

**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)

remove floodplains ; we dont need a 1041 one for that; to construct a new enter the miles of feet of the water line number of each tank, station, etc , and to extend Cherokee Metro's Forcemain x miles (add any other expansion of Cherokees

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/1041/1041-Rev-12-17-13-Guide-Regs-for-aasi-apendix-B.pdf>

page 98 of 102 EPCs from Exhibit B
-select b,

Date Submitted: 08/13/2021

Date Received: https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=APXBGUREARACSTIN_EXHIBIT_BAPP
ECODEACSTINENDEDEARSTIN

Matter of State Interest.

Exhibit B on Municode
for EPC

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
- (X) Flood hazard areas
- () Historical and archeological resource areas
- () Significant wildlife area habitats
- () Shorelands of major publicly-owned reservoirs
- () Areas around airports
- (X) 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:

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

use EPC exhibit B
and select b- 2 links
above (same form)

- () 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.

here add the miles of each line, number of tanks (above below ground), wells, lift station, boosters, pump stations, treatment facilities, pools, every component of the new water and wastewater system and the components of the expansion of Cherokees system that will connect to Grandview

3. Location of Development:

from EPC exhibit B

A general, nonlegal description and the popular name, if any, of the tract of land upon which the activity or development is to be conducted:

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

tivity

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.

reference which exhibit or appendix the legal description is in the answer

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

Add Districts
Grandview and
Cherokee --Is 4 way
Ranch an interested
party?

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 are identified, by letter or number, and described by title below:

remove floodplain-its associated with a SKP no 1041 needed, but reports will answer questions for chapters 2,3,4

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]

Add table of contents attached below:

7. Design and Performance Standards.

7. Additional Information Required:

Attach any additional information required by the Guidelines and Regulations that may be required by the Development Services Department Director..

set forth in the regulations the individual analyses are according to each standard in

This is not a line item in our form: There are several components of the master plan you can should incorporate into the appropriate answers or do a write up and refer to the appendix or exhibit in the answer... Master Transportation Corridors Plan, Water MP, Parks MP, Your EPC Master Plan

8. Master Plan.

- a. Does the activity or development comply with the master plan of this jurisdiction?
Yes X 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.

this should be indefinite. Is the water and wastewater going to stop in 20 years? With a construction time of 10 years?

oo), accompanies this application.

7. Additional Information Required:

Attach any additional information required by the Guidelines and Regulations that may be required by the Development Services Department Director..



(Name)

8. Duration of Permit.

The Applicant requests a permit for a period of _____ years.

(Title)

9. Application Fee.

The required application fee is submitted herewith.



January 29, 2021

Job No. 1672.01

Page 1 of 3

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;

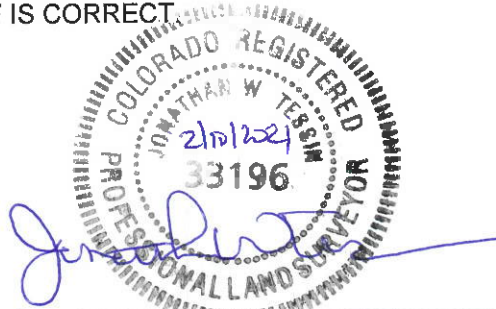
THENCE N00°21'45"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF 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

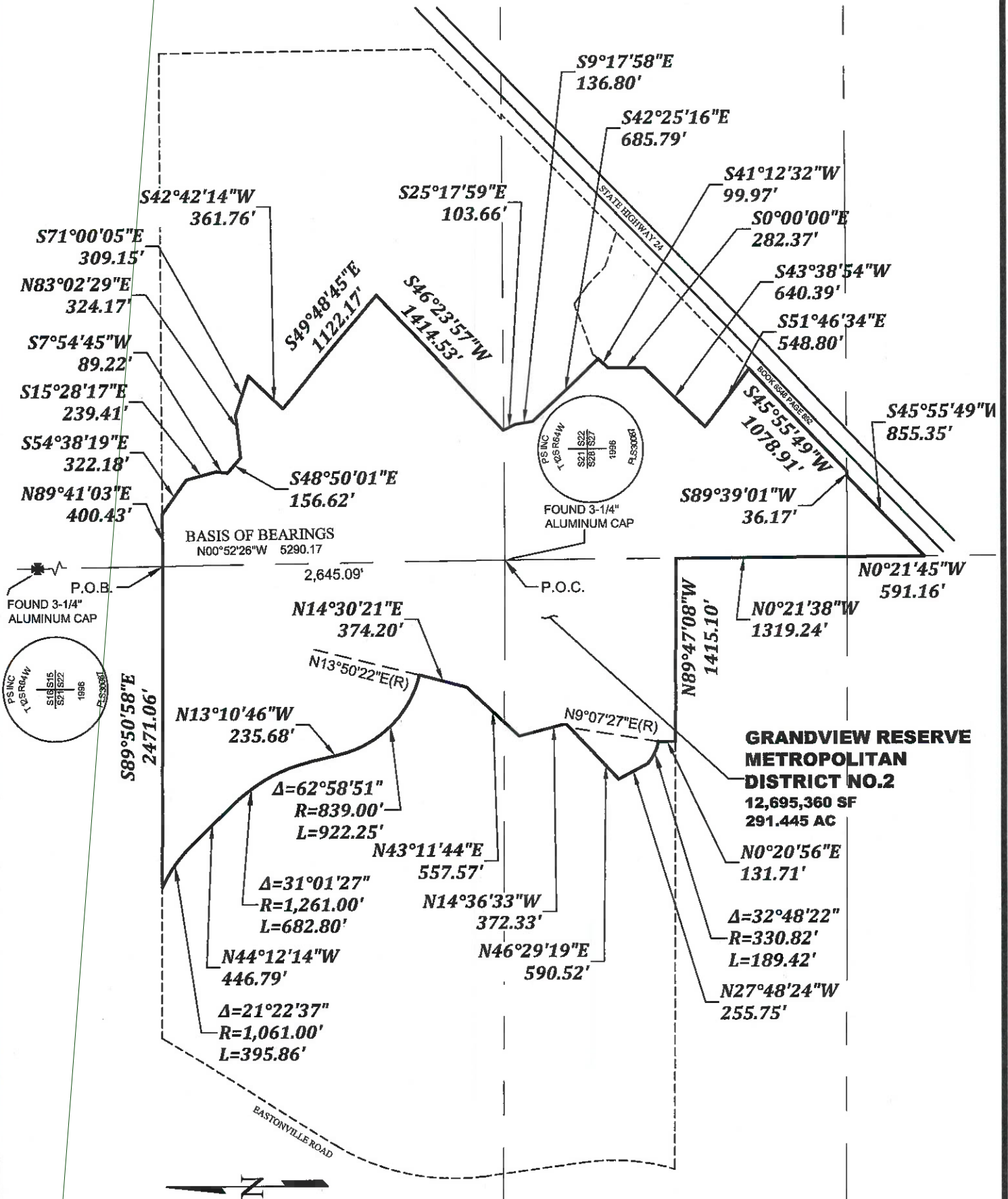
LEGAL DESCRIPTION STATEMENT

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



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

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

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 B is the 1041
application form

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

Permit Authority, El Paso County

as a matter of state interest.




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

Application 1041 Exhibit B_V1 redlines.pdf Markup Summary

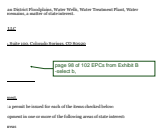
10-19-2021


dsdparsons (21)



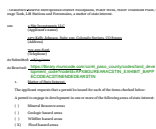
Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 10/19/2021 7:46:05 AM
Status:
Color: 
Layer:
Space:


<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/1041/1041-Rev-12-17-13-Guide-Regs-for-aasi-apidix-B.pdf>



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 10/19/2021 7:32:43 AM
Status:
Color: 
Layer:
Space:

page 98 of 102 EPCs from Exhibit B -select b,



Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 10/19/2021 7:45:59 AM
Status:
Color: 
Layer:
Space:

https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=APXBGUREARACSTIN_EXHIBIT_BAPPECODEACSTINENDEARSTIN





Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 10/19/2021 7:45:49 AM
Status:
Color: 
Layer:
Space:


Exhibit B on Municode for EPC



Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 10/19/2021 7:34:35 AM
Status:
Color: 
Layer:
Space:

use EPC exhibit B and select b- 2 links above (same form)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 10/19/2021 7:49:38 AM
Status:
Color: 
Layer:
Space:

remove floodplains ; we dont need a 1041 one for that; to construct a new enter the miles of feet of the water line number of each tank, station, etc , and to extend Cherokee Metro's Forcemain x miles (add any other expansion of Cherokees system)

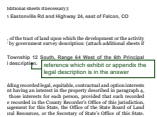


Subject: Image
Page Label: 2
Author: dsdparsons
Date: 10/19/2021 7:50:26 AM
Status:
Color: ■
Layer:
Space:



Subject: Cloud+
Page Label: 2
Author: dsdparsons
Date: 10/19/2021 7:50:52 AM
Status:
Color: ■
Layer:
Space:

from EPC exhibit B



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/19/2021 7:52:21 AM
Status:
Color: ■
Layer:
Space:

reference which exhibit or appendix the legal description is in the answer



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/19/2021 8:26:11 AM
Status:
Color: ■
Layer:
Space:

Add Districts Grandview and Cherokee --Is 4 way Ranch an interested party?



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 10/19/2021 8:25:28 AM
Status:
Color: ■
Layer:
Space:

here add the miles of each line, number of tanks (above below ground), wells, lift station, boosters, pump stations, treatment facilities, pools, every component of the new water and wastewater system and the components of the expansion of Cherokees system that will connect to Grandview

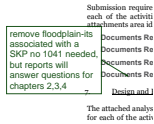


Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/19/2021 8:06:29 AM
Status:
Color: ■
Layer:
Space:

Add table of contents attached below:

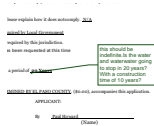


Subject: Image
Page Label: 3
Author: dsdparsons
Date: 10/19/2021 7:57:24 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/19/2021 7:59:56 AM
Status:
Color: ■
Layer:
Space:

remove floodplain-its associated with a SKP no 1041 needed, but reports will answer questions for chapters 2,3,4



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/19/2021 8:01:28 AM
Status:
Color: ■
Layer:
Space:

this should be indefinite. Is the water and waterwater going to stop in 20 years? With a construction time of 10 years?



Subject: Image
Page Label: 3
Author: dsdparsons
Date: 10/19/2021 8:01:52 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 10/19/2021 8:05:08 AM
Status:
Color: ■
Layer:
Space:

This is not a line item in our form: There are several components of the master plan you can should incorporate into the appropriate answers or do a write up and refer to the appendix or exhibit in the answer... Master Transportation Corridors Plan, Water MP, Parks MP, Your EPC Master Plan



Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 10/19/2021 8:21:29 AM
Status:
Color: ■
Layer:
Space:

the legal should incorporate all of grand view; the infrastructure is through out as well as any off site wells and lines, easements and the forcemain and any other Cherokee expansions...

IF CONTENTS

1. Project Information	1
2. Project Description	2
3. Project Location	3
4. Project Schedule	4
5. Project Budget	5
6. Project Risk	6
7. Project Conclusion	7
8. Project Appendix	8


Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 10/19/2021 8:08:33 AM
Status:
Color: 
Layer:
Space:

Exhibit B

IF CONTENTS

1. Project Information	1
2. Project Description	2
3. Project Location	3
4. Project Schedule	4
5. Project Budget	5
6. Project Risk	6
7. Project Conclusion	7
8. Project Appendix	8


Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 10/19/2021 8:19:55 AM
Status:
Color: 
Layer:
Space:

exhibit B is the 1041 application form

IF CONTENTS

1. Project Information	1
2. Project Description	2
3. Project Location	3
4. Project Schedule	4
5. Project Budget	5
6. Project Risk	6
7. Project Conclusion	7
8. Project Appendix	8

Subject: Image
Page Label: 8
Author: dsdparsons
Date: 10/19/2021 8:20:02 AM
Status:
Color: 
Layer:
Space: