type="checkbox"/>	Structural Height	<input checked="" type="checkbox"/>	Road Surfaces
<input checked="" type="checkbox"/>	Structural Dimensions	<input type="checkbox"/>	Parking Dimensions
<input checked="" type="checkbox"/>	Sign Location	<input checked="" type="checkbox"/>	Parking Surfaces
<input checked="" type="checkbox"/>	Sign Height	<input type="checkbox"/>	Parking Accesses
<input checked="" type="checkbox"/>	Sign Aggregate Area	<input checked="" type="checkbox"/>	Parking Number
<input checked="" type="checkbox"/>	Sign Elevation	<input checked="" type="checkbox"/>	Parking Setbacks

180# 9x20 cv
10x18

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<u>NA</u> Natural Features	_____
<input checked="" type="checkbox"/> Multi-Family - Number of Units	
<input checked="" type="checkbox"/> Multi-Family - Number of Structures	

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<input checked="" type="checkbox"/> _____	Survey Tie
<input checked="" type="checkbox"/> _____	Existing/Proposed Easements
<input checked="" type="checkbox"/> _____	Existing/Proposed R.O.W.
<input checked="" type="checkbox"/> _____	Water Provision
<input checked="" type="checkbox"/> _____	Sanitation Provision
<input checked="" type="checkbox"/> _____	Energy Provision
<input checked="" type="checkbox"/> _____	Maintenance Mechanism
<u>NA</u> _____	"No Build" Areas
<u>NA</u> _____	"No Access" Areas

NA Total Structural Area
NA Total Structural Coverage (% of site)
335 Total Parking
19.2/Ac. Density/Dwelling Unit

SUPPLEMENTAL

_____ Letter of Intent
_____ Five (5) copies of Drawing
_____ Required Details (Signs, Condo Units, Mobile Home pads)
_____ "Typical" Sketches
_____ Public Improvements - Estimate of Guaranteed Funds
_____ Public Improvements - Construction Drawings
_____ Public Improvements - Collateral/SIA

CUSTOMER'S ORDER NO.		DATE
		11/14 1983
NAME <i>Great Western Assoc.</i>		
ADDRESS <i>830 N. Teton 80903</i>		

QUAN	DESCRIPTION	PRICE	AMOUNT
1	<i>Photo Album Submitted</i>		50 -
		TAX	
		TOTAL	50 -

ALL CLAIMS AND RETURNS OF GOODS MUST BE ACCOMPANIED BY THIS BILL.

3906

REC'D BY _____
5R 523 **REDIFORM**®

El Paso County Development Services Department



Paul Danley
Engineering Division Manager

Imad Karaki
Customer Service Division Manager

Carl F. Schueler
Planning Division Manager

October 13, 2004

Cassin Cassin & Joseph LLP
711 3rd Avenue
New York, New York 10017

Zoning-Info, Inc.
121 N.E. 52nd. Street, Suite 102
Oklahoma City, Oklahoma 73105

Attn: Terri Burt, Research Administrator

VIA Fax: (405) 528-4878

We are in receipt of your recent letter requesting information on the property legally described as Los 1 & 3, Block 1, Western Hills Subdivision and Lot 2, Western Hills Subdivision Filing No. 2, El Paso County, Colorado. You have only identified this multi-family complex by an address known as 810 Western Drive. The El Paso County Assessor's office lists the area of the property, identified by tax schedule #54074-07-048, at 7.48 acres. This entity also notes location addresses of the Western Hills Apartments as 742, 750, 758, 766, 810, 818, 826, 834, and 842 Western Drive. We just want to verify that we are addressing the correct property as described in the legal description referenced above.

The following shall address your specific questions:

- Q: What is the current zone of the property?
- A: Zoning of the property is R-4 (Planned Development) District. The use as Multi-family Dwellings (3 or more units), is a permitted principal use in this zone district. See attached Chapter IV, R-4 District from the El Paso County Land Development Code. We would note that this zone district is considered an "obsolete zone" and will no longer be applied to other properties in the County. However, the criteria regarding this zone are still in place for those properties which currently have R-4 (Planned Development) District designation. Phase I of this complex was approved by the El Paso County Planning Department on February 1, 1984, and Phase II was approved on February 20, 1985 as referenced in our file #R-4-83-015. The plans included in this file depict the specific allowable uses for these properties. If the owner of the property were to desire a major change in the zoning, they would need to be processed and approved even if such use is currently allowed in the R-4 District. (e.g. change in use from multi-family to commercial).
- Q: Are there any overlay districts?
- A: It does not appear from our zoning map #542.07, that the subject property is burdened by any overlay districts. (map enclosed).
- Q: Is this property a permitted use in this district?
- A: See answer No. 1.

file copy
R-4-83-015

Page 2

Q: Did the property receive site plan approval, and if so, can you provide a copy?"

A: See answer #1. The approval stamp was on very large complex drawings. If you desire a copy of these stamps and plans, there will be an additional charge per page for these construction drawings.

Q: What are the abutting zoning Districts?

A: We have provided to you our zoning map #542.07 which shows the abutting zoning Districts. To the north is R-3 and R-2, which are both residential districts. Lying to the east and south is M (Industrial) District as well as R-3, a residential zone. The zoning to the west is PUD (Planned Unit Development) District.

Q: Are there any outstanding building or zoning violations on file?

A: The El Paso County records show no zoning violations on file for the subject property. Building violations would be a function of the Pikes Peak Regional Building Department. They can be contacted at (719) 327-2880.

Q: Were any variances or special permits issued?

A: No.

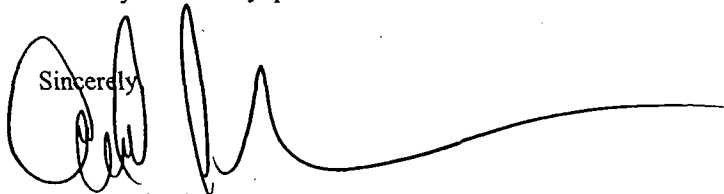
Q: Was a certificate of occupancy issued and if so, may we obtain a copy of it?

A: This would also be a function of the Pikes Peak Regional Building Department. Contact # above.

The extent of this letter is limited to the application of the El Paso County zoning regulations. Building Codes, Certificates of Occupancy, Health Department regulations and water provisions are the functions of other regulatory agencies.

Should you have any questions or if we can be of further assistance, please contact me at (719) 520-6300.

Sincerely



Carl F. Schueler
Manager, Planning Division

Enclosures

Cc: file COR-04-031 and R-483-015

OBSOLETE ZONES
(NO PROPERTY WILL BE REZONED TO THE FOLLOWING FOUR (4) DISTRICTS)

CHAPTER IV
R-4 PLANNED DEVELOPMENT DISTRICT

A. PURPOSE

This district is established to provide more flexibility and latitude of design; to provide for a greater variety of principal and accessory uses in the development of land; to address the advantages resultant from technological change; and, to encourage initiative and creative development of parks, recreation areas, and open space.

B. PRINCIPAL USE(S)

Add the letter designation in () after number identifying the principal use(s).

1. (C) Commercial uses as outlined in the PBP (Planned Business Park) zone
2. (C & T) Condominiums, Townhouses
3. (D-1) Dwelling, Single
4. (D-2) Dwelling, Duplex
5. (D-3) Dwelling, Multifamily (3 or more units)
6. Public Park & Open Space
7. Tower, Private (See §35.11) #

A Rezoning Petition to the R-4 (Planned Unit Development) District shall specify the Principal Use(s) proposed and graphically illustrate the location of the use(s) on the plot plan submitted with the rezoning request.

C. USES REQUIRING SPECIAL APPROVAL (SPECIAL USES)

1. Industrial Uses as outlined in the PID zone (allowed only in conjunction with one or more principal permitted uses)
2. Mineral Resource Extraction (See §§35.8 and 35.13).
3. Tower, Private (See §35.11) #

D. ACCESSORY BUILDINGS AND USES

1. Please refer to Section 35.1.
2. Home Occupations.

E. DEVELOPMENT REQUIREMENTS

1. Those uses identified with a pound sign (#) are secondary uses to be conducted in conjunction with Principal (Primary) Uses.

2. **Setback Requirements:** The front, rear and side yard setback requirements shall be measured from the exterior boundaries of the district (all attached dwelling units are allowed zero side yard setbacks except at the ends of structures).
 - a. **Front yard:** The front yard setback shall be no less than the minimum setback required by the most restrictive adjoining zoning district to which the front yard of the proposed R-4 zone is adjacent. This setback shall be indicated on the plot plan.
 - b. **Side yard:** The side yard setback shall be no less than the minimum setback required by the most restrictive adjoining zoning district to which the side yard of the proposed R-4 zone is adjacent. This setback shall be indicated on the plot plan.
 - c. **Rear yard:** The rear yard setback shall be no less than the minimum setback required by the most restrictive adjoining zoning district to which the rear yard of the proposed R-4 zone is adjacent. This setback shall be indicated on the plot plan.
3. **Maximum structural height:** Forty (40) feet.
4. **Minimum size:** An R-4 district shall be approved only on a tract of land proposed to be developed for five (5) or more dwelling units or which is two (2) acres or larger.

F. PETITION PROCEDURE

The petition procedure followed shall be that required for review of a zone change. Minimal submittal requirements shall include:

1. A submittal conforming to the requirements for rezoning.
2. A submittal conforming to the requirements for preliminary plan.
3. A submittal conforming to the requirements for special use approval (if applicable).
4. A submittal conforming to the requirements for final plats (if applicable).
5. A submittal conforming to the requirements for plot plans.

G. PLAT

Prior to the approval of a building permit, an application conforming to the requirements for preliminary plan and final plat shall be submitted. In cases in which multifamily units, condominiums, townhouses, or separation of a parcel into lots or separate interests are contemplated, a submittal conforming to the requirements for final plats shall be required, in addition to the preliminary plat submittal.

H. PLOT PLAN

A plot plan conforming to the requirements for plot plans shall be submitted with the zoning petition. The plot plan shall show all uses, densities, setbacks, and other relevant information. In cases in which the proposal is modified subsequent to approval, the petitioner shall submit a revised plot plan to the Planning Department for review. In cases in which a parcel has been zoned R-4 prior to the adoption of these regulations, a plot plan shall be submitted prior to issuance of a building permit.

1. Administrative approval of the plot plan shall constitute general approval of the land use, density, and design, subject to approval of preliminary and final plats. Approval of use, density, and design is an administrative procedure and shall be predicated on the ability of the proposal to meet the requirements and spirit of the El Paso County Land Use Guidelines and subdivision design and performance standards.

I. MAINTENANCE PLAN

In cases in which maintenance of roads, common areas, open space, or facilities normally maintained by public entities are proposed to be maintained by homeowners associations, or other nongovernmental bodies, the applicant shall submit a maintenance plan conforming to the requirements of Section 38.

J. GENERAL REGULATIONS

Off-street Parking - Refer to Section 35.3

Advertising Devices - Refer to Section 35.4

Landscaping Requirements - Refer to Section 35.12

K. EXCEPTIONS TO NORMAL DEVELOPMENT REQUIREMENTS

In cases in which strict adherence to standard development requirements would act to defeat the intent and purposes of this zone, the Board may waive or modify certain development requirements. In such cases, the burden of proof for showing that the proposed standards perform the functions required in an adequate manner shall be on the petitioner.

L. STANDARDS FOR REVIEW

The Planning Director shall utilize the standards set forth in the El Paso County Land Development Guidelines and in Section 49.1 "Development Regulations" of the subdivision regulations in reviewing and approving density, use, and design features in the plot plan and letter of intent.

M. DISCONTINUANCE OF ZONING OR REZONING

1. No land in the unincorporated portion of El Paso County shall be zoned or rezoned to R-4 (Planned Development) District on or subsequent to May 1, 1991.
2. All land in the unincorporated portion of El Paso County zoned R-4 (Planned Development) District on or before May 1, 1991, shall remain so zoned and subject to all the provisions of said zone district until such time as said land is either rezoned to another valid zone district or annexed to a municipality.

Parcel Master TxD Levy Neigh Plat CreateDate
 54074-07-048 54074-07-040 FCF 60.677 207 7139 11/05/1999

Name: WESTERN HILLS ASSOCIATES LLC Printed 10/12/04 by: YATES
 C/O MARVIN F POER & CO
 Mail Addr: 410 17TH ST STE 1730
 DENVER, CO 80202-4402

Location: 742 WESTERN DR

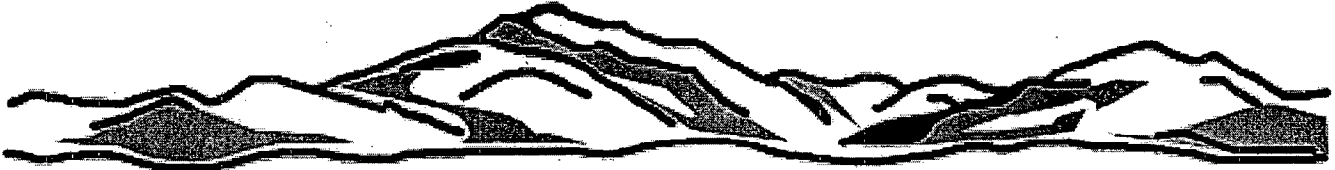
Legal Description: LOTS 1 & 3 BLK 1 WESTERN HILLS SUB, & LOT 2
 WESTERN HILLS SUB FIL NO 2

Land:	Use Code	Year Built	Base-ment	Stories	Units	Area	Assessed Value	Market Value	Aprsl Date
	1125					7.48A.	38900	488743	6/03
Imp:	AZ	1985	3.0	20	20	16562	72140	906324	6/03
Imp:	AZ	1985	3.0	20	20	16562	72140	906324	6/03
Imp:	AZ	1985	3.0	20	20	16562	72140	906324	6/03
Imp:	AZ	1985	3.0	20	20	16562	72140	906324	6/03
Imp:	AZ	1985	1.0	0	0	1520	6620	83183	6/03
Imp:	AZ	1984	2.0	20	20	16562	72140	906324	6/03
Imp:	AZ	1984	2.0	20	20	16562	72140	906324	6/03
Imp:	AZ	1984	2.0	16	16	13172	57380	720813	6/03
Imp:	AZ	1984	2.0	16	16	13172	57380	720813	6/03
Total:							593120	7451496	

COR-04-028

This is Assessor's information on the apartments.

El Paso County Development Services Department



Paul Danley
Engineering Division Manager

Imad Karaki
Customer Service Division Manager

Carl F. Schueler
Planning Division Manager

September 20, 2004

Nancy Mauriello, APC
80 East Sir Francis Drake, Suite 3B
Larkspur, California 94939

VIA: Fax 415-925-2152
Re: Tax Schedule Number 54074-07-048

Dear Ms. Mauriello;

We are in receipt of your recent letter requesting information on the property legally described as Lots 1 & 3, Block 1, Western Hills Subdivision and Lot 2, Western Hills Subdivision Filing No. 2, El Paso County, Colorado. You have only identified this multi-family complex by an address known as 810 Western Drive. The El Paso County Assessor's office lists the area of the property at 7.48 acres and location addresses of the Western Hills Apartments as 742, 750, 758, 766, 810, 818, 826, 834 and 842 Western Drive. We just want to verify that we are addressing the correct property as described in the legal description referenced above.

Your specific inquiry is to zoning of the property, and allowable uses in the zone district, subject to the specific development requirements of that district.

Zoning of the property is R-4 (Planned Development) District. The use as Multi-family Dwellings (3 or more units), is a permitted principal use in this zone district. See attached Chapter IV, R-4 District from the El Paso County Land Development Code. We would note that this zone district is considered an "obsolete zone" and will no longer be applied to other properties in the County. However, the criteria regarding this zone are still in place for those properties which currently have R-4 (Planned Development) District designation. Phase I of this complex was approved by the El Paso County Planning Department on February 1, 1984 and Phase II was approved on February 20, 1985 as referenced in our file #R-4-83-015. The plans included in this file depict the specific allowable uses for these properties. If the owner of the property were to desire a major change in the rezoning, they would need to be processed and approved even if such use is currently allowed in the R-4 District. (e.g. change in use from multifamily to commercial). Also, the El Paso County Planning Department has received no complaints with regard to violations on the property.

The extent of this letter is limited to the application of the El Paso County zoning regulations. Building Codes, Certificates of Occupancy, Health Department regulations and water provisions are the functions of other regulatory agencies. Questions regarding Building Codes and Certificates of Occupancy can be referred to the Pikes Peak Regional Building Department. Their telephone # is 719-327-2880.

Page 2

Should you have any questions or if we can be of further assistance, please contact me at (719) 520-6300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl F. Schueler', with a long horizontal flourish extending to the right.

Carl F. Schueler
Division Manager, Planning Dept.

Enclosures

Cc: file: COR-04-028
R-4-83-015

OBSOLETE ZONES
(NO PROPERTY WILL BE REZONED TO THE FOLLOWING FOUR (4) DISTRICTS)

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1. Administrative approval of the plot plan shall constitute general approval of the land use, density, and design, subject to approval of preliminary and final plats. Approval of use, density, and design is an administrative procedure and shall be predicated on the ability of the proposal to meet the requirements and spirit of the El Paso County Land Use Guidelines and subdivision design and performance standards.

I. MAINTENANCE PLAN

In cases in which maintenance of roads, common areas, open space, or facilities normally maintained by public entities are proposed to be maintained by homeowners associations, or other nongovernmental bodies, the applicant shall submit a maintenance plan conforming to the requirements of Section 38.

J. GENERAL REGULATIONS

Off-street Parking - Refer to Section 35.3
Advertising Devices - Refer to Section 35.4
Landscaping Requirements - Refer to Section 35.12

K. EXCEPTIONS TO NORMAL DEVELOPMENT REQUIREMENTS

In cases in which strict adherence to standard development requirements would act to defeat the intent and purposes of this zone, the Board may waive or modify certain development requirements. In such cases, the burden of proof for showing that the proposed standards perform the functions required in an adequate manner shall be on the petitioner.

L. STANDARDS FOR REVIEW

The Planning Director shall utilize the standards set forth in the El Paso County Land Development Guidelines and in Section 49.1 "Development Regulations" of the subdivision regulations in reviewing and approving density, use, and design features in the plot plan and letter of intent.

M. DISCONTINUANCE OF ZONING OR REZONING

1. No land in the unincorporated portion of El Paso County shall be zoned or rezoned to R-4 (Planned Development) District on or subsequent to May 1, 1991.
2. All land in the unincorporated portion of El Paso County zoned R-4 (Planned Development) District on or before May 1, 1991, shall remain so zoned and subject to all the provisions of said zone district until such time as said land is either rezoned to another valid zone district or annexed to a municipality.

EL PASO COUNTY
DEVELOPMENT SERVICES DEPARTMENT

FACSIMILE TRANSMITTAL SHEET

TO: <i>Nancy Mauriello</i>	FROM: <i>Sharon Yates</i>
COMPANY:	DATE:
FAX NUMBER: <i>415-925-2152</i>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER: <i>719-520-6315</i>
RE:	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

*Re: Western Hills Apts -
Zoning Letter -
Hard copy to follow*



February 20, 1985

TO: Ken Rowberg
El Paso County Land Use

This letter is to assure you that the clubhouse at Western Hills will be built simultaneously with the construction of the first four buildings in Phase II. I understand we will not receive any C.O.'s on any buildings until substantial completion on the clubhouse is achieved.

Sincerely,

COLORADO STRUCTURES, INC.

Peter K. Foster
General Partner
Western Hills

November 10, 1983

Mr. Ken Rowberg
El Paso County Land Use Department
27 E. Vermijo Avenue
Colorado Springs, Colorado 80903

Dear Ken:

Enclosed are five sets of three sheets of drawings on the site development for Western Hills, a project we are involved with in the Cimarron area. The owner is Great Western Associates. Probably the best person and address to use are Peter K. Foster, Colorado Structures, Inc., 3510 Galley Road, #102, Colorado Springs, phone number: 574-0450.

The site is along Western Drive between Dale Street and Hathaway. It is approximately 11½ acres large and currently zoned R-4. The site had previously been master planned to become a phase of development of the apartments directly to the west of this site. Since we are not changing the use, only the specific design of the units, there will be no need to revise the zoning or ask for waivers or variances.

This submittal is simply for your administrative review for final approval of the master plan. There are no existing facilities on this site except for a fenced children's play area used by the adjoining apartments which will be removed. The Western Drive is not in place; however, most of the utilities for the project are at least to the site. Of the 220 units the owner expects to develop here, the first 80 will be built in Phase I on the northeast corner of the site. It is requested that the paving required for Western Drive extend only to the northern project entrance.

If you have any questions, please feel free to call.

Sincerely,


Richard Cherry

RC/klc

enc.

NELSON • CHERRY
& ASSOCIATES



Member of American Institute of Architects

417 North Cascade Avenue, Colorado Springs, Colorado 80903 Phone (303) 632-3384

CIMARRON HILLS FIRE DEPARTMENT

1885 PETERSON ROAD

COLORADO SPRINGS, CO 80915

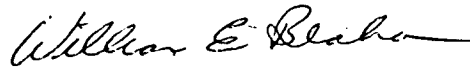
28

El Paso County Land Use Department
27 East Vermijo
Colorado Springs, Colorado 80908

Gentlemen:

This letter is to inform you that the land located
at WESTERN HILLS APTS R-4-83-15
is in the Cimarron Hills Fire Protection District.
We will afford them our usual fire protection. This
area must meet our approval upon final inspection.

Sincerely,



William E. Beaman
Chief

INTER-OFFICE MEMO

TO: Ted Gesling, Development Coordinator
FROM: Reviewing City Departments
SUBJECT: Comments on County Land Development Items Scheduled for:
County Minor Subdivision Committee _____ (Date)
County Planning Commission _____ (Date)

File Number R-4 83-15
Description Plot Plan Western Hills Apartments

Department Comments:
(department, individual, date)

Note:

Request comment on Plot Plan ASAP (per Co. Land Use)
Landscaping (i.e. trees, shrubbery) is extremely
sparse.
S. TUCK, Planning, 11.29.83

Public Works
Subject to Airport Advisory Comments

RAP/ubs 11/29/83

GAS: Master Plan O.K. There presently are no gas facilities to this site. However, the Gas Division has been contacted by Mr. Cherry of Nelson-Cherry & Associates regarding the extension of a line in Western Drive to the site.

RM

ELEC: Approved. Electric service connections limited to electric energy supply and transmission, substation and distribution facilities available at time of building construction. Contact Electric Field Engineering Section, 636-5563, for line extension requirements to serve area.

In the cul-de-sac where there is a 50' right-of-way, the Electric Division needs at least 5' behind sidewalk.

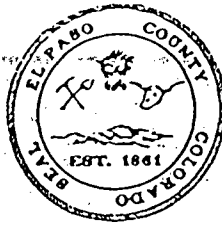
Any alterations to existing electric facilities will be at developer's/builder's expense.

Building construction shall not violate clearances as stipulated in the latest revision of the National Electrical Safety Code.

RP

Admin: I would suppose all water and wastewater are covered by water and sanitation District (No info included) J.P.

MAILED - 1/10/84



EL PASO COUNTY

LAND USE DEPARTMENT

27 EAST VERMIJO

COLORADO SPRINGS, COLORADO 80903

471-5742

TO:

DATE: JAN 17, 1984

- Dept. of Trans.
- Park Dept.
- Health Dept.
- Reg. Bldg. Dept.
- B.L.M.
- S.C.S. Dist.
- Sch. Dist.

- State Water Engineer
- State Geologist
- State Forest Service
- Municipality
- Airport Advisory
- State Hwy. Dept.
- Powers Blvd.

- Fire Dept.
- Military
- 911
- Utility
-
-
-
-

ATTN:

HAL SIMPSON

This letter and enclosed information are sent to your office to notify you that certain land requests have been submitted to this Department on 1/14/84. We request that your office provide our Department with recommendations regarding the items listed below.

It is requested that your response be received by this Department by ASAP

If you have any questions or require assistance, please feel free to contact me at 471-5742.

Thank you,

Kenneth Rowley

ITEMS:

SITE PLAN REVIEW
"WESTERN HILLS APTS."

ACCORDING TO STU LOOSELY THIS SITE IS WITHIN CHEROKEE W/S DISTRICT & THE DISTRICT HAS COMMITTED TO SERVE THE PROJECT

RICHARD D. LAMM
Governor

1992H



JERIS A. DANIELSON
State Engineer

OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

1313 Sherman Street-Room 818
Denver, Colorado 80203
(303) 866-3581

February 6, 1984

2-9-84

Mr. Kenneth Rowberg
El Paso County Land Use Department
27 East Vermijo
Colorado Springs, CO 80903

Re: Cherokee Water District
Constitution Hills, MP-83-3
Western Hills Apartments

Dear Mr. Rowberg:

We have received a copy of a letter dated January 19, 1984 from the Manager of Cherokee Water District. Also, you have requested an update on Constitution Hill and a review of the proposal for Western Hills Apartments. These developments would be served by Cherokee.

Unfortunately, the letter provided by Cherokee does not provide sufficient information for us to review their capabilities. The following comments seem relevant:

1. The wells are not identified by permit number or location.
2. The information does not address water levels or changes in physical capacity.
3. What is the legal status of the District's wells? Specifics of the eleven conditional decrees are not provided.
4. The table listing water requirements is updated to indicate an additional requirement of 375 acre-feet. We are not able to determine whether the requirements for Falcon Air Force Base (CSOC) or Prairie Village are included.
5. The physical yield of the wells is compared to the District's current demand. We are more concerned about declining yields meeting increasing demand in the long term future. What is the basis for the indicated yield? We are concerned that indicated yield may represent

the sum of transient short term yields rather than long-term steady state yields.

6. Once final permits are issued within the Upper Black Squirrel Designated Basin, the Ground Water Management District will have authority to administer wells. This is a possible limitation which cannot be quantified at this time, yet the seniority of the wells and their location may be relevant factors in future administration. This information was not provided.
7. The USGS study should provide the best information when it is available. How are we to review proposals until that time?

Our questions may not be limited to those above. Indeed, we do not have sufficient information to identify all the possible concerns. We must recommend the District provide us with an update prepared by an engineer familiar with water resources.

The Constitution Hills proposal was initially referred to us as Cimarron Hills Revised and this development was specifically included in the March 15, 1983 list of water commitments. We recommended approval of Cimarron Hills Revised in a letter dated April 6, 1983. Due to the name change, we reviewed the Constitution Hills development as an additional proposal with a large water demand and our review resulted in our letter of November 23, 1983. Since Constitution Hills was already included in the District's water demand and since we previously recommended approval under a different name, we have no objection to continued progress for this development.

The Western Hills Apartments proposal calls for 220 units on 11.5 acres. The property has apparently been master planned for apartments, but has not yet been platted. The property is within the Cherokee Water District and the District's manager indicates the water requirement has been allocated within the list under the property not platted category. He indicates an estimated water requirement of 30 acre-feet per year. We believe this is a very low estimate.

The current estimate for the District's water commitment is 3,202 acre-feet per year. This apparently includes a set aside of 339 acre-feet for property within the District but not yet platted. The District has indicated their wells will currently pump at least 3,800 acre-feet per year, but we cannot verify this number. Given the uncertainties which exist concerning water availability from a physical, legal, and administrative perspective, we cannot make a statement concerning long-term water availability. We don't have sufficient information to provide guidance concerning infilling within the District. Consideration could be given to other factors including the District's legal authority to obtain supplies and facilities, amount of additional water required relative to existing supplies, etc.

Mr. Kenneth Rowberg
February 6, 1984

Page 3

Our major concern at this time is to obtain an update of information concerning the District which allows us to evaluate their abilities. We understand that better information will evolve in the future, however, that will not help us in evaluating proposals for the next few years; for that we need better information.

Sincerely,



Richard L. Stenzel, P.E.
Chief, Water Management Branch
For: Hal D. Simpson, P.E.
Assistant State Engineer

RLS/KCK:ma

cc: Bob Jesse, Div. Eng.
J. J. Petrock



CHEROKEE WATER & SANITATION DISTRICT

P.O. BOX 9908
COLORADO SPRINGS, CO 80932

March 15, 1983

Mr. John Fisher, Director
El Paso County Land Use Department
27 East Vermijo
Colorado Springs, CO 80903

RE: OLIVE DEVELOPMENT - NORTHCREST; CIMARRON HILLS

Dear John,

The Cherokee Water & Sanitation District certifies the above referenced area is in the District and the District intends to provide water and sanitation services to the area.

The District's water use allocations are summarized as follows:

	<u>Acre Feet</u>	<u>Acre Feet</u>
Water allocated from Black Squirrel Basin		8000.0
Platted Areas	1300.0	
Preliminary Platted Areas	62.0	
Smartt Industrial Park (F 2)	38.0	
Currently Being Platted	74.6	
Trend (Cimarron Northcrest F 3)	85.0	
Property Not Platted	389.0	
Woodland Park (1983 estimate)	230.0	<u>2178.6</u>
Available		5821.4
<u>Olive-Northcrest:</u>		
Single Family 685 Units	226.0	
Multi Family 1102	363.7	
School (15 acres)	5.3	
Commercial (8.3 acres)	13.0	
Business Park (38.5 acres)	40.0	
Total Olive		<u>648.0</u>
Total Unallocated Acre Feet		<u>5173.4</u>

ACCORDING TO STU LOOSELEY THIS APT. COMPLEX HAS BEEN
CONSIDERED AS PART OF THE "PROPERTY NOT PLATED".
I WILL SEND SOME ADDITIONAL INFO FROM CHEROKEE W/S

1335 VALLEY STREET • PHONE: (303) 597-5080

AS SOON AS I GET IT.

KEN

Page 2.

Mr. John Fisher, Director
El Paso County Land Use Department

	<u>Acre Feet</u>
Water Sales 1982	<u>1368.9</u>

Effect on Wastewater Plant Capacity:


	<u>Gallons/Day</u>	<u>Gallons/Day</u>
New Total Capacity as of 6/1/83		2,000,000
Current Influent (estimated)		<u>800,000</u>
Available		1,200,000
Smartt Industrial Park	31,000	
Northcrest:		
Trend	76,000	
Olive	405,000	<u>512,000</u>
Estimated Unused Capacity	34.4%	<u>688,000</u>

The District allows a 70% return flow for wastewater. Therefore, Olive's development will discharge approximately 405,000 gallons per day or use 20.25% of our total capacity.

This development is subject to our existing rates, policies, rules and regulations of the District, which can be expected to change from time to time.

The water and sewer system is subject to acceptance by the Cherokee Water and Sanitation District.

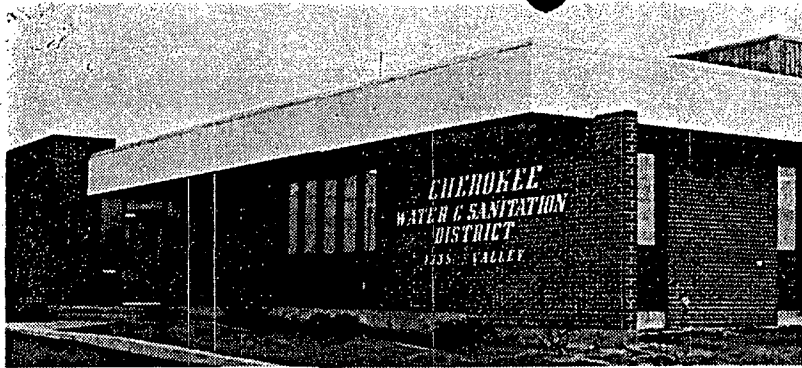
Sincerely,



F. Stuart Loosley
Manager

FSL:tw

cc Bill Weber
5455 N. Union Blvd.
Colorado Springs, CO 80918



CHEROKEE WATER & SANITATION DISTRICT

P.O. BOX 9908
COLORADO SPRINGS, CO 80932

1/20/84

January 19, 1984

Mr. John Fisher, Director
El Paso County Land Use Department
27 East Vermijo
Colorado Springs, CO 80903

Dear John,

This is in answer to your request for some up-to-date information on the District. I had previously promised the same thing to the State Engineer's office so it's a good thing you prompted me to get the job done.

In 1963-1964 Cimarron Corporation and Cherokee built eight wells in the Upper Black Squirrel Basin. Five wells (D, E, F, G & H) were south of Highway 94 and three (A, B & C) were north of 94. These wells, the transmission lines, and all equipment were paid for by the District and are the property of the Cherokee Water and Sanitation District.

During the years 1964 through part of 1973 large amounts of water were shipped to Colorado Springs. These deliveries probably averaged 3,000 acre feet per year. In 1973 shipments were stopped and the supply contract to the City was subsequently dissolved after a lengthy court fight.

The five wells south of Highway 94 were on Wayne Booker's sod farm and the large amounts of water pumped for Colorado Springs plus irrigation pumping by Booker caused a serious drop in the water table around the Booker Ranch.

From 1973 through 1978 the District pumped only 600 acre feet from the Booker Ranch; the remainder of our water came from A, B and C Wells.

As a result of a law suit settlement, the District shut down all operations south of Highway 94 and in 1981 physically separated our transmission main from the collection system on Booker's land. In 1981 and 1982 our collection system north of 94 was extended and two new wells I and J were completed. From these five wells (A, B, C, I and J) the District can deliver to Cimarron Hills approximately 5,800 acre feet. However, the wells are only pumped at a maximum of 67% of capacity and therefore the total the District would take

Mr. John Fisher
El Paso County Land Use Department

Page 2.

from these wells is approximately 3,800 acre feet per year. Sales in 1983 (including Woodland Park) were 1,672 acre feet.

The District has eleven more conditional decrees north of J Well. The 1984 Capital Budget includes \$20,000 for beginning the engineering work on the extension of the collection main and the eventual construction of 4 or 5 more wells to the north. This could add as much as 4,000 acre feet to the District's capacity.

As of December 31, 1983 the District had a total of 2,100 taps and a study I did last spring for the Board projected a 150% increase in taps over the next 8 to 10 years. The District's wastewater capacity has just been increased to 2,000,000 gallons per day which at our current average return flow will handle about 5,500 taps.

The District, together with the U.S.G.S., has launched a very comprehensive study of the water resources available in the Upper Black Squirrel. The report should be ready by early 1986. Five recording wells are already operating throughout the Basin and eventually a two dimensional model of the Basin will be available on the U.S.G.S.'s Prime computer in Reston, Virginia for interrogation, by-weekly updating, and future well location data. This joint effort will cost approximately \$93,000.

Cimarron and Cherokee have always maintained there are 8,000 acre feet available for withdrawal from the Basin and certainly our current wells plus our conditional decrees would point to that figure. However, the study we believe will put a more accurate estimate on what can safely be withdrawn. All the major sod farms (the largest water users) in the Basin are for sale. If more residential development occurs within the Basin this would have a very beneficial effect on the aquifer's water table.

To better manage this finite resource the District has expended over the last two years some \$120,000 for a complete monitoring and control system. This is achieved by using a Prime computer, nine Motorola Intrac stations and an alarm computer with voice synthesizer and an auto dialer. The system operates basically with our north or number one tank controlling the main booster stations and our lower or number two tank controlling the well field. By using the sophistication of the process control program, the withdrawal of water can be rotated over a four mile area of the aquifer, thus eliminating continuous pumping from one or two wells over a long period of time.

The last figures you received from us to satisfy the requirements of SB35 were last March and they were:

Mr. John Fisher
 El Paso County Land Use Department

Page 3.

	<u>Acre Feet</u>	<u>Acre Feet</u>
Water allocated from the Black Squirrel		8000.0
Platted areas	1300.0	
Preliminary platted areas	62.0	
Smartt Industrial Park (F2)	38.0	
Currently being platted	74.6	
Trend (Northcrest F3)		
Property not platted	389.0	
Woodland Park (1983 estimate)	230.0	<u>2178.6</u>
Available		5821.4
Olive-Northcrest: Single Family	226.0	
Multi-family	363.7	
School	5.3	
Commercial	13.0	
Business Park	<u>40.0</u>	
Total Olive		<u>648.0</u>
Total unallocated		<u>5173.4</u>

The changes that have occurred since March of 1983 can be seen in the following figures:

	<u>Acre Feet</u>	<u>Acre Feet</u>
Water allocated from the Black Squirrel		8000.0
Platted areas	1360.0	
Preliminary platted areas	70.0	
Smartt (1)	200.0	
Currently being platted	50.0	
Trend - Northcrest 3	85.0	
Trend - Northcrest 1 & 2 (2)	100.0	
Property not platted	339.0	
Woodland Park (1984 estimate)	300.0	
Olive Northcrest (Constitution Hills)	648.0	
New annexations	<u>50.0</u>	<u>3202.0</u>
Total Unallocated		<u>4798.0</u>

Notes: (1) Smartt is increased because of the replat from industrial to residential for a portion of his property.

(2) This represents a recent annexation by Trend Development Systems of about 135 acres into the District.

Mr. John Fisher
El Paso County Land Use Department

Page 4.

The reason for this letter was basically prompted by your request for information concerning the Western Hills Apartment complex to be located on Western Drive. The development consists of 220 units or roughly the equivalent of 55 single family houses. Allowing $\frac{1}{2}$ an acre foot per house per year the maximum consumption would be approximately 30 acre feet per year.

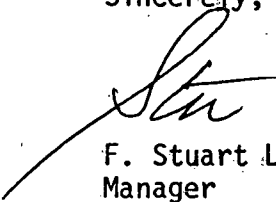
The District uses a figure of .5 acre feet per tap per year for estimating purposes which is arrived at from actual billings, plus amounts estimated for flushing, fire fighting, leaks and older meters which under read consumption.

The Western Hills development is subject to our existing rates, policies, rules and regulations of the District, which can be expected to change from time to time.

The water and sewer system is subject to acceptance by the Cherokee Water and Sanitation District.

Should you have any questions, please call at your convenience.

Sincerely,

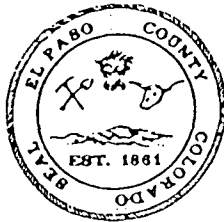


F. Stuart Loosley
Manager

FSL:tw

cc: Hal D. Simpson, R.E.
Assistant State Engineer

Edward Meyer
Gilbert, Meyer & Sams, Inc.



EL PASO COUNTY

LAND USE DEPARTMENT

27 EAST VERMIJO
COLORADO SPRINGS, COLORADO 80903

471-5742

TO:

DATE: Nov 21, 1983

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Dept. of Trans. | <input type="checkbox"/> State Water Engineer | <input checked="" type="checkbox"/> <u>Cameron</u> Fire Dept. |
| <input type="checkbox"/> Park Dept. | <input type="checkbox"/> State Geologist | <input type="checkbox"/> _____ Military |
| <input type="checkbox"/> Health Dept. | <input type="checkbox"/> State Forest Service | <input type="checkbox"/> _____ 911 |
| <input type="checkbox"/> Reg. Bldg. Dept. | <input checked="" type="checkbox"/> <u>Crow Spgs</u> Municipality | <input type="checkbox"/> _____ Utility |
| <input type="checkbox"/> B.L.M. | <input checked="" type="checkbox"/> Airport Advisory | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> S.C.S. S.C.S. Dist. | <input type="checkbox"/> State Hwy. Dept. | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Sch. Dist. _____ | <input type="checkbox"/> Powers Blvd. | <input type="checkbox"/> _____ |

ATTN: _____

This letter and enclosed information are sent to your office to notify you that certain land requests have been submitted to this Department on Nov. 14, 1983. We request that your office provide our Department with recommendations regarding the items listed below.

It is requested that your response be received by this Department by ASAP

If you have any questions or require assistance, please feel free to contact me at 471-5742.

Thank you,


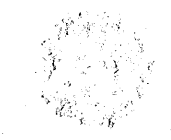
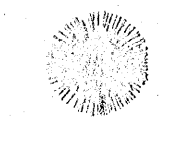
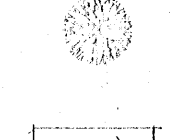

Kenneth G. Powberg
KENNETH G. POWBERG

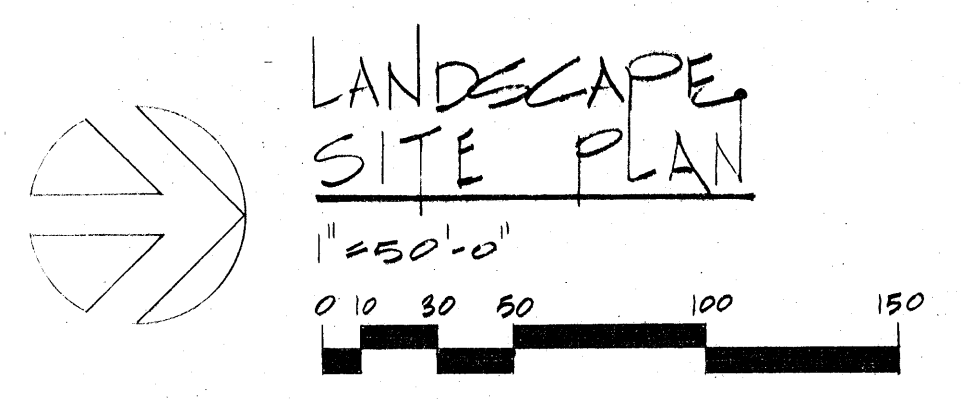
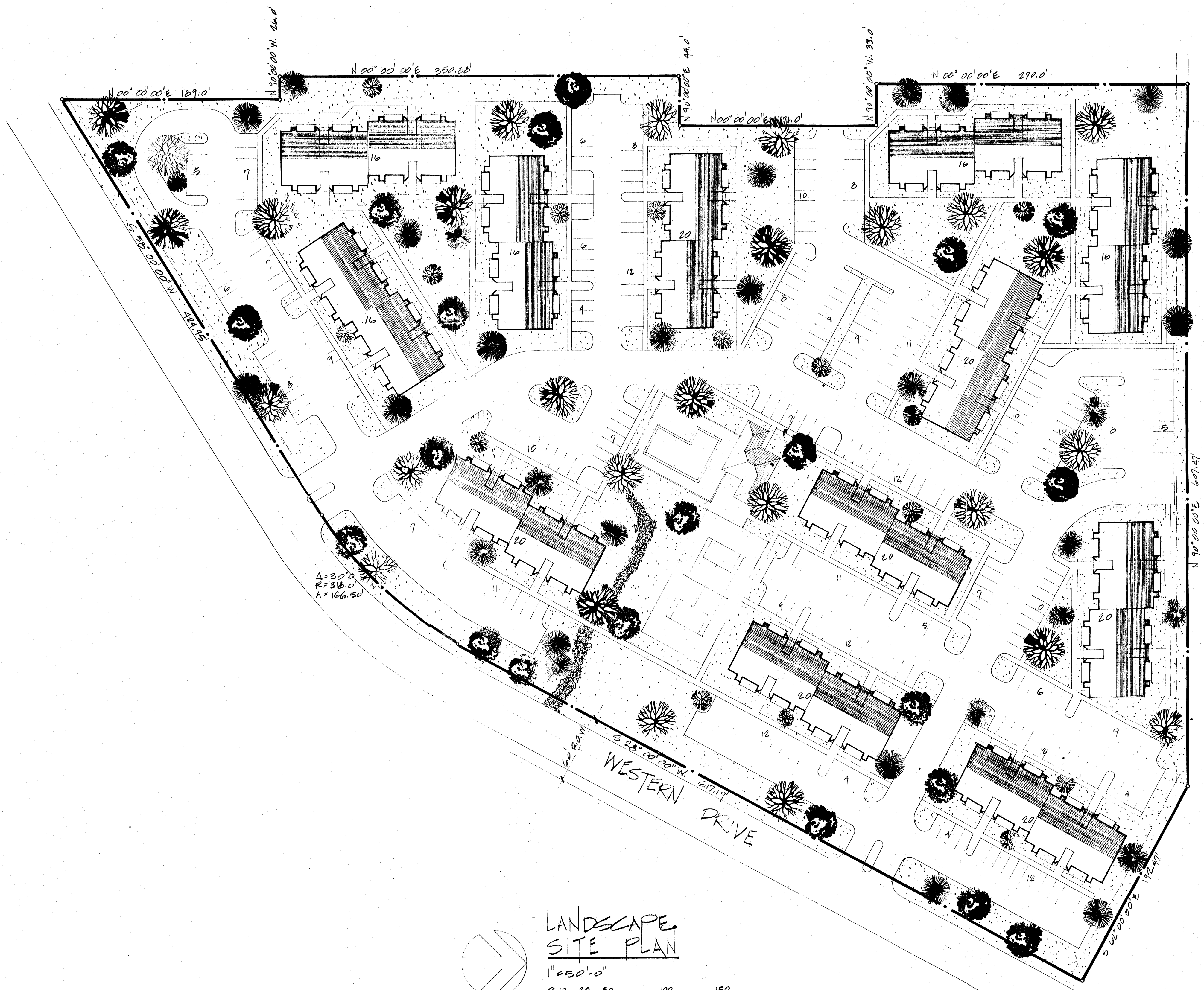
ITEMS: R-4-83-15
PLOT PLAN

WESTERN HILLS APARTMENTS

FILE INVENTORY		PROJECT NAME <i>Great Western Association</i>							
		DOT File No.				Planning File No. <i>R483015</i>			
DOCUMENT TYPE	IN	NO.	PREP	SCAN	DOCUMENT TYPE	IN	NO.	PREP	SCAN
	FILE	PAGES	DATE	DATE		FILE	PAGES	DATE	DATE
PLANNING DEPARTMENT					PLANNING DEPARTMENT				
PERMITS/APPLICATIONS					OUTGOING CORRES.				
Applicant's petition					BCC Letter				
Home Occupation					PC Letter				
Merger Application					BOA Letter				
Other					Crystal Park Letter				
					Other	✓	14		
DOT									
PERMITS/APPLICATIONS					DOT OUTGOING CORRES. - ALL				
Application									
Driveway Permit									
Grading Permit					PLANNING REPORTS				
Road Cut/Utility					Annexation Report				
Special Transport					Development Plan				
CDOT Access Permit					Environmental Report				
Other					Special District Report				
					Soils/Geologic Hazard				
PLANNING DEPARTMENT					Special Use Compliance Report				
AGENCY REVIEW					Subdivision Summary				
Bucksheet	✓	1			Variance of Use Compliance Report				
State Water Eng Letter	✓	10			Water Report				
County Atty Letter					Wetland Delineation Report				
County DOT					Wildfire Mitigation Report				
State DOT					Other				
Fire District					DOT REPORTS				
Water District					Engineering Specs/Calcs/Info				
Utilities	✓	1			Preliminary Drainage Report				
Health Dept.					Master Dev. Drainage Report (MDDP)				
Parks					Final Drainage Report				
Soil District					LOMR/CLOMR				
School District					Pavement Design/Geotechnical				
Enumerations					Traffic Impact Study				
Floodplain					Drainage Letter Report				
Comprehensive Planning					Other				
Other					PLANNING DEPARTMENT				
					LEGAL DOCUMENTS				
					Contract/Agreements (unrecorded)				
					Deeds				
					Legal Description				
PLANNING DEPARTMENT					Title Work/O and E				
INCOMING CORRES.					Water/Court Decree Documents				
Letter of Intent					Other				
Adjoining Owner Letters									
Citizen Petitions									
Other Letters, E-mails, Faxes	✓	3							
DOT INCOMING CORRES.									
Letters, E-mails, Faxes									

DOCUMENT TYPE	IN	NO.	PREP	SCAN	DOCUMENT TYPE	IN	NO.	PREP	SCAN
	FILE	PAGES	DATE	DATE		FILE	PAGES	DATE	DATE
COLLATERAL DOCUMENTS					PLANNING DEPARTMENT				
Bond Documents					MAPS/DRAWINGS				
Letters of Credit					Preliminary Plan				
Estimates of Guaranteed Funds					Development Plan				
Releases					Plot Plan/Site Plan	✓	2		
Other					Landscaping Plan	✓	1		
					Master Plan				
					Phasing Plan				
					Sketch Plan				
					Survey Plat				
					Vicinity Map				
					Other				
PLANNING STAFF COMMENTS									
Board of County Commissioners									
Planning Commission					DOT				
Board of Adjustment					MAPS/DRAWINGS				
					As-Builts				
MISCELLANEOUS (BOTH)					Grading/Erosion Control Plan	✓	1		
Appraisals					Construction Drawings				
Checklists					Other				
Fee Receipts	✓	1							
Geo Survey Receipt									
Mailing List									
Mailing Cert.					RECORDED DOCUMENTS				
Mailing Receipts					Administrative Vacation				
Meeting Notes					Articles of Incorporation				
Photos					By-Laws				
Posting Certification					Covenants/HOA Documents				
Public Notice Certification					Detention Pond Agreements				
Tax Receipts					Development Plan (PUD)				
Other <i>Review Sheet</i>	✓	3			Easement Dedication				
<i>Code Sheet</i>	✓	1			Easement Vacation				
					Merger				
					Plat				
					Private Road Agreement				
					Ratification of Plat				
					Reservation Easement				
					Resolution(s)				
					Subdivision Improvements Agmt				
					Other				
					Prep Person's Initials/Date	DC	3/15/07		
					Scanner's Initials/Date				
					Quality Check Initials/Date				

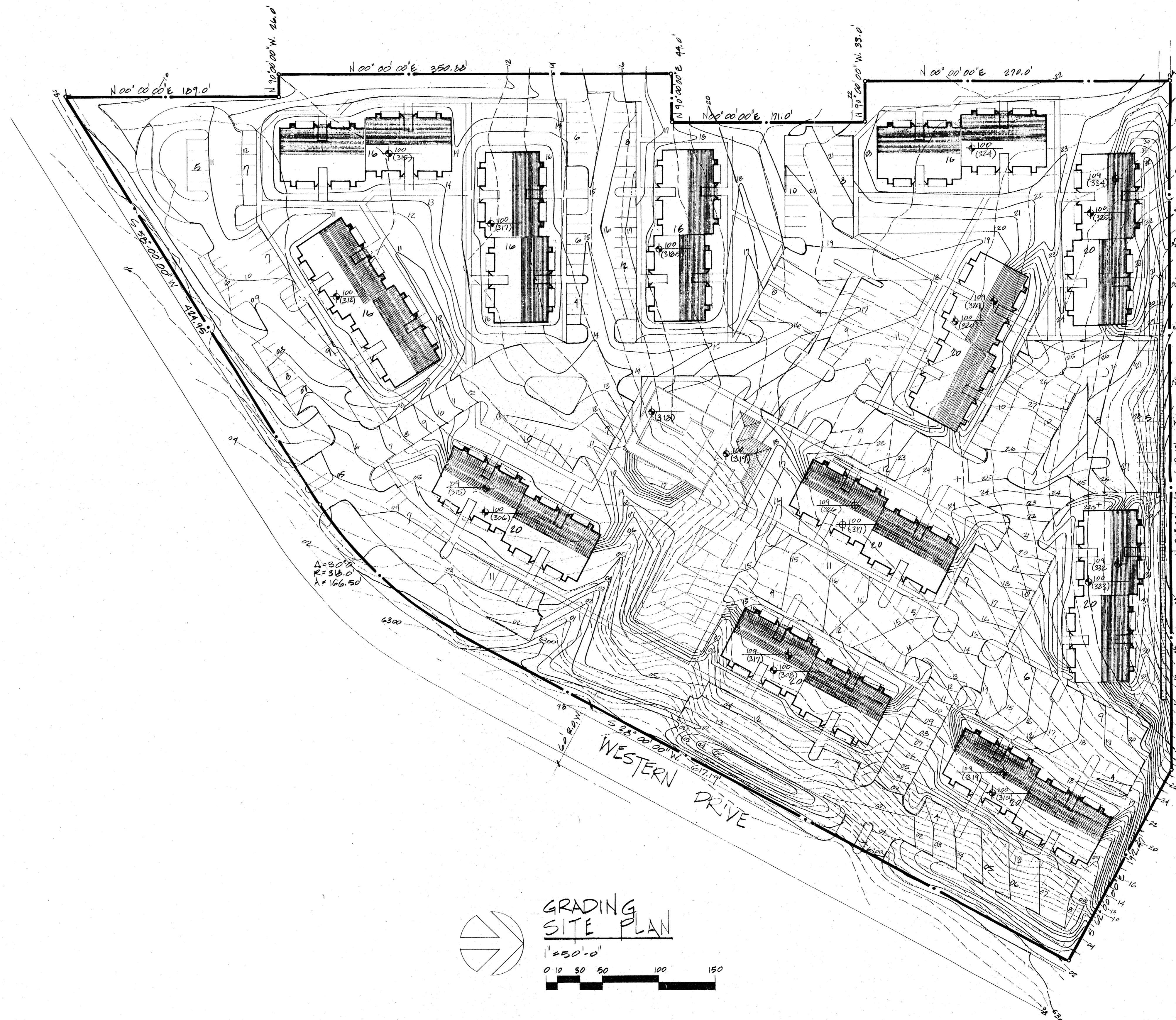
-  GREEN ASH - MARSHALLE SEEDLESS - 2" ϕ
-  SUNBURST HONEY LOCUST - 2" ϕ
-  AUSTRIAN PINE - 3" ϕ
-  HOPA CRAB APPLE - 1 1/2" ϕ
-  SOD

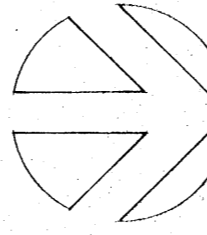


Western Hills
multi-family complex
Western Drive Colorado Springs, Colorado

417 North Cascade Avenue Colorado Springs, Colorado 80903 Phone (303) 632-3384

project no.
date
sheet no.
SD-3
of




GRADING SITE PLAN
 1" = 50'-0"
 0 10 50 100 150

Western Hills
 multi-family complex
 Western Drive Colorado Springs, Colorado

HON-CHOFFY ASSOCIATES
 417 North Cascade Avenue Colorado Springs, Colorado 80903 Phone (303) 632-3384

project no.
 date
 sheet no.
 SD-2
 of

LEGAL DESCRIPTION

A PORTION OF BLOCK ONE, AEROSPACE GARDENS, A SUBDIVISION IN EL PASO COUNTY, COLORADO, AS RECORDED IN PLAT BOOK T-2, PAGE 10 OF THE RECORDS OF EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID AEROSPACE GARDENS FROM WHICH THE NORTHWEST CORNER THEREOF BEARS N90°00'00" W (ALL BEARINGS CONTAINED HEREIN ARE RELATIVE TO THE NORTH LINE OF SAID AEROSPACE GARDENS, ASSUMED TO BE N90°00'00" E), A DISTANCE OF 330.00 FEET; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE NORTHERLY LINE OF SAID AEROSPACE GARDENS), THENCE N90°00'00" E, A DISTANCE OF 607.47 FEET; THENCE S62°00'00" E, A DISTANCE OF 192.47 FEET; (THE FOLLOWING THREE (3) COURSES ARE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF WESTERN DRIVE), THENCE S28°00'00" W, A DISTANCE OF 617.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING CENTRAL ANGLE OF 30°00'00", A RADIUS OF 318.00 FEET AND AN ARC LENGTH OF 166.50 FEET; THENCE S58°00'00" W, A DISTANCE OF 424.95 FEET; THENCE N00°00'00" E ALONG THE WESTERLY LINE OF SAID AEROSPACE GARDENS, A DISTANCE OF 189.00 FEET; THENCE N90°00'00" W ALONG THE SOUTHERLY LINE OF SAID AEROSPACE GARDENS, A DISTANCE OF 26.00 FEET; THENCE N00°00'00" E, A DISTANCE OF 350.58 FEET; THENCE N90°00'00" E, A DISTANCE OF 44.00 FEET; THENCE N00°00'00" E, A DISTANCE OF 171.00 FEET; THENCE N90°00'00" W, A DISTANCE OF 33.00 FEET; THENCE N00°00'00" E, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.472 ACRES MORE OR LESS.

SITE DATA

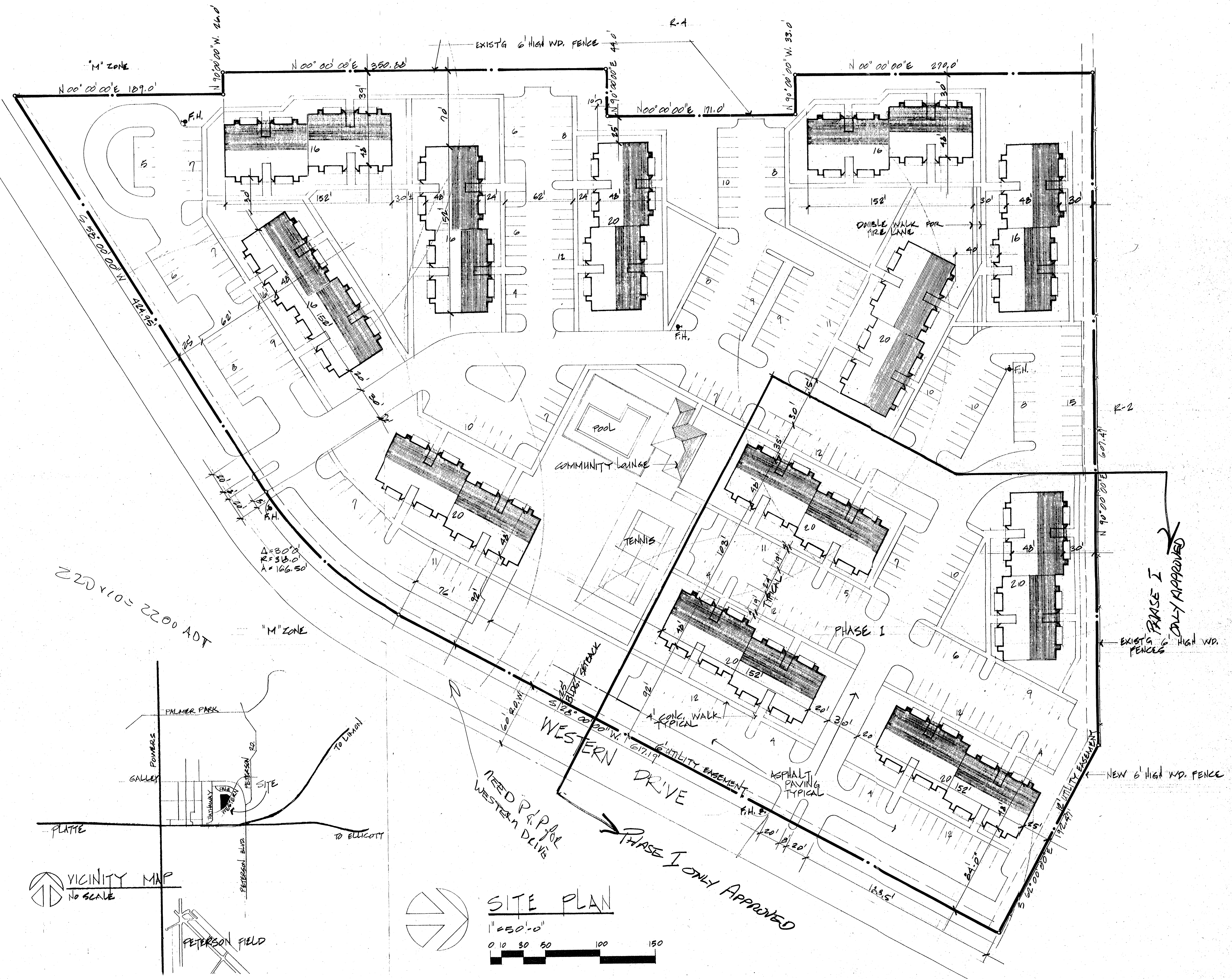
ZONE - R-4
 BLDG. HEIGHT - ALLOW. MAX. - 40'
 ACTUAL 35'
 TOTAL UNITS 220 (19.2 UNITS/ACRE)
 PHASE I - 80
 PARKING REQ'D - TOTAL 220 X 1.5 = 335
 PHASE I - 80 X 1.5 = 120
 PARKING PROVIDED TOTAL 342
 PHASE I - 124
 UTILITIES - GIBBEREE WATER & SANITATION
 WASTE - GIBBEREE WATER & SANITATION
 ELECTRICITY - COLO. SPGS. DEPT. UTILITIES
 GAS - GIBBEREE WATER & SANITATION
 FIRE - CIMARRON FIRE PROT. DIST.
 PROPERTIES TO BE MAINTAINED BY PROPERTY OWNERS

WESTERN DRIVE WILL BE CONSTRUCTED UP TO & INCLUDING THE ENTRANCE TO PHASE I, UPON CONSTRUCTION OF THE NEXT BUILDINGS OUTSIDE OF PHASE I, WESTERN DRIVE TO BE CONSTRUCTED TO HATHAWAY DR.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY BUILDING UNTIL THE REQUIRED PUBLIC IMPROVEMENTS ARE CONSTRUCTED & ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.

ALL CURB CUTS TO BE APPROVED BY THE DEPT. OF TRANSPORTATION

PRIOR TO APPROVAL OF PHASE II OF THE DEVELOPMENT THE PROPERTY SHALL BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.



Handwritten notes: 1/20/00, 40, 50

Western Hills
 multi-family complex
 Colorado Springs, Colorado
 Western Drive

NO. 500-CHERRY & ASSOCIATES
 417 North Cascade Avenue Colorado Springs, Colorado 80903 Phone (303) 632-3384

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 of

R4 ZONE