

GENERAL APPLICATION FORM

Edited 10/6/16



Project Name: Woodmen Heights Concept Plan Existing Zone: PUD AO SS Acreage: 22.88 AC
 Site Address: 0 WOODMEN ROAD Direction from Nearest Street Intersection: PROPERTY LOCATED AT NORTHWEST CORNER OF MARKSHEFFEL AND WOODMEN ROADS
 Tax Schedule Number(s): 5303400001; 5303400002, 5303400013; 5303400014

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"/> PUD Concept Plan	<input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Administrative Relief	<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"/> Amendment to Plat Restriction	<input type="checkbox"/> PUD Zone Change	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Street Name Change	
<input type="checkbox"/> Building Permit to Unplatted Land	<input checked="" type="checkbox"/> Subdivision Plat	<input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input checked="" type="radio"/> Final
<input type="checkbox"/> Building Permit Prior to Platting	<input type="checkbox"/> Subdivision Waiver	<input type="radio"/> Design <input type="radio"/> Process
<input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3	<input type="checkbox"/> Use Variance	<input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input checked="" type="checkbox"/> Concept Plan	<input type="checkbox"/> Vacation of Plat	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Vacation of Public Right-of-Way	
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Waiver of Replat	
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zone Change; Proposed Zone: _____	
<input type="checkbox"/> Historic Preservation	<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="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="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	
<input type="checkbox"/> Property Boundary Adjustment		

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.

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

Jim Houk 9/18/19
 Signature of Property Owner Date Signature of Applicant/Consultant Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant: Thomas & Thomas Contact Name: Jim Houk
 Address: 702 N Tejon St. City: Colorado Springs Phone: 719.578.8777
 State: CO Zip Code: 80903 E-Mail: jhouk@ttplan.net
 Property Owner: INTERNATIONAL DEVELOPMENT CO & WOODMEN-MARKSHEFFEL INVESTMENTS LLC C/O TONY BETTIS Phone: 719-358-8580
 Address: 102 E PIKES PEAK AVE STE 200 CO, 80903-1818 City: COLORADO SPRINGS
 State: CO Zip Code: 80903 E-Mail: tony@allprocapital.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurp Initial Review Level: AR CPC DRB HP
 Payment \$ 9691. Assigned to: LEAKE Date: 10/23/19
 Receipt No.: 35245 City File No.: AR FP 19-00689



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 checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input type="checkbox"/> 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 checked="" type="checkbox"/>
<input type="checkbox"/> 2. A justification based on the review criteria addressing why the proposed plat should be approved; and	
<input type="checkbox"/> 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 checked="" type="checkbox"/> 1 copy of a Final Plat showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Report or Waiver	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study	<input checked="" 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.	

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept, or Development Plan for the proposed project.	<input checked="" 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 checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY).	<input checked="" type="checkbox"/>

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

General Information

<input checked="" 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 checked="" type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation of the plat	<input type="checkbox"/>
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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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All plats with public streets shall have the following sentence in the dedication statement:

<input type="checkbox"/> <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 checked="" 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 checked="" 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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Applicant

Planner

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
- b. City Planning Director
- c. City Clerk
- 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.

Applicant

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 avigation easement dedicated herein for public avigation 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."



October 22, 2019

Land Use Review Division
30 South Nevada Ave., Suite 603
Colorado Springs, CO 80903
Phone: (719) 385-5905

Thomas+Thomas
Planning, urban design + landscape architecture, Inc.

**Woodmen Heights Commercial Center:
Final Plat**

PROJECT STATEMENT: Woodmen Heights Commercial Center is a proposed mixed-use commercial/residential development of 22.88 acres to include seven (7) commercial lots and a single 8.971 AC lot for future platting for the development of seventy-seven (77) single-family dwelling units. The project includes three (3) tracts totaling approximately ±6.3 AC which have been set aside and designated for drainage, open space, and utility purposes.

Property within the final plat is adjacent to Sand Creek and is impacted by the stream side overlay development requirements which include restrictions on grading and site design; identification and minimization of impacts to natural features and resources including wildlife and riparian areas, waterways, and floodplains; provision of active and passive recreation activities associated with the Creek; and stream back stabilization and reclamation. A segment of Sand Creek lies adjacent to the plat boundaries. Tracts B & C are platted to absorb the impacts of and to provide space to mitigate the requirements of the streamside buffers and development requirements.

Review Criteria

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

The property is included in the Woodmen Heights Master Plan, which was established to promote the health, safety, convenience and general welfare of the citizens of the City and specifically, within the urban renewal area.

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 final plat facilitates the creation of lots that have been identified on previously reviewed, approved, or otherwise considered plans, which were also found to encourage the development of sound, economical, stable neighborhoods, and create healthy living environments for residents of the City. This final plat remains consistent with findings that the underlying master plans, concept plans, and development plans for property within the final plat boundaries are and/or remain in conformance with Comprehensive Plan policies to

create, promote, and sustain sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City.

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.

Proposed lots are adequately sized for the intended uses to include, but not limited to: building footprint and placement, access/egress, parking and circulation, buffering and landscape screening, service and deliveries to include refuse/trash collection, stormwater management, and emergency and public safety access.

3. Promote design flexibility.

The site has been designed to meet the unique limitations and challenges of the site. The subdivision design considers the necessary building footprints, service and utility delivery, and compatibility among proposed and differing land use types, densities, and intensities.

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

Access and circulation facilities together with associated on and/or off-site improvements have been planned to accommodate anticipated and projected traffic flows.

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

No significant natural features exist or have been identified on the site which warrant preservation. The site is adjacent to a segment of Sand Creek. Mitigation of development impacts to Sand Creek are governed by compliance with the streamside overlay design manual. Channel stabilization improvements to adjacent segments of Sand Creek are required and have been addressed in reports and other plans in support of the plat application. Current concept plan amendments remove development from these impact areas to accommodate ongoing protection and preservation of the Creek.

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.

CSU will provide utility services to the development within the proposed final plat. Preliminary utility & Public Facility Plans have been approved in connection with underlying Master plan and Concept plan amendments for the final plat area. Utility service delivery and infrastructure placement will be consistent with approved master utility & public facility plans reviewed and approved for this site.

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.

A final drainage plan meeting the City WREN standards and criteria has been submitted in support of the proposed development. All necessary and required storm drainage, sewage disposal and other utilities, services and improvements as needed to support and serve or to otherwise mitigate the impacts of the proposed development have been addressed and will be completed per final plat and subdivision improvements requirements of the Code and/or as conditions of plat approval.

3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 5.7.805 of this article.

All utilities serving the site will be undergrounded except as prohibited or otherwise restricted by the governing agency or entities.

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.

Potential traffic hazards have been minimized or otherwise mitigated through the site layout and orientation to provide for safe/convenient vehicular and pedestrian traffic circulation.

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

No opportunities or needs exist to provide additional access to adjacent properties. Existing and ongoing development of these surrounding and adjacent properties have not been dependent on access coordination or provision from this property.

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

No additional ROW dedications are required in support of the major thoroughfare plan or City Engineer design manual relating to Marksheffel and Woodmen Roads.

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

The final plat and development plan identify and establish trail and pedestrian corridors in addition to sidewalk improvements along the planned internal private streets.

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.

Public facilities such as parks, recreation areas, schools, and other types of community facilities are not typically provided as a direct output or components of commercial developments. The subdivision contributes to the ongoing use, maintenance, operation, and support of these facilities through offering supporting services and retail amenities to those residents, guests, employees, and/or patrons of these community facilities as defined in the stated criterion.

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

Public facilities in support of the final plat and development plan have been provided and/or will be available in accordance with the City's Comprehensive Plan.

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

The final plat area is not large enough to accommodate public safety facilities. Existing law enforcement and fire protection capabilities of the City are adequate to serve the proposed development.

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)

The development is occurring under the guidance of the approved and pending master and concept plan amendments which have been found to be consistent with the the goals and policies of the Comprehensive Plan (PlanCOS). The following has been cited from the PLANCOS in support of approval of the final plat:

- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- Goal UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
- [Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.](#)

The proposed final plat and development plan are consistent with these recommendations. The development is providing attainable housing options and commercial retail space in response to changes in the market demographics and demand for these land uses; and provides neighborhood retail, restaurant, and service options.



Legal Description

A parcel of land located within the southeast quarter of Section 5, Township 13 South, Range 65 West and the southwest quarter of Section 4, Township 13 South, Range 65 West of the 6th P.M., El Paso County, State of Colorado. Bearings being based to the south line of the southwest quarter of said Section 4, monumented at the west by a 3" Alum. Cap stamped "PLS 38256" and at the east end by a 2.5" Alum. Cap stamped "LS 17664" having a measured bearing and distance of S89°18'28"W, 2,650.61 feet. Commencing that the southwest corner of said Section 4; thence N22°41'30"E, a distance of 167.37 feet to a point on the northerly right of way line of East Woodmen Road, said point also being the Point of Beginning; thence leaving said northerly right of way line along the following six (6) courses:

N11°46'54"W, a distance of 286.52 feet;

N00°36'22"W, a distance of 483.39 feet;

S89°17'28"E, a distance of 986.61 feet;

S89°25'44"E, a distance of 117.30 feet;

N00°00'00"W, a distance of 220.00 feet;

S90°00'00"E, a distance of 222.92 feet to a point on the westerly right of way line of North Marksheffel Road; Thence continuing along said westerly right of way line along the following nine (9) courses:

S05°20'00"W, a distance of 41.08 feet;

S03°49'54"W, a distance of 150.08 feet;

N86°49'27"W, a distance of 6.94 feet;

S03°49'35"W, a distance of 565.68 feet;

S14°07'23"W, a distance of 120.33 feet;

S03°51'23"W, a distance of 109.17 feet;

N86°52'13"W, a distance of 10.12 feet;

S03°49'23"W, a distance of 47.23 feet;

S46°33'55"W, a distance of 80.35 feet to a point on the northerly right of way line of East Woodmen Road; Thence continuing along said northerly right of way line S89°18'28"W, a distance of 90.19 feet; Thence along a curve of an arc to the left, said curving having a radius of 11,991 feet, an delta angle of 2°14'17" and an arc length of 468.38 feet to a point that is the southeast corner of Lot 1, Woodmen Heights Commercial Center Filing No. 1, recorded at Rec. No. 212713216 of the El Paso County Recorders Office, State of Colorado; Thence leaving said northerly right of way line and continuing along said Lot 1, along the following two (2) courses:

N00°42'19"E, a distance of 237.56 feet;

N89°17'28"W, a distance of 241.82 feet to the northwest corner of said Lot 1, said point also being a point on the easterly right of way line of Kenosha Drive; Thence continuing along said easterly right of way line, along a curve of an arc to the left, said curve having a radius of 480.00 feet, a delta angle of 7°59'51" and an arc length of 67.00 feet to the northerly right of way line of said Kenosha Drive; Thence along said northerly right of way line S82°42'27"W, a distance of 60.00 feet to a point on the westerly right of way line of said Kenosha Drive; Thence along said westerly right of way line, along a curve of an arc to the left, said curve having a radius of 420.00 feet, a delta angle of 7°59'52" and an arc length of 58.63 feet; Thence S00°42'19"W, a

distance of 210.78 feet to a common point of the westerly right of way line of said Kenosha Drive and the northerly right of way line of East Woodmen Road; Thence continuing along said northerly right of way line of said East Woodmen Road, along a curve of an arc to the left, said arc having a radius of 11,991 feet, a delta angle of 1°09'08" and an arc length of 241.12 feet to the Point of Beginning.

Said parcel of land contains 996,953 square feet, 22.887 acres, more or less.



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: ALL PRO CAPITAL

PROJECT: WOODMEN HILLS COMMERCIAL CENTER

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 18 day of Sept, 2019.

[Signature]
Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 18 day of September, 2019, by Tony Betts.

Witness my hand and official seal.

My commission Expires: 3/17/21

[Signature]
Notary Public

JOHN ARTHUR MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174011798
MY COMMISSION EXPIRES MARCH 17, 2021

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[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: 5304300014

Total Assessed Land: \$200

Total Assessed Improvements: \$0

Total Assessed: \$200

Property Valuation

Owner Information

Name: ALL PRO MARKSHEFFEL LLLP

[Assessment questions? Click here](#)

Mailing Address: 13521 NORTHGATE ESTATES DR #200
COLORADO SPRINGS CO 80921

Value

Total Market Value: \$681

Property Information

Property Address: WOODMEN RD

Property Type: Real

Taxes Billed

Base Tax Amount: \$25.37

Special Assessment Amount: \$0.00

Improvement District Amount: \$0.00

Total Current Year Taxes: \$25.37

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

Legal Description

TR IN SEC 4 & 5-13-65 DESC AS FOLS: COM AT SEC COR SD SEC 5, TH N 22<40'57" E 167.36 FT TO POB, TH N 11<50'00" W 286.45 FT, N 00<36'00" W 508.0 FT, N 18<00'00" E 212.94 FT, N 90<00'00" E 1350.32 FT, TH RUN SLY 1000.0 FT M/L, TH S 89<18'28" W 325.0 FT M/L, TH RUN WLY 900.0 FT M/L TO POB, EX THAT PT CONV BY REC # 207143984, EX PT PLATTED TO WOODMEN HEIGHTS COMMERCIAL CENTER FIL NO 1, EX PT CONV BY REC #212047467, EX THAT POR DESC AS FOLS: TR BEING A POR OF SW4 SEC 4-13-65 DESC AS FOLS: COM AT THE NE COR LOT 1 WOODMDN HEIGHTS COMMERCIAL CENTER FIL NO 1, TH N 50<25'14"E 467.18 FT, FOR POB, TH N 03<49'17" E 270.40 FT, S 86<10'43" E 295.34 FT, S 03<49'17"W 270.40 FT, N 86<10'43" W 295.34 FT TO POB EX PT PLATTED TO MARKSHEFFEL RD ROW BY SHILOH MESA FIL NO 1, EX PT CONV BY REC # 218044437

Alerts

N/A

Current Year Payments Due as of 10/22/2019

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
First Half:	February 28				False <input type="button" value="Pay"/>
Second Half:	June 17				False <input type="button" value="Pay"/>

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
Full Amount:	April 30				False <input type="button" value="Pay"/>

Current Year Payments Received

Date	Amount
08/19/2019	\$26.38

Prior Year(s) Transaction History

N/A

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

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

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

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Parcel Information

Schedule Number: 5304300001

Total Assessed Land: \$48,100

Total Assessed Improvements: \$0

Total Assessed: \$48,100

Property Valuation

Name: ALL PRO MARKSHEFFEL LLLP

[Assessment questions? Click here](#)

Mailing Address: 13521 NORTHGATE ESTATES DR #200
COLORADO SPRINGS CO 80921

Value

Total Market Value: \$165,876

Property Information

Property Address: SEC 4-13-65

Property Type: Real

Taxes Billed

Base Tax Amount: \$6,100.06

Special Assessment Amount: \$0.00

Improvement District Amount: \$0.00

Total Current Year Taxes: \$6,100.06

Legal Description

TR IN SEC 4-13-65 DESC AS FOLS;COM AT SW COR SD SEC 4, TH N66<01'48"E 333.73FT FOR POB, SD PT LN ON NLY RW LN OF E WOODMEN RD, N00<42'19"E 210.78 FT, ALG ARC OF CUR TO THE L HAVING RAD OF 420.00FT A ARC DIST OF 58.63 FT A C/A PF 07<59'52",N82<42'27"E 60.00 FT TO PT OF A NON TANG CUR, SLY ALG ARC OF CUR TO THE R HAVING A RAD OF 480.00 FT AN ARC DIST OF 47.00 FT WHOSE CENTER PT BEARS S82<42'27"W, S89<17'28"E 669.88FT, S04<12'47"W 306.74FT TO THE N RW LN OF SDE WOODMEN RD, WLY ON SD N LN ALG ARC OF CUR TO THE L HAVING A RAD OF 11991.00 FT AN ARC DIST OF 714.76 FT A C/A OF 03<24'55" WHICH CHORD BEARS N83<14'10"W A DIST OF 714.69 FT TO POB, EX THAT PT PLATTED TO WOODMEN HEIGHTS COMMERCIAL CENTER FIL NO 1

Alerts

N/A

Current Year Payments Due as of 10/22/2019

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
First Half:	February 28				False <input type="button" value="Pay"/>
Second Half:	June 17				False <input type="button" value="Pay"/>

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
Full Amount:	April 30				False <input type="button" value="Pay"/>

Current Year Payments Received

Date	Amount
07/25/2019	\$6,288.06

Prior Year(s) Transaction History

Date	Amount
05/03/2018	\$5,813.09
07/24/2017	\$5,643.46
10/26/2016	\$5,921.96
08/28/2015	\$5,853.28

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

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10/22/2019

Treasurer's Office, El Paso County, CO

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

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[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: 5304300002

Total Assessed Land: \$10

Total Assessed Improvements: \$0

Total Assessed: \$10

Property Valuation

Name: ALL PRO MARKSHEFFEL LLLP [Assessment questions? Click here](#)

Mailing Address: 13521 NORTHGATE ESTATES DR #200
COLORADO SPRINGS CO 80921

Value

Total Market Value: \$20

Property Information

Property Address: SEC 4-13-65

Property Type: Real

Taxes Billed

Base Tax Amount: \$1.27

Special Assessment Amount: \$0.00

Improvement District Amount: \$0.00

Total Current Year Taxes: \$1.27

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

Legal Description

TR BEING A POR OF SW4 SEC 4-13-65 DESC AS FOLS:
COM AT THE NE COR OF LOT 1 WOODMEN HEIGHTS
COMMERCIAL CENTER FIL NO 1, TH N 50<25'14"E 467.18
FT FOR POB, TH N 03<49'17"E 270.40 FT, S 86<10'43"E
295.34 FT, S 03<49'17"W 270.40 FT, N 86<10'43"W 295.34 FT
TO POB

Alerts

N/A

Current Year Payments Due as of 10/22/2019

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount
First Half:	February 28			False

False

Second Half:	June 17								<input type="button" value="Pay"/>
									<input type="button" value="Pay"/>

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount
Full Amount:	April 30			

Current Year Payments Received

Date	Amount
08/19/2019	\$1.32

Prior Year(s) Transaction History

Date	Amount
07/17/2018	\$2.49
10/19/2017	\$12.57
03/11/2016	\$2.46
10/21/2015	\$16.64

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

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El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[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: 5304300013

Total Assessed Land: \$10

Total Assessed Improvements: \$0

Total Assessed: \$10

Owner Information

Name: ALL PRO MARKSHEFFEL LLLP

[Assessment questions? Click here](#)

Mailing Address: 13521 NORTHGATE ESTATES DR #200
COLORADO SPRINGS CO 80921

Value

Total Market Value: \$24

Property Information

Property Address: MARKSHEFFEL RD

Property Type: Real

Taxes Billed

Base Tax Amount: \$1.27

Special Assessment Amount: \$0.00

Improvement District Amount: \$0.00

Total Current Year Taxes: \$1.27

Legal Description

TR IN SW4 SEC 4-13-65 DESC AS FOLS: COM AT NWLY COR OF TR DESC BY REC #207143990, TH N 04<14'00" E 897.0 FT M/L FOR POB, TH S 90<00'00" W 859.0 FT M/L, TH N 49<51'20" E 694.84 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 495.0 FT A C/A OF 27<01'15" AN ARC DIST OF 233.44 FT, TH N 76<52'35" E 182.56 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 950.0 FT A C/A OF 16<56'42" WHICH CHORD BEARS S 04<39'04" E 279.94 FT, TH S 03<49'17" W 262.0 FT M/L TO POB EX PT PLATTED TO MARKSHEFFEL RD ROW BY SHILOH MESA FIL NO 1, EX PT CONV BY REC # 21804443

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 10/22/2019

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
First Half:	February 28				False <input type="button" value="Pay"/>
Second Half:	June 17				False <input type="button" value="Pay"/>

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
Full Amount:	April 30				False <input type="button" value="Pay"/>

Current Year Payments Received

Date	Amount
08/19/2019	\$1.32

Prior Year(s) Transaction History

N/A

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

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219095589

8/15/2019 12:22 PM

PGS 8

\$48.00

DF \$364.61

Electronically Recorded Official Records El Paso County CO

Chuck Broerman, Clerk and Recorder

TD1000 Y



State Documentary Fee

Date: August 15, 2019

\$364.61

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

THIS DEED, made on August 15th, 2019 by INTERNATIONAL DEVELOPMENT COMPANY, A COLORADO CORPORATION, AS TO PARCELS A AND B; AND MARKSHEFFEL-WOODMEN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL C Grantor(s), of the County of El Paso and State of Colorado for the consideration of (\$3,646,052.00) ***Three Million Six Hundred Forty Six Thousand Fifty Two and 00/100*** dollars in hand paid, hereby sells and conveys to ALL PRO MARKSHEFFEL LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP Grantee(s), whose street address is 13521 NORTHGATE ESTATES DRIVE SUITE 200, COLORADO SPRINGS, CO 80921, County of El Paso, and State of Colorado, the following real property in the County of El Paso, and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: NWC WOODMEN ROAD AND MARKSHEFFEL ROAD, COLORADO SPRINGS, CO 80923

with all its appurtenances and warrants the title to the same against all persons claiming under me, subject to the matters shown in the attached Exhibit B, which, by reference, is incorporated herein.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: ALL PRO MARKSHEFFEL LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
13521 NORTHGATE ESTATES DRIVE SUITE 200, COLORADO SPRINGS, CO 80921

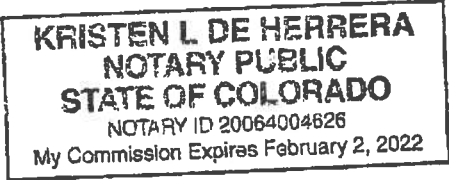


Special Warranty Deed
SIGNATURE PAGE - Page 1 of 2

INTERNATIONAL DEVELOPMENT COMPANY, A
COLORADO CORPORATION

By: [Signature]
Randle W. Case, II, President

By: [Signature]
Bryan T. Long, Vice President



State of Colorado)
County of EL PASO)ss.
)

The foregoing instrument was acknowledged before me on this day of August 14, 2019 by RANDLE W. CASE, II AS PRESIDENT AND BRYAN T. LONG AS VICE PRESIDENT OF INTERNATIONAL DEVELOPMENT COMPANY, A COLORADO CORPORATION

Witness my hand and official seal
My Commission expires: 02/02/2022 [Signature]
Notary Public

Exhibit A**PARCEL A:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N66°01'48"E (SAID BEARING AND ALL OTHERS USED IN THE DESCRIPTION BEING RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID, WHICH WAS ASSUMED TO BEAR N00°44'46"E), A DISTANCE OF 333.73 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED DECEMBER 18, 2002 AT RECEPTION NO. 202224865 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°42'19"E, 210.78 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°59'52" A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 58.63 FEET; THENCE N 82°42'27"E RADIAL TO THE LAST MENTIONED CURVE, 60.00 FEET TO A POINT ON CURVE; THENCE SOUTHERLY ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER POINT BEARS S82°42'47"W, HAVING A CENTRAL ANGLE OF 05°36'35", A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 47.00 FEET TO A POINT ON CURVE; THENCE S89°17'28"E, NON RADIAL AND NON TANGENT TO THE LAST MENTIONED CURVE, 669.88 FEET, THENCE S04°12'47"W, 306.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EAST WOODMEN ROAD; THENCE WESTERLY ON SAID NORTH LINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°24'55", A RADIUS OF 11991.00 FEET, AN ARC DISTANCE OF 714.76 FEET, THE CHORD OF SAID CURVE BEARS N83°14'10"W, A CHORD DISTANCE OF 714.69 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION THEREOF CONTAINED WITHIN THAT PARCEL DESCRIBED AS THE PLAT OF WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 1, RECORDED MAY 1, 2012 UNDER RECEPTION NO. 212713216, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DESCRIPTION PREPARED BY:

M&S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVENUE, SUITE 306
COLORADO SPRINGS, CO 80901
JOB NO.: 42-003

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 1 AS RECORDED MAY 1, 2012 UNDER RECEPTION NO. 212713216 OF THE EL PASO COUNTY RECORDS BEING MONUMENTED AT THE WEST END BY A NO. 4 REBAR WITH SURVEYOR CAP STAMPED "M&S PLS 10376" AND AT THE EAST END BY A NO. 4 REBAR WITH SURVEYOR CAP STAMPED "M&S PLS 10376", ASSUMED TO BEAR N 89 DEGREES 17 MINUTES 28 SECONDS W.

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 1 AS RECORDED MAY 1, 2012 UNDER RECEPTION NO. 212713216 OF THE EL PASO COUNTY RECORDS, POINT BEING THE EAST END OF THE BASIS OF BEARINGS; THENCE N 50 DEGREES 25 MINUTES 14 SECONDS E, A DISTANCE OF 467.18 FEET TO THE POINT OF BEGINNING;
THENCE N 03 DEGREES 49 MINUTES 17 SECONDS E, 270.40 FEET;
THENCE S 86 DEGREES 10 MINUTES 43 SECONDS E, 295.34 FEET;
THENCE S 03 DEGREES 49 MINUTES 17 SECONDS W, 270.40 FEET;
THENCE N 86 DEGREES 10 MINUTES 43 SECONDS W, 295.34 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:

SPENCER J. BARRON
CRPLS NO. 38141
M&S CIVIL CONSULTANTS, INC.
102 E PIKES PEAK, STE 306
COLORADO SPRINGS, COLORADO 80903

PARCEL C:

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF

THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S 89 DEGREES 23 MINUTES 04 SECONDS W, A DISTANCE OF 5221.44 FEET. COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N 00 DEGREES 10 MINUTES 59 SECONDS E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED JUNE 26, 2006 UNDER RECEPTION NO. 206093480, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S 89 DEGREES 18 MINUTES 28 SECONDS W ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AND ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED JUNE 26, 2006 UNDER RECEPTION NO. 206093480, A DISTANCE OF 199.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED JUNE 26, 2006 UNDER RECEPTION NO. 206093480;

THENCE S 89 DEGREES 18 MINUTES 28 SECONDS W, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, A DISTANCE OF 1144.82 FEET TO THE POINT OF BEGINNING;

THENCE S 89 DEGREES 18 MINUTES 28 SECONDS W, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, A DISTANCE OF 235.28 FEET TO THE MOST EASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 202224865 OF SAID RECORDS, SAID POINT ALSO BEING A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S 08 DEGREES 44 MINUTES 31 SECONDS W, HAVING A DELTA OF 04 DEGREES 50 MINUTES 17 SECONDS, A RADIUS OF 11991.00 FEET, A DISTANCE OF 1012.54 FEET TO A POINT ON CURVE;

THENCE N 11 DEGREES 50 MINUTES 00 SECONDS W, A DISTANCE OF 286.45 FEET;

THENCE N 00 DEGREES 36 MINUTES 00 SECONDS W, A DISTANCE OF 508.00 FEET;

THENCE N 18 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 274.00 FEET;

THENCE N 49 DEGREES 06 MINUTES 00 SECONDS E, A DISTANCE OF 381.00 FEET;

THENCE N 38 DEGREES 30 MINUTES 00 SECONDS E, A DISTANCE OF 362.00 FEET;

THENCE N 63 DEGREES 49 MINUTES 00 SECONDS E, A DISTANCE OF 387.00 FEET;

THENCE N 37 DEGREES 48 MINUTES 00 SECONDS E, A DISTANCE OF 218.00 FEET;

THENCE S 33 DEGREES 38 MINUTES 27 SECONDS E, A DISTANCE OF 272.22 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 37 DEGREES 27 MINUTES 43 SECONDS, A RADIUS OF 950.00 FEET, A DISTANCE OF 621.14 FEET TO A POINT OF CURVE;

THENCE S 03 DEGREES 49 MINUTES 17 SECONDS W, A DISTANCE OF 1219.82 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION THEREOF CONTAINED WITHIN THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED JANUARY 8, 2004 UNDER RECEPTION NO. 204004024 AND EXCEPT ANY PORTION THEREOF CONTAINED WITHIN THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 7, 2007 UNDER RECEPTION NO. 207143984 AND EXCEPT ANY PORTION THEREOF CONTAIN WITHIN THAT PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 26, 2012 UNDER RECEPTION NO. 212047467 AND EXCEPT ANY PORTION THEREOF CONTAIN WITHIN THAT PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 17, 2014 UNDER RECEPTION NO. 214091644 AND ANY PORTION THEREOF CONTAINED WITHIN THAT PARCEL DESCRIBED AS THE PLAT OF SHILOH MESA, FILING NO. 1 FILED FOR RECORD MAY 19, 2016 UNDER RECEPTION NO. 216713770 AND EXCEPT ANY PORTION THEREOF CONTAINED WITHIN THAT PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 20, 2018 UNDER RECEPTION NO. 218044437.

Exhibit B

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH § 8.3 (OFF-RECORD TITLE) AND § 9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.
6. AMENDMENT OF RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 19, 2012 UNDER RECEPTION NO. 212014824.
7. AGREEMENT AND PARTIAL RELEASE OF PIPELINE RIGHT OF WAY RECORDED MARCH 9, 2012 UNDER RECEPTION NO. 212027003.
8. NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. 213144183.
9. SECOND AMENDED AND RESTATED RESOLUTION CONCERNING THE FACILITY PLATTING FEE RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 213140364.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF PERMANENT MUNICIPAL DRAINAGE IMPROVEMENTS EASEMENT RECORDED AUGUST 26, 2009 UNDER RECEPTION NO. 209101274.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED MAY 10, 2012 AT RECEPTION NO. 212054057.
12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOODMEN HEIGHTS COMMERCIAL CENTER RECORDED MAY 10, 2012, UNDER RECEPTION NO. 212054053. AMENDMENT NO. ONE TO SAID AGREEMENT RECORDED APRIL 20, 2018 UNDER RECEPTION NO. 218044436.
13. TERMS, CONDITIONS AND PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS OF PERMANENT EASEMENT AGREEMENT RECORDED JUNE 06, 2012 AT RECEPTION NO. 212064743.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED JUNE 06, 2012 UNDER RECEPTION NO. 212064750.
15. THE EFFECT OF PURPOSES INCLUDING BUT NOT LIMITED TO DRAINAGE, ROADWAY, SLOPE AND/OR OTHER PURPOSES AS DESCRIBED IN QUIT CLAIM DEED, RECORDED APRIL 06, 2015, UNDER RECEPTION NO. 215032984.
16. THE EFFECT OF QUITCLAIM DEED CONVEYING EASEMENTS RECORDED MARCH 8, 2016 UNDER RECEPTION NO. 216023370

17. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED APRIL 19, 2016 UNDER RECEPTION NO. 216040891.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN QUITCLAIM DEED (EASEMENT) RECORDED APRIL 17, 2017 UNDER RECEPTION NO. 21703440.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED JUNE 12, 2018 UNDER RECEPTION NO. 218067024.



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 6/25/2019

Pre-Application No.: N19-129

Applicant(s) Present: John Nelson and colleagues

Lot Size: 27 acres

Site Location: Woodmen Heights / unplatted (N/E of E Woodmen & N Marksheffel)

TSN: 5304300001-2,14 & 5304301001

Project Description: Concept Plan for new small lot PUD and commercial

Zone: PUD AO

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input checked="" type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input checked="" type="checkbox"/> 500 ft. | <input type="checkbox"/> 1,000 ft. |
| | | <input type="checkbox"/> Custom distance: _____ |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: _____ | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTc MEETING: Yes No

Date: TBD

Time: TBD

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

Final plat and concept plan required. Administrative review with a 4 week initial review period.
 Include all standard notes and be sure to capture pad site shifts on the concept plan.
 Identify detention and work with Anna Bergmark to determine if further analysis is required at this point.
 LDTc meeting recommended - please contact Katelyn Hyllested to schedule.
 All plans must maintain PUD standards set by the existing PUD Zone (see City File No. CPC PUZ 07-00099). If plans deviate from set development standards, a zone change will be required. Ex. Density is set at 8-11.99 DU/AC.
 As long as plans don't deviate from the Master Plan, an amendment to the MP won't be required (see City File No. CPC MPA 06-00206-A3MJ07).
 Need to maintain point of connection to the east
 Review with Fire, would need 2 points of access for any residential over 50 lots (units).

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

Number of Plans: 1 hard copy, 1 pdf

Katelyn Hyllested
 Planner II & Permit Center Administrator
 Development Review Enterprise
 Planning & Community Development

2880 International Circle, #200-7 Phone: (719) 385-7347
 P.O. Box 1575, MC 1378 Fax: (719) 385-7385
 Colorado Springs, CO 80901-1575 katelyn.hyllested@coloradospring.com



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Concept Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	\$460.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	\$1,622.00		
Concept Plan for PUD Zone - Fire	CSFire	\$248.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$690.00		
LUR - Subdivision Plat	Land Use Review	\$690.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Street or Plat Vacations	CSU Utilities	\$479.00		
Street or Plat Vacations	EDRD	\$393.00		
Street or Plat Vacations	Land Use Review	\$1,330.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$69.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$9,691.00		

Intake Staff:

Date: 10/23/2019
Planner: Matthew Lepke
Receipt Number: 35245
Check Number: 1008
Amount: \$9,691.00
Received From: All Pro Marksheffel, LLLP

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 23, 2019

Planner: Matthew Lepke

Planner email: matthew.lepke@coloradosprings.gov (or, if that bounces) mlepke@springsgov.com

Planner phone number: (719) 385-5090

Applicant Email: jhouk@ttplan.net

Applicant Name: Jim Houk, Thomas & Thomas

TSN: 5304300001, 5304300002, 5304300013, 5304300014

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(S)

Right-of-Way Vacation

Request by International Development Co. and Woodmen-Marksheffel Investments, LLC, with representation by Thomas & Thomas, for approval of a right-of-way vacation for Kenosha Drive. If approved, the proposal would vacate the portion of Kenosha Drive connecting to Woodmen Road, approximately 1000 feet west of Marksheffel Road. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside overlay) located at the northwest corner of Woodmen Road and Marksheffel Road, and consists of 22.88 acres.

PUD Concept Plan Amendment

Request by International Development Co. and Woodmen-Marksheffel Investments, LLC, with representation by Thomas & Thomas, for approval of the Woodmen Heights PUD Concept Plan. If approved, the proposal would amend the PUD concept plan for the property. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside overlay), located at the northwest corner of Woodmen Road and Marksheffel Road, and consists of 22.88 acres.

Final Plat

Request by International Development Co. and Woodmen-Marksheffel Investments, LLC, with representation by Thomas & Thomas, for approval of the Woodmen Heights Commercial Center Filing No. 2 Subdivision Plat. If approved, the plat would allow the parcel to be subdivided for commercial and residential development. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside overlay) located at the northwest corner of Woodmen Road and Marksheffel Road, and consists of 22.88 acres.

POSTCARD

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

- This project proposes a right-of-way vacation of the southern stub of Kenosha Drive, a PUD Concept Plan Amendment, and Final Plat
- The site would be served by private, internal streets
- The final plat would apportion lots for both commercial and residential purposes

POSTER

Fill out applicable information below:

Right-of-way vacation, PUD concept plan, and final plat

Subtext (below bold letters, file number or additional information approx. 55 characters):

Right-of-Way vacation for southern stub of Kenosha Drive, amendment of concept plan, and final plat for residential and commercial 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: 10/23/19

Admin Receive Date: 10/23/19

Project Name: Woodmen Heights Commercial Center Filing No. 2

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters): 1000 Ft.

2. Date buckslip comments are due (21 calendar days after submittal): 11/13/19

3. HOA: NA

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 Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barb.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera	Lois.Ruggera@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@coloradospring.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	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com

30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
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	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@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	terryebert@ellicottschools.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
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@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
75	<input type="checkbox"/> Peterson	glenn.messke@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	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input checked="" 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@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@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	Jwalker@springsgov.com ; Kayla.Battles@coloradosprings.gov
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	kbrady@springsgov.com
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: