

**APPLICATION FOR A PERMIT
TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST
OR TO ENGAGE IN DEVELOPMENT
IN A DESIGNATED AREA OF STATE INTEREST**

To: Permit Authority, El Paso County, Colorado

Re: Grandview Reserve Metropolitan District Floodplains, Water Wells, Water Treatment Plant, Water Storage Tank, Lift Stations and Forcemains, a matter of state interest.

From: 4 Site Investments LLC
(Applicant's name)

1271 Kelly Johnson, Suite 100, Colorado Springs, CO 80920
(Address)

719-499-8416
(Telephone)

Date Submitted: 08/13/2021

Date Received: _____

1. Matter of State Interest.

The applicant requests that a permit be issued for each of the items checked below:

A permit to engage in development in one or more of the following areas of state interest:

- Mineral Resource areas
- Geologic hazard areas
- Wildfire hazard areas
- Flood hazard areas
- Historical and archeological resource areas
- Significant wildlife area habitats
- Shorelands of major publicly-owned reservoirs
- Areas around airports
- Areas around major facilities of a public utility
- Areas around interchanges involving arterial highways
- Areas around rapid or mass transit facilities

A permit to conduct one or more of the following activities of state interest:

- Site selection and construction of major new domestic water and sewage treatment systems
- Major extensions of existing domestic water and sewage treatment systems
- Site selection and development of solid waste disposal sites

- () Site selection of airports
- () Site selection of rapid or mass transit facilities
- () Site selection of arterial highways and interchanges and collector highways
- (X) Site selection and construction of major facilities of a public utility
- (X) Site selection and development of new communities
- () Efficient utilization of municipal and industrial water projects
- () Conduct of nuclear detonations

2. Proposed Activity or Development.

General description of the specific activity or development proposed (attach additional sheets if necessary):

The project consists of 768.23 acres and roughly 3,260 Single Family Equivalent (SFE) wastewater users (consisting of single-family residents, commercial, recreation center, church and a school). The development will be provided water services through the Grandview Reserve Metropolitan District (GRMD) and will consist of a series of large-capacity wells, water treatment facility, storage tanks and distribution system. Wastewater effluent will discharge into the Grandview Reserve Metropolitan District (GRMD) trunkline within Curtis Road which is proposed to flow south through a series of two lift stations and forcemains to the Cherokee Metropolitan District Wastewater Treatment Plant interceptor located near the intersection of Curtis Road and Highway 94, eventually flowing to the wastewater treatment facility. Two drainage channels will be modeled and stabilized to mitigate adverse impacts of development. GRMD will consist of approximately four Filings.

3. General Description.

A general, non-legal description and the popular name, if any, of the tract of land upon which the activity or development is to be conducted (attach additional sheets if necessary):

Grandview Reserve, located between Eastonville Rd and Highway 24, east of Falcon, CO

4. Legal Description.

The legal description, including the acreage, of the tract of land upon which the development or the activity is to be conducted, by metes and bounds or by government survey description: (attach additional sheets if necessary): _

Sections 21, 22, 27, and 28, all in Township 12 South, Range 64 West of the 6th Principal Meridian. Refer to the attached legal description.

5. Owners and Interests.

Set out below the names of those persons holding recorded legal, equitable, contractual and option interests and any other person known to the applicant having an interest in the property described in paragraph 4, above, as well as the nature and extent of those interests for each person, provided that such recorded interests shall be limited to those which are recorded in the County Recorder's Office of this jurisdiction, the land office of the Bureau of Land Management for this State, the Office of the State Board of Land Commissioners of the Department of Natural Resources, or the Secretary of State's Office of this State. (Attach additional sheets if necessary):

**Paul Howard, 4 Site Investments, LLC
Bill Carlisle, Melody Homes**

6. Submission Requirements.

Submission requirements described in the regulations, which have been adopted by this jurisdiction for each of the activities or areas checked in paragraph 1 above, are attached to this application. Those attachments area identified, by letter or number, and described by title below:

Documents Related to 2.303 [Submission Requirements]

Documents Related to 3.201 [Source Water]

Documents Related to 4.201 [Major New Domestic Water/Wastewater]

Documents Related to 6.201 [Floodplain]

7. Design and Performance Standards.

The attached analyses show that each of the design and performance standards set forth in the regulations for each of the activities or areas checked in paragraph 1 above, will be met. The individual analyses are identified by reference to the appropriate paragraph or section numbers corresponding to each standard in the appropriate regulations adopted by this jurisdiction.

8. Master Plan.

a. Does the activity or development comply with the master plan of this jurisdiction?
Yes No .

b. If it does not comply, please explain how it does not comply. N/A

9. Additional Information Required by Local Government

Attach any additional information required by this jurisdiction.

No additional information has been requested at this time


10. Duration of Permit.

The applicant requests a permit for a period of **20 Years**

11. Application Fee.

An application fee of TO BE DETERMINED BY EL PASO COUNTY, (\$0.00), accompanies this application.

APPLICANT:

By Paul Howard 
(Name)

Manager
(Title)



EXHIBIT A

GRANDVIEW RESERVE METROPOLITAN DISTRICT No. 2

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, A PORTION OF THE WEST HALF OF SECTION 27 AND A PORTION OF THE NORTH NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED " PLS 30087", AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED " PLS 30087", BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO THE POINT OF BEGINNING; THENCE N89°41'03"E, ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 400.43 FEET; THENCE S54°38'19"E, A DISTANCE OF 322.18 FEET; THENCE S15°28'17"E, A DISTANCE OF 239.41 FEET; THENCE S07°54'45"W, A DISTANCE OF 89.22 FEET; THENCE S48°50'01"E, A DISTANCE OF 156.62 FEET; THENCE N83°02'29"E, A DISTANCE OF 324.17 FEET; THENCE S71°00'05"E, A DISTANCE OF 309.15 FEET; THENCE S42°42'14"W, A DISTANCE OF 361.76 FEET; THENCE S49°48'45"E, A DISTANCE OF 1,122.17 FEET; THENCE S46°23'57"W, A DISTANCE OF 1,414.53 FEET; THENCE S25°17'59"E, A DISTANCE OF 103.66 FEET; THENCE S09°17'58"E, A DISTANCE OF 136.80 FEET; THENCE S42°25'16"E, A DISTANCE OF 685.79 FEET; THENCE S41°12'32"W, A DISTANCE OF 99.97 FEET; THENCE S00°00'00"E, A DISTANCE OF 282.37 FEET; THENCE S43°38'54"W, A DISTANCE OF 640.39 FEET; THENCE S51°46'34"E, A DISTANCE OF 548.80 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNT IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S45°55'49"W, A DISTANCE OF 1,078.91 FEET;
2. S89°39'01"W A DISTANCE OF 36.17 FEET;
3. S45°55'49"W, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 28;

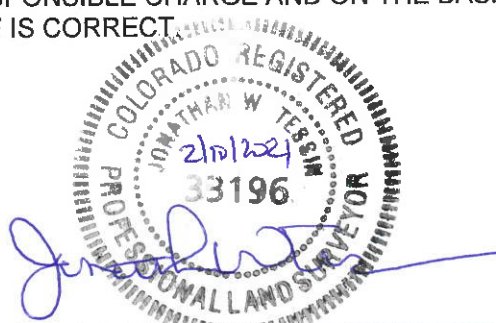
THENCE N00°21'45"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 1,415.10 FEET; THENCE N00°20'56"E, A DISTANCE OF 131.71 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N09°07'27"E, HAVING A DELTA OF 32°48'22", A RADIUS OF 330.82 FEET, A DISTANCE OF 189.42 FEET TO A POINT ON CURVE; THENCE N27°48'24"W, A DISTANCE OF 255.75 FEET; THENCE N46°29'19"E, A DISTANCE OF 590.52 FEET; THENCE N14°36'33"W, A DISTANCE OF 372.33 FEET; THENCE N43°11'44"E, A DISTANCE OF 557.57 FEET; THENCE N14°30'21"E, A DISTANCE OF 374.20 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N13°50'22"E, HAVING A DELTA OF 62°58'51", A RADIUS OF 839.00 FEET, A DISTANCE OF 922.25 FEET TO A POINT OF TANGENT; THENCE N13°10'46"W, A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE N44°12'14"W, A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58" ON SAID NORTH LINE, A DISTANCE OF 2,471.06 FEET TO THE POINT OF BEGINNING.



CONTAINING A CALCULATED AREA OF 12,695,360 FEET, OR 291.445 ACRES MORE OR LESS

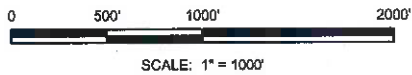
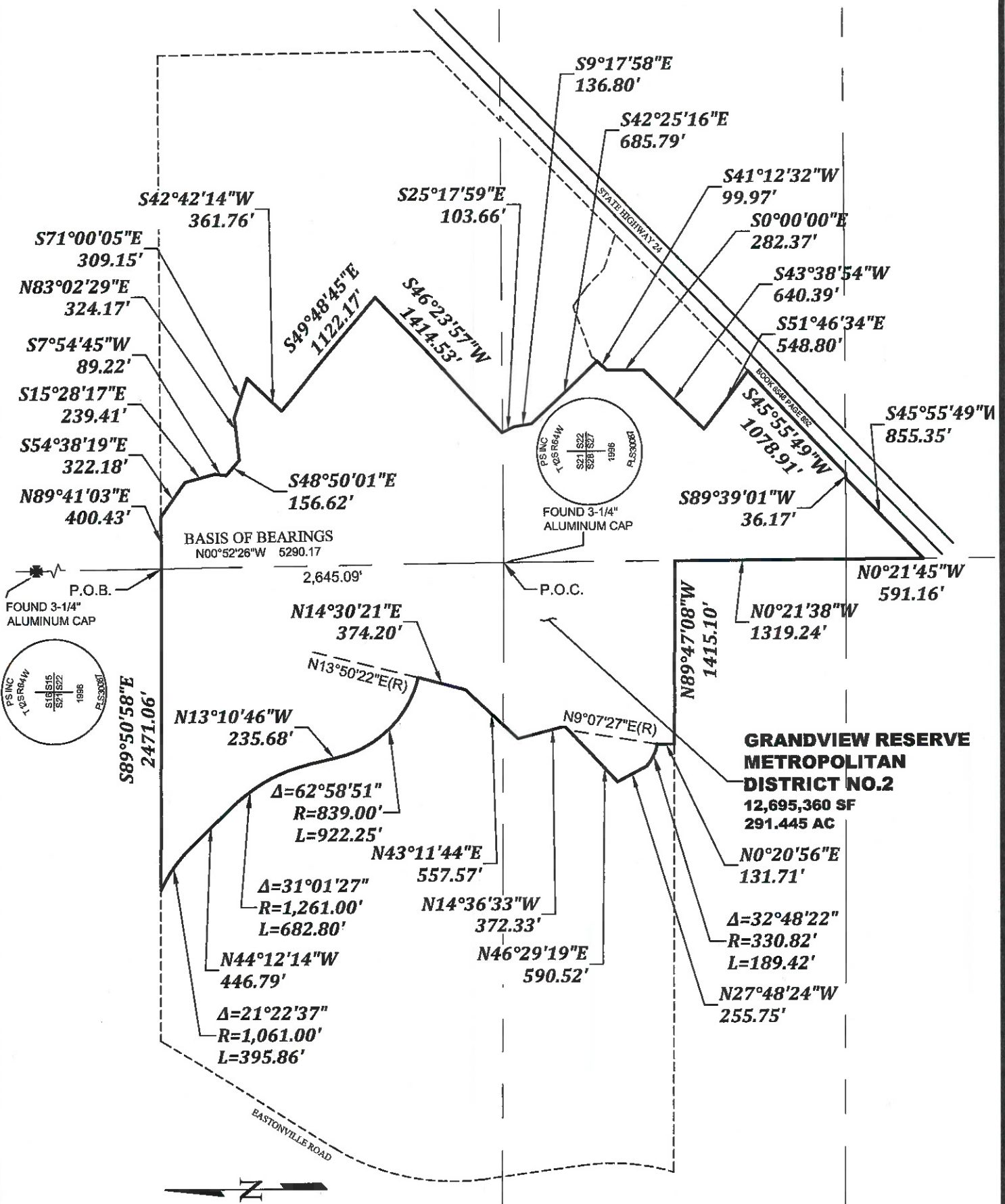
LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

EXHIBIT B



LEGEND:

- P.O.B POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.



EDWARD-JAMES SURVEYING, INC.
 926 Elkton Dr. 4732 Eagleridge Circle
 Colorado Springs, CO 80907 Pueblo, CO 81008
 (719) 576-1216 (719) 545-6240
 01-29-21 JOB NO. 1672-02
 DISTRICT NO. 2 SHEET 3 OF 3



TABLE OF CONTENTS

- Documents Related to 2.303 [Submission Requirements]..... 1**
- 1. Application – 1041 Permit..... 1
- 2. Additional Submissions, as Requested by Director..... 1
- 3. Certification of Deed Research of Mineral Owners 1
- 4. Information Describing the Applicant..... 1
- 5. Information Describing the Project 2
- 6. Property Rights, Other Permits, and Approvals 5
- 7. Land Use 6
- 8. Surface and Subsurface Drainage Analysis 10
- 9. Financial Feasibility of the Project..... 10
- 10. Local Infrastructure and Service Impacts 11
- 11. Recreational Opportunities 12
- 12. Areas of Importance 13
- 13. Nuisance Caused by the Project 13
- 14. Air Quality 13
- 15. Visual Quality 14
- 16. Surface Water Quality..... 14
- 17. Groundwater Quality 15
- 18. Water Quantity 17
- 19. Floodplains, Wetlands and Riparian Areas; Terrestrial and Aquatic Animals, Plant Life and Habitat 18
- 20. Soils, Geologic Conditions and Natural Hazards 18
- 21. Hazardous Materials..... 19
- 22. Monitoring and Mitigation Plan 19
- 23. Additional Information 20
- Documents Related to 3.201 [Source Water]..... 21**
- 1. Description of Efficient Water Use:..... 21
- 2. Map and Description of Water Projects and Providers:..... 21
- 3. Map and Description of Water Projects and Providers:..... 22
- 4. Water Rights: 22
- Documents Related to 4.201 [Major New Domestic Water/Wastewater]..... 23**



- 1. Preliminary Review by CDPHE and CDNR: 23
- 2. Water System Scope of Proposal:..... 23
- 3. Demonstration of Need: 24
- 4. Water Source: 25
- 5. Loss of Agricultural Productivity: 26
- 6. Financial Impact Analysis: 26
- Documents Related to 6.201 [Floodplain] 28**
- 1. Application Submission Requirements 28
- 2. Map Requirements 30
- 3. MDDP Report Requirements 31
- 4. Drawing Requirements. 32

Exhibits

- Exhibit A - Vicinity/Location Map
- Exhibit B - Zoning Map
- Exhibit C – Master Plan
- Exhibit D - Adjacent Property Owners Map
- Exhibit E - Surrounding Metro District Map
- Exhibit F - Legal Description (MS Word Version)
- Exhibit G - Title Commitment
- Exhibit H - Notice to Mineral Estate Owners
- Exhibit I - Sketch Plan
- Exhibit J - Grandview Metro District Description, Financing & Phasing
- Exhibit K - Fire Protection Commitment Letter
- Exhibit L - MDDP
- Exhibit M - FEMA Floodplain Mapping
- Exhibit N - Colorado Parks & Wildlife Correspondence
- Exhibit O - Natural Features and Wetland Report
- Exhibit P - Jurisdictional Determination
- Exhibit Q - Threatened and Endangered Species Assessment
- Exhibit R - Areas of Paleontological, Historic or Archeological Importance
- Exhibit S - Weed Management Plan



- Exhibit T - CDNR Correspondence
- Exhibit U - Geotechnical Report
- Exhibit V - Groundwater Quality Reports/Maps
- Exhibit W - Air Quality Management Plan
- Exhibit X - Traffic Impact Analysis
- Exhibit Y - CDOT US24 Access Letters
- Exhibit Z - Water Master Plan (Discussion)
- Exhibit AA - Water Quality Plan - PPACOG (Discussion)
- Exhibit BB - Water/Wastewater Report
- Exhibit CC1/CC2 - Water/Wastewater Commitment Letter
- Exhibit DD - Water Major Infrastructure Map
- Exhibit EE - Sewer Major Infrastructure Map
- Exhibit FF - CDPHE Correspondence