



GENERAL APPLICATION FORM

Edited 2/13/17

Project Name: Aspen Meadows Filing No. 2 Existing Zone: A/PUD/AO/SS Acreage: 13.89
Site Address: COWPOKE RD. Direction from Nearest Street Intersection: NW Corner of Marksheffel Rd and Cowpoke Rd.
Tax Schedule Number(s): 5300000709

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

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Vacation of Public Right-of-Way
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

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

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

I, as the property owner, wish to receive copies of all correspondence regarding this project.

Signature of Property Owner Date 3.12.21 Signature of Applicant/Consultant Date 3.12.21

CONTACT INFORMATION (please print or type)

Applicant/Consultant: MATRIX DESIGN GROUP Contact Name: Jason Alwine
Address: 2435 Research Parkway, Suite 300 City: Colorado Springs Phone: (719) 575-0100
State: CO Zip Code: 80920 E-Mail: Jason.Alwine@matrixdesigngroup.com
Property Owner: RAO Investments, LLC Phone: (719) 459-0807
Address: 555 Middle Creek Parkway City: Colorado Springs
State: CO Zip Code: 80921 E-Mail: roleary@desertviewhomes.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb Initial Review Level: AR CPC DRB HP

Payment \$ 7,090 Assigned to: Katelynn Wintz Date: 3/31/21
Receipt No.: City File No: AR FP 21-00187



Final Plat Application Requirements

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

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

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

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

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input type="checkbox"/>
<input type="checkbox"/> Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input type="checkbox"/>
<input type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project.	<input type="checkbox"/>
<input type="checkbox"/> Utility Line Locates provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities (<i>refer to content requirements</i>).	<input type="checkbox"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY).	<input type="checkbox"/>

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

General Information

<input type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.	<input type="checkbox"/>
<input type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.	<input type="checkbox"/>
<input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation of the plat	<input type="checkbox"/>
<input type="checkbox"/> Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.	<input type="checkbox"/>
<input type="checkbox"/> Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.	<input type="checkbox"/>
<input type="checkbox"/> Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City.	<input type="checkbox"/>

All plats with public easements and/or tracts must have the dedication statement:

<input type="checkbox"/> <i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i>	<input type="checkbox"/>
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<input type="checkbox"/> All plats with public streets shall have the following sentence in the dedication statement: <i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
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All plats with other tracts being dedicated to the City shall have:

<input type="checkbox"/> (1) A sentence in the dedication statement similar to <i>"Tract X is hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
<input type="checkbox"/> (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as <i>"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."</i>	<input type="checkbox"/>

<input type="checkbox"/> All plats with private streets shall have the following sentence as a plat note: <i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i>	<input type="checkbox"/>
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<input type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required.	<input type="checkbox"/>
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<input type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required	<input type="checkbox"/>
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The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:

<input type="checkbox"/> "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."	<input type="checkbox"/>
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<input type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>
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Access Provisions:

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

Fee block (drainage, bridge, school and park)

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

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

Layout. **The exact layout including:**

Boundary Lines

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

Streets

All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

- (1) Within the proposed subdivision, and
- (2) Immediately abutting the proposed subdivision, and
- (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

Easements

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

Lots and Blocks

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

Identification System

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

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

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

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

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

Inundation Mark:

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

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

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

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

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

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

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

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

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

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

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

All other information required by Colorado State law.

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

Scale Bar

North arrow

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

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

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

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

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

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

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

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

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

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

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Surveyor's Statement, which shall read:

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

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

Replat should include the following information:

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

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

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

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

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

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

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

PROJECT STATEMENT

Aspen Meadows Filing 2

March 29, 2021

The Aspen Meadows Filing No. 2 Single-Family Attached Residential Development is located immediately north of Cowpoke Road and immediately west of Marksheffel Road and is part of the Woodmen Heights Master Plan. The complete site, including rights-of-way and an existing utility corridor, encompasses approximately 13.89 acres of vacant, undeveloped land. Of the total acreage, the residential development consists of 8.61 acres. The property is located within Woodmen Heights and is consistent with the Woodmen Heights Master Plan with an approved land use of Residential with a density of 8-11.99 Du/ Acre. The site is currently zoned PUD which shall remain. The PUD permits a maximum building height of 30'.

The proposed development plan seeks to build seventy-three (73) attached single family units on the 13.88 total acres for density of 5.26 Du/ Acre. The proposed development plan does not encroach into the existing gas transmission main easements with the exception of access at the north end via Vibrant Drive. The second access is via Grey Bark Way and Cowpoke Road at the southern boundary of Aspen Meadows Filing No. 2. As part of this project Cowpoke Road will maintain the alignment as previously planned and platted to connect with the extension of Marksheffel Road which is being constructed as part of the Aspen Meadows Filing 1 project. Utilities serving Aspen Meadows Filing No. 2 from the north have been stubbed into this site as part of Aspen Meadows Filing No. 1. Utilities serving Aspen Meadows Filing No. 2 from the south will be extended into Cowpoke Rd where existing utilities are in place.

The applications being submitted to the City of Colorado Springs include:

- Development Plan - Filing No. 2
- Final Plat - Filing No. 2

A pre-application meeting was held on January 6, 2021 with a subsequent follow up pre-submittal meeting on (March 24, 2021) with city planning staff. There were no major issues identified.

Woodmen Heights Master Plan

As mentioned above, the proposed Aspen Meadows Filing 2 project is part of the Woodmen Heights Master Plan illustrating an approved use of Residential with a permitted density of 8-11.99 Du. Acre. The PUD zoning for this parcel was approved in 2005 (Ordinance No. 05-122) which shall remain. There are no changes proposed to the master plan or PUD zoning.

Development Plan

The development plan proposes 73 single-family attached residential units on 13.89 acres for a density of 5.26 DU/ Acre. The proposed Aspen Meadows Filing 2 project will be developed as a single phase and will include common open space, trail connections, and perimeter landscaping. No direct vehicular access from individual lots will be permitted onto Marksheffel Rd or Cowpoke Rd.

Development Plan Review Criteria

1. ***Will the project design be harmonious with the surrounding land uses and neighborhood?*** The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials.
2. ***Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*** The proposed land uses will not overburden capacities of existing or planned streets as this area has been master planned since 2006 with anticipated uses of varied intensity including residential, commercial, schools, and a park site. The proposed use and density for this site is in compliance with the approved master plan and PUD zoning ordinance. All public facilities will be extended as necessary to serve the development.
3. ***Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*** Structures will meet setback requirements and will be of similar size, height and bulk as other single-family developments found within the Forest Meadows community. The maximum building height as measured per City of Colorado Springs zoning code is 30'.
4. ***Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?*** Landscaping and fencing will be provided per the City of Colorado Springs Landscape Code and Policy Manual. This includes screening and buffering achieved through a mix of deciduous and evergreen plant material along the northern and western boundaries of the site. Streetscape plantings are proposed along both Marksheffel Rd and Cowpoke Rd. A final landscape plan has been submitted for review as part of the Development Plan application.
5. ***Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?*** The proposed development plan has two points of access via Marksheffel Rd (Vibrant Dr.) and along the future extension of Cowpoke Rd. (Grey Bark Way). Cowpoke Rd. will be constructed eastward from Forest Meadows Dr. to Marksheffel Rd. as part of this development. Both internal streets are designed as residential local public streets to be owned and maintained by the City of Colorado Springs. This includes public sidewalks as required.

6. ***Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*** The internal streets were designed to promote pedestrian connectivity while discouraging cut through traffic. This will help create safe, user friendly streets while promoting cycling/ walking within the community. The proposed development includes an internal soft surface trail running north/ south along the gas line easements as well as pedestrian connections to the public park site located directly south of this development. All roadways are proposed as public roads to be dedicated to the City of Colorado Springs.
7. ***Will streets and drives within the project area be connected to the streets outside the project area in such a way that discourages their use by through traffic?*** The site has been designed to mitigate cut through traffic and the inclusion of traffic calming devices such as mid-block crossings, off street parking and on street parking will help to slow down any cut through traffic that may arise.
8. ***Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*** Ample parking has been designed into the site layout to include garage parking, driveway parking, on-street parking and additional off-street parking for guest throughout the site.
9. ***Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?*** Handicap accessible sidewalks and walkways have been provided within the public rights of way as well as throughout the site to access the proposed park located directly south of this project. ADA ramps have been provided throughout the site at intersections as required.
10. ***Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*** The street system is designed to accommodate the anticipated traffic and provide ample parking for residents in the most efficient manner possible.
11. ***Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?*** The primary pedestrian system is in conformance with the City Subdivision design standards and ADA guidelines. All internal roadways are designed to be public, meeting City of Colorado Springs Traffic Criteria standards. Interior sidewalk connections have been included providing access to the internal open space areas including an interior soft surface trail system running north/ south within the existing gas line easement.
12. ***Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?*** N/A, there are no natural features found on site.



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: _____

PROJECT: _____

CITY PLANNING FILE NUMBER(S): _____

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this 26th day of Sept, 2018.

Signature Jane B. Fredman, Attorney for Applicant

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 26 day of Sept, 2018 by Jane B. Fredman

Witness my hand and official seal.

My commission Expires: 12/19/2019

Notary Public

FAY M. WHITFIELD
Notary Public, State of Colorado
My Comm. Expires: 12/19/2019
Notary ID: 19954019931



**ASPEN MEADOWS FILING NO. 2
(PARCEL DESCRIPTION)**

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 1 RECORDED _____, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _____; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°00'00" EAST 738.17 FEET;

BEGIN AT THE NORTHWEST CORNER OF SAID ASPEN MEADOWS FILING NO. 1;

THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 1 THE FOLLOWING (6) SIX COURSES:

1. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 738.17 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1,103.50 FEET, WHOSE CENTER BEARS EAST;
2. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°19'36", AN ARC DISTANCE OF 430.00 FEET;
3. THENCE SOUTH 59°01'58" WEST A DISTANCE OF 159.21 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 667.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
4. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°19'53", AN ARC DISTANCE OF 353.10 FEET;
5. THENCE SOUTH 89°21'51" WEST A DISTANCE OF 66.78 FEET;
6. THENCE NORTH 00°38'09" WEST A DISTANCE OF 8.99 FEET TO A POINT ON THE EXTERIOR OF THAT SPECIAL WARRANTY DEED RECORDED ON DECEMBER 23, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 204209417;

THENCE ON SAID EXTERIOR THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTH 00°15'34" EAST A DISTANCE OF 1,320.37 FEET;
2. THENCE NORTH 89°16'24" EAST A DISTANCE OF 450.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 600,753 SQUARE FEET (13.79140 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE

ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
(719) 575-0100

**ASPEN MEADOWS FILING NO. 2
(PARCEL DESCRIPTION)**

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 1 RECORDED _____, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _____; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°00'00" EAST 738.17 FEET;

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El Paso County, Colorado Property Tax Details

Property Taxes for 2020 Due 2021

[Display Tax Statement](#)

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

Parcel Information

Schedule Number: 5300000709

Owner Information

Name: RAO INVESTMENTS LLC

Mailing Address: 7910 GATEWAY E STE 102
EL PASO TX 79915-1810

Property Information

Property Address: SEC 4 & 5-13-65

Property Type: Real

Legal Description

TR IN SEC 4 & 5-13-65 DESC AS FOLS: BEG AT THE SW COR OF LOT 14 PAWNEE RANCHEROS, TH N 89<17'09" E 393.05 FT, S 45<46'00" W 69.10 FT, S 60<48'00" W 348.00 FT, S 13<26'00" W 147.00 FT, S 17<10'00" E 104.00 FT, S 34<21'00" E 107.00 FT, S 41<34'00" E 204.0 FT, S 25<23'00" E 272.0 FT, S 17<08'00" W 222.0 FT, S 63<38'00" W, 205.0 FT, S 31<25'00" W 224.0 FT, S 13<39'00" E 369.0 FT, S 30<42'00" W 193.0 FT, N 75<08'00" W 243.0 FT, S 37<48'00" W 218.0 FT, S 63<49'00" W 387.0 FT, TH S 38<30'00" W 362.00 FT, TH N 51<30'00" W 130 FT M/L, TH N 90<00'00" W 841 FT M/L TO A PT ON THE ELY LN OF FOREST MEADOWS AVE, TH NLY ALG ELY LN SD FOREST MEADOWS AVE TO TH S LN OF THE NE4 OF SEC 5, TH N 89<21'45" E ALG S LN 457.26 FT, TH N 00<15'39" E ALG E LN OF NE4 OF SEC 5 1320.73 FT TO SE4 COR OF THE NW4NW4 OF SEC 4, TH N 89<17'09" E 1321.33 FT TO POB, EX THAT PT CONV BY REC# 219146908

Property Valuation

Total Assessed Land: \$242,020

Total Assessed Improvements: \$0

Total Assessed: \$242,020

[Assessment questions? Click here](#)

Value

Total Market Value: \$834,564

Taxes Billed

Base Tax Amount: \$30,216.20

Special Assessment Amount: \$0.00

Improvement District Amount: \$0.00

Total Current Year Taxes: \$30,216.20

Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any. See Alerts.

Alerts

N/A

Current Year Payments Due as of 3/29/2021

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	March 01	\$15,108.10	\$151.08	\$15,259.18	True	<input type="button" value="Pay"/>
Second Half:	June 15	\$15,108.10	\$0.00	\$15,108.10	False	<input type="button" value="Pay"/>

Current Tax Liability: \$30,367.28

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	April 30	\$30,216.20	\$0.00	\$30,216.20	True	<input type="button" value="Pay"/>

Current Tax Liability: \$30,216.20

Current Year Payments Received

N/A

Prior Year(s) Transaction History

N/A

Note: Prior years transaction history data is for a maximum of 4 years.

[Print This Page](#)

Please Note: This web page is best viewed in Compatability View.

Disclaimer: We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Treasurer's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please contact the Treasurer's office.

For any questions, please contact the Treasurer's Office at: **(719) 520-7900** or email to: trsweb@elpasoco.com



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **RND55093979**

Date: **03/05/2021**

Property Address: **ASPEN MEADOWS FILING NO. 2 PLAT , COLORADO SPRINGS, CO**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

ROBERT HAYES
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4136 (Work)
ROHAYES@LTGC.COM

Buyer/Borrower

A BUYER TO BE DETERMINED
Delivered via: Electronic Mail

Agent for Seller

COLA. LLC / VIEW HOMES, INC.
Attention: TIM BUSCHAR
(719) 306-2976 (Cell)
tbuschar@asperviewhomes.net
Delivered via: Electronic Mail

Seller/Owner

RAO INVESTMENTS, LLC, A COLORADO LIMITED
LIABILITY COMPANY
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **RND55093979** Date: **03/05/2021**
Property Address: **ASPEN MEADOWS FILING NO. 2 PLAT , COLORADO SPRINGS, CO**
Parties: **RAO INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY**
RAO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	\$271.00
	Total \$271.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[El Paso county recorded 12/08/2017 under reception no. 217148652](#)

[El Paso county recorded 09/30/2014 under reception no. 214089296](#)

[El Paso county recorded 12/08/2017 under reception no. 217148652](#)

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND55093979

Property Address:

ASPEN MEADOWS FILING NO. 2 PLAT , COLORADO SPRINGS, CO

1. Effective Date:

03/01/2021 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$5,000.00

Proposed Insured:

RAO INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

RAO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

ASPEN MEADOWS FILING NO. 2

(PARCEL DESCRIPTION)

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 1 RECORDED _____, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _____; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°00'00" EAST 738.17 FEET; BEGIN AT THE NORTHWEST CORNER OF SAID ASPEN MEADOWS FILING NO. 1; THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 1 THE FOLLOWING (6) SIX COURSES:

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THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 600,753 SQUARE FEET (13.79140

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND55093979

ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND55093979

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PARTIAL RELEASE OF DEED OF TRUST DATED MARCH 14, 2018 FROM RAO INVESTMENTS, LLC TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION TO SECURE THE SUM OF \$2,000,000.00 RECORDED MARCH 16, 2018, UNDER RECEPTION NO. [218030445](#).

SAID DEED OF TRUST WAS ASSIGNED TO VIVA CAPITAL FUNDING, LLC, A TEXAS LIMITED LIABILITY COMPANY IN ASSIGNMENT RECORDED JANUARY 25, 2019 UNDER RECEPTION NO. [219009139](#).

SAID DEED OF TRUST WAS ASSIGNED TO WESTSTAR BANK IN ASSIGNMENT RECORDED JANUARY 25, 2019 UNDER RECEPTION NO. [219009140](#).

COLLATERAL TRANSFER OF NOTE AND LIENS IN CONNECTION THEREWITH RECORDED FEBRUARY 6, 2019 UNDER RECEPTION NO. [219013182](#).

2. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR RAO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED DECEMBER 08, 2017 AT RECEPTION NO. [217148651](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES RANDAL S. O'LEARY OR ANDREA M. O'LEARY AS THE MANAGERS AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: RND55093979

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. RIGHT OF WAY EASEMENT AS GRANTED TO FORD, BACON & DAVIS, INC. IN INSTRUMENT RECORDED OCTOBER 15, 1927, IN BOOK 798 AT PAGE [162](#).**
- 10. CONVEYANCE OF MINERAL RIGHTS AS CONTAINED IN MINERAL DEED RECORDED OCTOBER 13, 1954 IN BOOK 1458 AT PAGE [218](#).**
- 11. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED DECEMBER 04, 1958, IN BOOK 1714 AT PAGE [541](#).**
- 12. RIGHT OF WAY EASEMENT AS GRANTED TO WACO PIPE LINE COMPANY BY INSTRUMENT RECORDED MARCH 21, 1966 IN BOOK 2123 AT PAGE [166](#). ASSIGNMENT OF EASEMENTS AND LICENSES RECORDED OCTOBER 12, 2005 UNDER RECEPTION NO. [205161563](#). AND ASSIGNMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. [213144183](#).**
- 13. THE EFFECT OF THE INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 19, 1975, IN BOOK 2734 AT PAGE [180](#).**

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: RND55093979

14. EFFECT OF THE INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGES [670](#) AND [675](#) AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGES [582](#) AND [587](#).
15. CONVEYANCE OF MINERAL RIGHTS AS CONTAINED IN MINERAL QUIT CLAIM DEED RECORDED FEBRUARY 12, 2003 UNDER RECEPTION NO. [203032039](#).
16. TERMS, PROVISIONS, CONDITIONS EASEMENTS AND RESTRICTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 2004 UNDER RECEPTION NO. [204004025](#).
17. RESERVATIONS AND RIGHT OF WAYS CONTAINED IN DEED RECORDED JUNE 17, 2004 UNDER RECEPTION NO. [204100838](#).
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF DEVELOPMENT COVENANTS AND COST RECOVERY AGREEMENT FOR WOODMEN HEIGHTS RECORDED JUNE 17, 2004 UNDER RECEPTION NO. [204100839](#), AND RECORDED JUNE 17, 2004 UNDER RECEPTION NO. [204100840](#).
19. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. [205202369](#).
20. TERMS, CONDITIONS AND PROVISIONS OF ORDER AND DECREE ORGANIZING WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND 3, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 28, 2004 UNDER RECEPTION NO. [204209871](#) AND [204209872](#), SEPTEMBER 8, 2005 UNDER RECEPTION NO. [205140999](#), NOVEMBER 28, 2005 UNDER RECEPTION NO. [205189163](#), JULY 13, 2006 UNDER RECEPTION NO. [206103276](#) AND JUNE 26, 2008 UNDER RECEPTION NO. [208073150](#). AMENDED AND RESTATED RESOLUTION RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. [208106389](#). SECOND AMENDED AND RESTATED RESOLUTION RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. [213140364](#).
21. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS RESERVED, AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2004 UNDER RECEPTION NO. [204211658](#).
22. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 09, 2005 AT RECEPTION NO. [205196076](#).
23. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. [205202369](#).
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED APRIL 19, 2016 UNDER RECEPTION NO. [216040890](#).



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.


Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880




Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: March 31, 2021
Planner: Katelynn Wintz
Planner email: Katelynn.wintz@coloradosprings.gov
Planner phone number: (719) 385-5192
Applicant Email: jeff_odor@matrixdesigngroup.com
Applicant Name: Jeff Odor
TSN: 5300000709
Site Address (to be used on postcard): unplatted, no address.

PROJECT:

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

PUBLIC NOTICE:

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

PROJECT BLURB

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

PUD Development Plan

Request by RAO Investments, LLC, with representation by Matrix Design Group, for approval of a PUD Development Plan. If approved the proposed application would allow for 73 townhouse style residential units, landscaping tracts and other associated public improvements. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 13.8 acres in size, and is located northwest of the intersection of North Marksheffel Road and Cowpoke Road.

Final Plat

Request by RAO Investments, LLC, with representation by Matrix Design Group, for approval of a final plat. If approved the proposed application would allow for 73 residential lots, tracts and public right of way. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 13.8 acres in size, and is located northwest of the intersection of North Marksheffel Road and Cowpoke Road.

POSTCARD

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

- This project proposes 73 residential units in a townhouse style development
- A concurrent final plat is proposed.

POSTER

Fill out applicable information below:

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

Townhouse style development for 73 residential units

Planning and Development Distribution Form

Final Plat

Planner Intake Date: KW 3/31/21

Admin Receive Date: **3/31/21**

Project Name: **Aspen Meadows Filing 2**

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

2. Date buckslip comments are due (21 calendar days after submittal): **April 21, 2021**

3. HOA: **Forest Meadows 5-9 (HOA Number 266); Black Forest Land Use (HOA Number 85 & 120); Shiloh Mesa Association (HOA Number 289)**

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barbara.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera Candy Fontecchio	Lois.Ruggera@coloradosprings.gov Candy.Fontecchio@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.gov

45	<input type="checkbox"/> Zaker Alazzeh, Traffic - School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
3	<input type="checkbox"/> CONO	rdavis@csono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	dgish@wsd3.org
37	<input type="checkbox"/> School District # 11	Terrance.johns@d11.org Terry.Seaman@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrissmith@esd22.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil

46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFADREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov

5	<input checked="" type="checkbox"/> Metro District Woodmen Heights Metro District 2	
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: