

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Bradley Heights Filing 1

Existing Zone: PUD

Acreage: 24.68

Site Address:

Direction from
Nearest Street
Intersection:

Bradley Road and Foreign Trade Zone

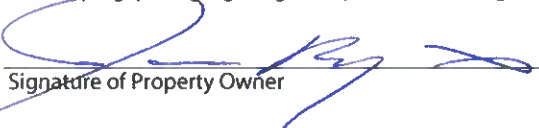

55000-00-394; 55091-00-010, 11, 12, 13, 14

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

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

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

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

	4/25/22		4/25/22
Signature of Property Owner	Date	Signature of Consultant	Date
Signature of Developer		Date	

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Challenger Communities LLC	Contact Name: Jim Byers
E-Mail: jim@challengerhomes.com	Phone: _____
Developer: Challenger Communities LLC	Contact Name: _____
E-Mail: _____	Phone: _____
Consultant/Main Contact name: Challenger Communities LLC - Erin Ganaway	Phone: (719) 598-5192
Address: 8605 Explorer Dr.	City: Colorado Springs
State: CO Zip Code: 80920	E-Mail: eganaway@challengerhomes.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

<input checked="" type="checkbox"/> Checklists <input checked="" type="checkbox"/> Distribution Form <input checked="" type="checkbox"/> Project Blurb <input checked="" type="checkbox"/> E-mail to Admin.	Initial Review Level: <input checked="" type="checkbox"/> AR <input type="checkbox"/> CPC <input type="checkbox"/> DRB <input type="checkbox"/> HP
Payment \$ 2,536.00	Assigned to: Tasha Brackin Date: May 3, 2022
Receipt No.: 41062	City File No: AR FP 22-00276



Final Plat Application Requirements

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

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

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

Applicant	Planner
<input 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;2. A justification based on the review criteria addressing why the proposed plat should be approved; and3. 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"/>

Reports and Studies Requirement for each report is determined at the pre-application meeting or LDTC meeting. All reports to be provided in electronic form via Dropbox link from planner.

[Geologic Hazard Report](#)

[Drainage Reports](#)

[Traffic Impact Analysis](#)

Submittal of the [Hydraulic Grade Line \(HGL\) Request Form](#) to waterplanning@csu.org or fax to 719-668-5651 prior to submittal.

Submittal of the [Wastewater Facilities Master Report](#) to wwmasterplansubmit@csu.org prior to application submittal.

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."

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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."

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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.

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

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All other information required by Colorado State law.

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

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Scale Bar

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North arrow

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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.

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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.

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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.

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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.

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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.

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

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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."

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

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

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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.

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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." ☐



8605 Explorer Dr.
Suite #250
Colorado Springs, CO 80920

April 25, 2022

Re: Bradley Heights Filing 1 Plat

Challenger Homes is requesting approval of the Filing 1 Plat for Bradley Heights. The site is currently zoned PUD and is in final review of the Development Plan for single family detached residential homes. The development plan is in compliance with the newly adopted PlanCOS and City Codes. The plat is in compliance with the PUD development plan. The Filing 1 plat is 24.68 acres consisting of 82 lots, roadways, and 4 tracts containing open space and public areas.

A. To promote the health, safety, convenience and general welfare of the citizens of the city.

The development furthers the health, safety, convenience, and general welfare of the city by providing housing consistent with the newly adopted PlanCOS. The proposed housing provides single family detached housing in an area that has a proposed mix of commercial, residential, parks, and recreation areas.

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.

The residential promotes the goals regarding vibrant neighborhoods, thriving economy, and majestic landscapes. The proposed residential compliments the surrounding neighborhood and provides attainable housing in the area.

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.

The plat is consistent with the approved development plan and the area master plan. The site plan, use, and density fit within the approved master plan and development plan and is compatible with the surrounding area.

3. Promote design flexibility.

Design flexibility has been incorporated into the development plan.

4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.

Appropriate internal roadways and surrounding improvements to adjacent roadways have been assessed and planned to minimize traffic impacts on surrounding areas.

5. Preserve the significant natural features and environmental quality of the city.

No significant features exist on the site.

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.

The proposed development should not overburden the capacities of existing and proposed streets, infrastructure, utilities, parks, schools and other public facilities. The development will tie into the existing public facilities and utilities in the immediate area that are more than sufficient, and this area has been master planned to handle the development.

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.**

Adequate utilities and services were assessed with the development plan and remain adequate with this plat.

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.**

Adequate space and the requisite easements are provided to the utility provider (CSU) to ensure the undergrounding of all public utilities.

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.**

Appropriate internal circulation and adjacent roads (i.e. Bradley Landing Blvd, Bliss Road and Bradley Road) have been planned to minimize traffic impact to the surrounding area. The site design is safe, functional and has good connectivity on and off site.

2. **Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.**

The proposed layout provides adequate connections throughout the project and the surrounding areas.

3. **Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.**

Proposed right of ways are appropriate for the development of single family homes and have been reviewed by City Traffic Engineering with the PUD Development Plan.

4. **Provide for safe and convenient pedestrian access throughout the community.**

Pedestrian connectivity is provided by sidewalks and trails throughout the project.

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.**

The project provides parks and open space for the subdivision.

2. **Ensure that public facilities are provided in accord with the City's Comprehensive Plan.**

Public facilities are provided in accordance with the comprehensive plan.

3. **Provide for adequate law enforcement and fire protection facilities.**

The project will be serviced by City services.



8605 Explorer Dr.
Suite #250
Colorado Springs, CO 80920

F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan.

The project consistent with the intent of PlanCOS and the Bradley Heights Master Plan. The residential use and proposed density specifically are consistent with the approved master plan and fit within the approved use and density.

Plan COS goal-Vibrant Neighborhood: Once fully constructed this area will be a vibrant neighborhood of single-family homes that falls within an area that has a proposed mix of uses (i.e. commercial, residential, parks, church, etc.). This community will be a safe and vibrant neighborhood with quality single family homes that meet the needs and demands of the City.

PlanCOS goal-Thriving Economy: This community encourages and compliments the established single family uses in the area and positively responds to the goals and objectives of the thriving economy concept.

PlanCOS goal-Majestic Landscapes, Community focal points for open space and recreation; Amenities for park and recreation users; The plan fits well into the PlanCOS Majestic Landscape goal. The site layout provides a design that is functional, sustainable, and provides for public safety, flood hazard mitigation, and long-term maintenance of all associated facilities. As much as possible and where appropriate this project will utilize Colorado drought tolerant plants that also look very good aesthetically.

BRADLEY HEIGHTS FILING No. 1 LEGAL DESCRIPTION:

A parcel of land lying within the East Half of Section 9, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Basis of Bearings: The North-South Centerline of said Section 9, monumented at both ends by a 3 1/4" aluminum cap stamped "RLS 10377", and is assumed to bear S 00°19'23" E, a distance of 5252.20 feet.

Commencing at the South Quarter corner of said Section 9;

thence N 19°02'02" E, a distance of 3849.68 feet to a point on the South line of Bradley Road as recorded under Book 5307 at Page 1472 of the records of El Paso County, said point also being the Northwest corner of that parcel of land described under Reception No. 217095082 of said records;

thence N 89°30'18" E, a distance of 17.00 feet along the South line of said Bradley Road to the POINT OF BEGINNING;

thence the following three (3) courses along said South line:

1) N 89°30'18" E, a distance of 88.49 feet;
2) 55.08 feet along the arc of a 150.00 foot radius non-tangent curve to the right, having a central angle of 21°02'20" and a chord that bears N 78°59'17" E 54.77 feet;

3) N 89°30'18" E, a distance of 1160.70 feet to the Northeast corner of said parcel of land described under Reception No. 217095082 of said records;

thence the following three (3) courses along the East line of said parcel:

1) S 00°29'42" E, a distance of 11.41 feet;
2) 519.52 feet along the arc of a 563.00 foot radius curve to the right, having a central angle of 52°52'14" and a chord that bears S 25°56'26" W 501.28 feet;
3) 16.53 feet along the arc of a 546.99 foot radius reverse curve to the left, having a central angle of 01°43'52" and a chord that bears S 51°30'39" W 16.53 feet;

thence S 77°25'51" W, a distance of 15.21 feet;

thence N 43°20'45" W, a distance of 56.74 feet;

thence N 46°39'15" E, a distance of 112.00 feet;

thence N 43°31'21" W, a distance of 150.00 feet;

thence S 46°39'15" W, a distance of 111.54 feet;

thence N 43°20'45" W, a distance of 16.37 feet;

thence S 46°39'15" W, a distance of 160.00 feet;

thence N 43°20'45" W, a distance of 50.00 feet;

thence N 47°36'08" W, a distance of 45.97 feet;

thence N 72°30'38" W, a distance of 101.61 feet;

thence 88.29 feet along the arc of a 325.00 foot radius non-tangent curve to the right, having a central angle of 15°33'56" and a chord that bears S 25°16'20" W 88.02 feet;

thence N 57°25'30" W, a distance of 50.00 feet;

thence N 60°23'29" W, a distance of 77.05 feet;

thence S 79°44'29" W, a distance of 46.05 feet;

thence S 59°40'11" W, a distance of 51.80 feet;

thence S 37°00'01" W, a distance of 93.89 feet;

thence S 23°11'15" W, a distance of 83.33 feet;

thence S 13°07'51" W, a distance of 119.52 feet;

thence S 10°30'26" W, a distance of 133.47 feet;

thence S 09°38'24" W, a distance of 104.99 feet;

thence N 80°21'36" W, a distance of 25.82 feet;

thence S 17°40'26" W, a distance of 65.41 feet;

thence S 26°49'23" W, a distance of 145.08 feet;

thence S 33°17'25" W, a distance of 50.04 feet;

thence S 30°00'25" W, a distance of 104.51 feet;

thence S 19°16'30" W, a distance of 84.88 feet;

thence S 10°01'46" W, a distance of 79.76 feet;
 thence S 02°33'39" W, a distance of 60.07 feet;
 thence S 07°01'49" E, a distance of 104.95 feet;
 thence S 16°14'54" E, a distance of 62.23 feet;
 thence S 36°19'23" W, a distance of 53.90 feet to a point on the Southerly line of said parcel of land described under Reception No. 217095082 of said records;
 thence the following four (4) courses along the Southerly line of said parcel of land described under Reception No. 217095082:
 1) S 77°53'05" W, a distance of 68.07 feet;
 2) S 70°23'19" W, a distance of 59.86 feet;
 3) S 71°35'08" W, a distance of 50.42 feet;
 4) S 78°40'02" W, a distance of 99.73 feet;
 thence N 19°56'27" W, a distance of 344.40 feet;
 thence 739.71 feet along the arc of a 728.00 foot radius curve to the right, having a central angle of 58°13'03" and a chord that bears N 09°10'04" E 708.30 feet;
 thence N 84°40'21" E, a distance of 42.27 feet;
 thence N 42°23'42" E, a distance of 72.20 feet;
 thence N 05°15'31" W, a distance of 42.28 feet;
 thence 57.47 feet along the arc of a 1035.86 foot radius curve to the left, having a central angle of 03°10'44" and a chord that bears N 36°33'11" E 57.47 feet;
 thence N 34°43'10" E, a distance of 117.42 feet;
 thence 34.41 feet along the arc of a 181.50 foot radius curve to the left, having a central angle of 10°51'48" and a chord that bears N 29°15'03" E 34.36 feet;
 thence 194.82 feet along the arc of a 803.50 foot radius curve to the left, having a central angle of 13°53'31" and a chord that bears N 16°52'23" E 194.34 feet;
 thence 51.50 feet along the arc of a 437.50 foot radius reverse curve to the right, having a central angle of 06°44'40" and a chord that bears N 13°17'57" E 51.47 feet;
 thence 70.14 feet along the arc of a 262.50 foot radius reverse curve to the left, having a central angle of 15°18'33" and a chord that bears N 09°01'01" E 69.93 feet;
 thence 26.40 feet along the arc of a 814.50 foot radius curve to the left, having a central angle of 01°51'26" and a chord that bears N 00°26'01" E 26.40 feet;
 thence N 00°29'42" W, a distance of 45.06 feet to a point on the South line of said Bradley Road and the Point of Beginning.

Containing a calculated area of 1,071,587 square feet (24.60 acres) of land, more or less.

MARK LOWDERMAN, EL PASO COUNTY TREASURER
Receipt:2021 Real Estate Taxes
REFERENCE SCHEDULE#: 55000-00-394
LOCATION: 0 09-15-65
Machine: 2 Rct: 58 Media: CKC 1
CHALLENGER COMMUNITIES LLC

Date: 04/07/2022 -C9.N81

Tax	:	36.14
TOTAL PAID	:	36.14

55000-00-394
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, STE 250
COLORADO SPRINGS, CO 80920

MARK LOWDERMAN, EL PASO COUNTY TREASURER
Receipt:2021 Real Estate Taxes
REFERENCE SCHEDULE#: 55091-00-010
LOCATION: 0 09-15-65
Machine: 2 Rct: 59 Media: CKC 1
CHALLENGER COMMUNITIES LLC

Date: 04/07/2022 -C9.14

Tax	:	2.25
TOTAL PAID	:	2.25

55091-00-010
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, STE 250
COLORADO SPRINGS, CO 80920

MARK LOWDERMAN, EL PASO COUNTY TREASURER
Receipt:2021 Real Estate Taxes
REFERENCE SCHEDULE#: 55091-00-011
LOCATION: 0 09-15-65
Machine: 2 Rct: 60 Media: CKC 1
CHALLENGER COMMUNITIES LLC

Date: 04/07/2022 -C9.38

Tax : 4.51
TOTAL PAID : 4.51

55091-00-011
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, STE 250
COLORADO SPRINGS, CO 80920

MARK LOWDERMAN, EL PASO COUNTY TREASURER
Receipt:2021 Real Estate Taxes
REFERENCE SCHEDULE#: 55091-00-012
LOCATION: 0 09-15-65
Machine: 2 Rct: 61 Media: CKC 1
CHALLENGER COMMUNITIES LLC

Date: 04/07/2022 -C9.14

Tax	:	2.25
TOTAL PAID	:	2.25

55091-00-012
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, STE 250
COLORADO SPRINGS, CO 80920

MARK LOWDERMAN, EL PASO COUNTY TREASURER
Receipt:2021 Real Estate Taxes
REFERENCE SCHEDULE#: 55091-00-013
LOCATION: 0 BRADLEY RD
Machine: 2 Rct: 62 Media: CKC 1
CHALLENGER COMMUNITIES LLC

Date: 04/07/2022 -C9.:D

Tax	:	11.30
TOTAL PAID	:	11.30

55091-00-013
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, STE 250
COLORADO SPRINGS, CO 80920

MARK LOWDERMAN, EL PASO COUNTY TREASURER
Receipt:2021 Real Estate Taxes
REFERENCE SCHEDULE#: 55091-00-014
LOCATION: 0 BRADLEY RD
Machine: 2 Rct: 63 Media: CKC 1
CHALLENGER COMMUNITIES LLC

Date: 04/07/2022 -C9.L41

Tax	:	33.88
TOTAL PAID	:	33.88

55091-00-014
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, STE 250
COLORADO SPRINGS, CO 80920



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

55000-00-394
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO 80920-1013

TYPE OF PROPERTY
REAL PROPERTY

19811

SCHEDULE (ACCOUNT) NUMBER
55000-00-394

PROPERTY LOCATION
0 09-15-65

PROPERTY DESCRIPTION

TR IN SEC 9-15-65 DESC AS FOLS:
COM AT THE MOST SLY COR OF TR
DESC BY REC #209095087, TH S
64<52'49" W 37.0 FT M/L, TH ALG
ARC OF CUR TO THE R HAVING A RAD
OF 530.0 FT AN ARC DIST OF 143.0
FT M/L, TH N 15<56'34" W 164.0
FT M/L FOR POB, TH S 74<03'26" W
64.38 FT, N 83<00'10" W 91.98
*** DESCRIPTION INCOMPLETE ***

TAX DISTRICT	DGA	ACTUAL VALUE	\$	568	ASSESSED VALUE	\$	160
TAX RATE	TAX AUTHORITY	TAX AMOUNT					
0.007120	* EL PASO COUNTY	1.14					
0.000165	EPC ROAD & BRIDGE SHARE	0.03					
0.003929	* CITY OF COLORADO SPRINGS	0.63					
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.03					
0.036453	* WIDEFIELD SCHOOL NO 3 - GEN	5.83					
0.006459	WIDEFIELD SCHOOL NO 3 - BOND	1.03					
0.004499	SD 3 WIDEFIELD COMMUNITY CENTER	0.72					
0.001973	SD 3 SECURITY PUBLIC LIBRARY	0.32					
0.000839	* SOUTHEASTERN COLO WATER CONSERVANCY	0.13					
0.025000	COLORADO CENTRE METROPOLITAN	4.00					
0.100000	COLO CENTRE METRO DEV OWNED PROP	16.00					
0.040000	BRADLEY HEIGHTS METRO #2	6.40					
	EL PASO COUNTY TABOR REFUND	-0.12					
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT						
0.226602	TOTAL TAX RATE	TOTAL TAXES PAYABLE	\$	36.14			

202255000003940110000000000000000018077

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
HTTP://TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.036453
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.131448

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT
COUPON 2

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2022

NO SECOND HALF STATEMENT WILL BE MAILED

2022

SCHEDULE NUMBER 55000-00-394

OWNER'S NAME CHALLENGER COMMUNITIES LLC

SECOND HALF AMOUNT DUE BY 6-15-2022 \$ 18.07

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

202255000003940110000000180700000036142

PAYMENT
COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2022 OR

FULL TAX - DUE MAY 2, 2022

2022

SCHEDULE NUMBER 55000-00-394

OWNER'S NAME CHALLENGER COMMUNITIES LLC

FIRST HALF AMOUNT DUE BY 2-28-2022 \$ 18.07

FULL AMOUNT DUE BY 5-2-2022 \$ 36.14

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

55091-00-010
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO 80920-1013

TYPE OF PROPERTY
REAL PROPERTY

19812

SCHEDULE (ACCOUNT) NUMBER
55091-00-010

PROPERTY LOCATION
0 09-15-65

PROPERTY DESCRIPTION

THE SLY 63.49 FT OF PARCEL DESC
AS FOLS: PARCEL IN E2 SEC
9-15-65 DESC AS FOLS: COM AT S4
COR SD SEC 9, TH N 89<32'49" E
605.30 FT, N 22<28'00" E 932.32
FT, TH ALG ARC OF CUR WHOSE
CENTER BEARS NWLY HAVING A RAD
OF 3700.0 FT A/A OF 22<22'48" AN
ARC DIST OF 1445.23 FT, N
*** DESCRIPTION INCOMPLETE ***

TAX DISTRICT	DGA	ACTUAL VALUE	\$ 38	ASSESSED VALUE	\$ 10
TAX RATE	TAX AUTHORITY	TAX AMOUNT			
0.007120	* EL PASO COUNTY	0.07			
0.000165	EPC ROAD & BRIDGE SHARE	0.00			
0.003929	* CITY OF COLORADO SPRINGS	0.04			
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.00			
0.036453	* WIDEFIELD SCHOOL NO 3 - GEN	0.37			
0.006459	WIDEFIELD SCHOOL NO 3 - BOND	0.06			
0.004499	SD 3 WIDEFIELD COMMUNITY CENTER	0.04			
0.001973	SD 3 SECURITY PUBLIC LIBRARY	0.02			
0.000839	* SOUTHEASTERN COLO WATER CONSERVANCY	0.01			
0.025000	COLORADO CENTRE METROPOLITAN	0.25			
0.100000	COLO CENTRE METRO DEV OWNED PROP	1.00			
0.040000	BRADLEY HEIGHTS METRO #2	0.40			
	EL PASO COUNTY TABOR REFUND	-0.01			
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT				
0.226602	TOTAL TAX RATE	TOTAL TAXES PAYABLE	\$ 2.25		

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
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MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.036453
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.131448

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT
COUPON 2

EL PASO COUNTY, COLORADO
2ND HALF - DUE JUNE 15, 2022

NO SECOND HALF STATEMENT WILL BE MAILED

2022

SCHEDULE NUMBER

OWNER'S NAME

SECOND HALF AMOUNT DUE BY 6-15-2022

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

20225509100010013000000022500000002256

PAYMENT
COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2022 OR
FULL TAX - DUE MAY 2, 2022

2022

SCHEDULE NUMBER 55091-00-010

OWNER'S NAME CHALLENGER COMMUNITIES LLC

FIRST HALF AMOUNT DUE BY 2-28-2022 \$ 2.25

FULL AMOUNT DUE BY 5-2-2022 \$ 2.25

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

55091-00-011
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO 80920-1013

TYPE OF PROPERTY
REAL PROPERTY

19813

SCHEDULE (ACCOUNT) NUMBER
55091-00-011

PROPERTY LOCATION
0 09-15-65

PROPERTY DESCRIPTION

TR IN SW4 NE4 SEC 9-15-65 DESC
AS FOLS: COM AT N4 COR SD SEC 9,
TH RUN SLY ALG N-S C/L SD SEC 9
1700.0 FT M/L, TH S 89<30'18" E
1270.0 FT M/L FOR POB, TH CONT S
89<30'18" E 10.0 FT M/L, TH RUN
SLY 548.0 FT M/L, TH ALG ARC OF
CUR TO THE R HAVING A RAD OF
175.0 FT AN ARC DIST OF 8496 FT,
*** DESCRIPTION INCOMPLETE ***

TAX DISTRICT	DGA	ACTUAL VALUE	\$	78	ASSESSED VALUE	\$	20
TAX RATE	TAX AUTHORITY	TAX AMOUNT					
0.007120	* EL PASO COUNTY	0.14					
0.000165	EPC ROAD & BRIDGE SHARE	0.00					
0.003929	* CITY OF COLORADO SPRINGS	0.08					
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.00					
0.036453	* WIDEFIELD SCHOOL NO 3 - GEN	0.73					
0.006459	WIDEFIELD SCHOOL NO 3 - BOND	0.13					
0.004499	SD 3 WIDEFIELD COMMUNITY CENTER	0.09					
0.001973	SD 3 SECURITY PUBLIC LIBRARY	0.04					
0.000839	* SOUTHEASTERN COLO WATER CONSERVANCY	0.02					
0.025000	COLORADO CENTRE METROPOLITAN	0.50					
0.100000	COLO CENTRE METRO DEV OWNED PROP	2.00					
0.040000	BRADLEY HEIGHTS METRO #2	0.80					
	EL PASO COUNTY TABOR REFUND	-0.02					
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT						
0.226602	TOTAL TAX RATE	TOTAL TAXES PAYABLE	\$	4.51			

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

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MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.036453
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.131448

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT
COUPON 2

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2022

NO SECOND HALF STATEMENT WILL BE MAILED

SCHEDULE NUMBER

OWNER'S NAME

SECOND HALF AMOUNT DUE BY 6-15-2022

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

2022550910001101100000000451000000004510

PAYMENT
COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2022 OR

FULL TAX - DUE MAY 2, 2022

SCHEDULE NUMBER 55091-00-011

OWNER'S NAME CHALLENGER COMMUNITIES LLC

FIRST HALF AMOUNT DUE BY 2-28-2022 \$ 4.51

FULL AMOUNT DUE BY 5-2-2022 \$ 4.51

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

55091-00-012
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO 80920-1013

TYPE OF PROPERTY
REAL PROPERTY

19814

SCHEDULE (ACCOUNT) NUMBER
55091-00-012

PROPERTY LOCATION
0 09-15-65

PROPERTY DESCRIPTION

TR IN SW4 NE4 SEC 9-15-65 DESC
AS FOLS: COM AT N4 COR SD SEC 9,
TH RUN SLY ALG, N-S C/L SD SEC 9
1700.0 FT M/L, TH S 89<30'18" E
1280.0 FT M/L, TH RUN SLY 548.0
FT M/L FOR POB, TH ALG ARC OF
CUR TO THE R HAVING A RAD OF
175.0 FT AN ARC DIST OF 84.96
FT, TH N 57<45'05" W 63.75 FT,
*** DESCRIPTION INCOMPLETE ***

TAX DISTRICT	DGA	ACTUAL VALUE	\$ 18	ASSESSED VALUE	\$ 10
TAX RATE	TAX AUTHORITY			TAX AMOUNT	
0.007120	* EL PASO COUNTY			0.07	
0.000165	EPC ROAD & BRIDGE SHARE			0.00	
0.003929	* CITY OF COLORADO SPRINGS			0.04	
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE			0.00	
0.036453	* WIDEFIELD SCHOOL NO 3 - GEN			0.37	
0.006459	WIDEFIELD SCHOOL NO 3 - BOND			0.06	
0.004499	SD 3 WIDEFIELD COMMUNITY CENTER			0.04	
0.001973	SD 3 SECURITY PUBLIC LIBRARY			0.02	
0.000839	* SOUTHEASTERN COLO WATER CONSERVANCY			0.01	
0.025000	COLORADO CENTRE METROPOLITAN			0.25	
0.100000	COLO CENTRE METRO DEV OWNED PROP			1.00	
0.040000	BRADLEY HEIGHTS METRO #2			0.40	
	EL PASO COUNTY TABOR REFUND			-0.01	
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT				
0.226602	TOTAL TAX RATE	TOTAL TAXES PAYABLE		\$ 2.25	

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
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MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.036453
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.131448

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT
COUPON 2

EL PASO COUNTY, COLORADO
2ND HALF - DUE JUNE 15, 2022

NO SECOND HALF STATEMENT WILL BE MAILED

2022

SCHEDULE NUMBER

OWNER'S NAME

SECOND HALF AMOUNT DUE BY 6-15-2022

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

20225509100012019000000022500000002256

PAYMENT
COUPON 1

EL PASO COUNTY, COLORADO
1ST HALF - DUE FEBRUARY 28, 2022 OR
FULL TAX - DUE MAY 2, 2022

2022

SCHEDULE NUMBER 55091-00-012

OWNER'S NAME CHALLENGER COMMUNITIES LLC

FIRST HALF AMOUNT DUE BY 2-28-2022 \$ 2.25

FULL AMOUNT DUE BY 5-2-2022 \$ 2.25

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

55091-00-013
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO 80920-1013

TYPE OF PROPERTY
REAL PROPERTY

19815

SCHEDULE (ACCOUNT) NUMBER
55091-00-013

PROPERTY LOCATION
0 BRADLEY RD

PROPERTY DESCRIPTION

TR IN SE4 NE4 SEC 9-15-65 DESC
AS FOLS: COM AT NE COR OF TR
DESC BY REC #208117862, TH S
89<30'18" W 826.18 FT FOR POB,
TH CONT S 89<30'18" W 483.81 FT,
TH RUN SLY 548.80 FT M/L, TH RUN
ELY 15.0 FT M/L, N 89<31'20" E
474.88 FT, N 00<29'42" W 558.47
FT TO POB

TAX DISTRICT	DGA	ACTUAL VALUE	\$	183	ASSESSED VALUE	\$	50
TAX RATE	TAX AUTHORITY	TAX AMOUNT					
0.007120	* EL PASO COUNTY	0.36					
0.000165	EPC ROAD & BRIDGE SHARE	0.01					
0.003929	* CITY OF COLORADO SPRINGS	0.20					
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.01					
0.036453	* WIDEFIELD SCHOOL NO 3 - GEN	1.83					
0.006459	WIDEFIELD SCHOOL NO 3 - BOND	0.32					
0.004499	SD 3 WIDEFIELD COMMUNITY CENTER	0.22					
0.001973	SD 3 SECURITY PUBLIC LIBRARY	0.10					
0.000839	* SOUTHEASTERN COLO WATER CONSERVANCY	0.04					
0.025000	COLORADO CENTRE METROPOLITAN	1.25					
0.100000	COLO CENTRE METRO DEV OWNED PROP	5.00					
0.040000	BRADLEY HEIGHTS METRO #2	2.00					
	EL PASO COUNTY TABOR REFUND	-0.04					
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT						
0.226602	TOTAL TAX RATE	TOTAL TAXES PAYABLE	\$	11.30			

TAX AMOUNTS LESS THAN \$25.00
MUST BE PAID IN FULL BY APRIL 30TH

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
HTTP://TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.036453
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.131448

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT
COUPON 2

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2022

NO SECOND HALF STATEMENT WILL BE MAILED

SCHEDULE NUMBER

OWNER'S NAME

SECOND HALF AMOUNT DUE BY 6-15-2022

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

202255091000130170000000113000000011308

PAYMENT
COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2022 OR

FULL TAX - DUE MAY 2, 2022

SCHEDULE NUMBER 55091-00-013

OWNER'S NAME CHALLENGER COMMUNITIES LLC

FIRST HALF AMOUNT DUE BY 2-28-2022 \$ 11.30

FULL AMOUNT DUE BY 5-2-2022 \$ 11.30

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2022

PROPERTY TAX STATEMENT
TAXES FOR 2021 DUE 2022

55091-00-014
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE #250
COLORADO SPRINGS CO 80920-1013

TYPE OF PROPERTY
REAL PROPERTY

19816

SCHEDULE (ACCOUNT) NUMBER
55091-00-014

PROPERTY LOCATION
0 BRADLEY RD

PROPERTY DESCRIPTION

TR IN NE4 SEC 9-15-65 DESC AS
FOLS: BEG AT NE COR OF TR DESC
BY REC #208117862, TH S
00<29'42" E 11.41 FT, TH ALG ARC
OF CUR TO THE R HAVING A RAD OF
563.0 FT A C/A OF 52<52'16" ARC
DIST OF 519.52 FT, TH ALG ARC OF
CUR TO THE L HAVING A RAD OF
547.0 FT A C/A OF 52<51'47" AN
*** DESCRIPTION INCOMPLETE ***

TAX DISTRICT	DGA	ACTUAL VALUE	\$	504	ASSESSED VALUE	\$	150
TAX RATE	TAX AUTHORITY	TAX AMOUNT					
0.007120	* EL PASO COUNTY	1.07					
0.000165	EPC ROAD & BRIDGE SHARE	0.02					
0.003929	* CITY OF COLORADO SPRINGS	0.59					
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.02					
0.036453	* WIDEFIELD SCHOOL NO 3 - GEN	5.47					
0.006459	WIDEFIELD SCHOOL NO 3 - BOND	0.97					
0.004499	SD 3 WIDEFIELD COMMUNITY CENTER	0.67					
0.001973	SD 3 SECURITY PUBLIC LIBRARY	0.30					
0.000839	* SOUTHEASTERN COLO WATER CONSERVANCY	0.13					
0.025000	COLORADO CENTRE METROPOLITAN	3.75					
0.100000	COLO CENTRE METRO DEV OWNED PROP	15.00					
0.040000	BRADLEY HEIGHTS METRO #2	6.00					
	EL PASO COUNTY TABOR REFUND	-0.11					
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT						
0.226602	TOTAL TAX RATE	TOTAL TAXES PAYABLE	\$	33.88			

202255091000140150000000000000000016949

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
HTTP://TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com

Office Location:
1675 Garden of the Gods Rd,
Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.036453
ABSENT STATE AID, IT WOULD HAVE
BEEN 0.131448

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

PAYMENT
COUPON 2

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2022

NO SECOND HALF STATEMENT WILL BE MAILED

SCHEDULE NUMBER 55091-00-014

OWNER'S NAME CHALLENGER COMMUNITIES LLC

SECOND HALF AMOUNT DUE BY 6-15-2022 \$ 16.94

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

20225509100014015000000169400000033885

PAYMENT
COUPON 1

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2022 OR

FULL TAX - DUE MAY 2, 2022

SCHEDULE NUMBER 55091-00-014

OWNER'S NAME CHALLENGER COMMUNITIES LLC

FIRST HALF AMOUNT DUE BY 2-28-2022 \$ 16.94

FULL AMOUNT DUE BY 5-2-2022 \$ 33.88

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 3, 2022

Planner: Tasha Brackin

Planner email: Tasha.Brackin@coloradosprings.gov

Planner phone number: (719) 385-5369

Applicant email: EGanaway@ChallengerHomes.com

Applicant Name: Challenger Communities LLC

TSN: 5500000394; 5509100010; 5509100011; 5509100012; 5509100013; 5509100014

Site Address (use for postcard): Northwest of S. Marksheffel Road and Fontaine Blvd

PROJECT: Bradley Heights Filing 1

<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: Postcards & POSTER

☐ 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.

Final Plat – Bradley Heights Filing No. 1

Request by Challenger Communities, LLC, for approval of the Bradley Heights Filing No. 1 Final Plat. If approved, the proposed application would allow for 82 single-family residential lots. The site is zoned PUD (Planned Unit Development), is 24.7 acres in size, and located south of Bradley Road and west of South Marksheffel Road.

POSTCARD

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

- Final Plat for 82 single-family residential lots.

POSTER

Fill out applicable information below:

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

Final Plat creating 82 single-family residential lots

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

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

Planner Intake Date: 5/3/2022

Admin Receive Date: [5/3/22]

Project Name: Bradley Heights Subdivision Filing No. 1

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

2. Date buckslip comments are due (21 calendar days after submittal): 5/24/2022

3. HOA: NA

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
3	<input type="checkbox"/> CONO	landusenotice@cscono.org
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Department	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT / EDRD	development.review@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	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
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov mahensley@coloradosprings.gov
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.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 Justins_Fejeran@cable.comcast.com WSTMWR_MDSubmissions@comcast.com
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov amunroe@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	sbecker@hsd2.org lschroder@hsd2.org
68	<input checked="" type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org
38	<input type="checkbox"/> School District # 12	dpeak@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 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 Kim.van_Treadway@us.af.mil 21CES.CENB.BaseDevelopments@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.USAFADDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB ayoka.paek@spaceforce.mil POPPERT, PAUL E GS-11 USSF SPOC 21 CES/CENB <paul.poppert@spaceforce.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 (ONLY)
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 type="checkbox"/> Airport	Kandrews@coloradosprings.gov Patrick.Bowman@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 type="checkbox"/> Metro District	Metro District Email
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Shawna Lippert – Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov Shawna.Lippert@coloradosprings.gov

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: