

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

6200000725

Project Name: Cordera Filing No. 6-2

Existing Zone: PUD/A

Acreage: 47.173

Site Address: N/A

Direction from
Nearest Street
Intersection:Southeast of N. Union Blvd. and Sky
Pond Lane**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 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 checked="" type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | |
| <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.

Signature of Property Owner

11/18/20

Date

Signature of Consultant

11/18/20

Date

Signature of Developer

Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: High Valley Land Co. Inc.

Contact Name: Cody Humphrey

E-Mail: Chumphrey@laplatallc.com

Phone: (719) 867-2256

Developer: High Valley Land Co. Inc.

Contact Name: Cody Humphrey

E-Mail: Chumphrey@Laplatallc.com

Phone: 7198672256

Consultant/Main Contact name: Classic Consulting Engineers & Surveyors LLC - Cathy Tessin

Phone: (719) 785-0790

Address: 619 N. Cascade Ave. Suite 200

City: Colorado Springs

State: CO

Zip Code: 80903

E-Mail: ctessin@classicconsulting.net

PLANNER AUTHORIZATION: (CITY USE ONLY)☐ Checklists ☐ Distribution Form ☐ Project Blurb ☐ E-mail to Admin. Initial Review Level: ☐ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ _____

Assigned to: _____

Date: _____

Receipt No.: _____

City File No: _____

AR FP 20-00762



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 checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
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	
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 type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input type="checkbox"/>
<input checked="" 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 type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input checked="" 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 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 type="checkbox"/> |
| <input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Utility Line Locates provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities (refer to content requirements). | <input type="checkbox"/> |
| <input checked="" 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 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"/> |
|--|--------------------------|

All plats with public streets shall have the following sentence in the dedication statement:

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> <i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i> | <input type="checkbox"/> |
|--|--------------------------|

All plats with other tracts being dedicated to the City shall have:

- | | |
|---|--------------------------|
| <input checked="" 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 checked="" 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"/> |
|---|--------------------------|

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required. | <input type="checkbox"/> |
|---|--------------------------|

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required | <input type="checkbox"/> |
|--|--------------------------|

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"/> |
| <input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public. | <input type="checkbox"/> |

Applicant

Planner

Access Provisions:

N/A

- 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).

- | | | |
|--|--------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> a. City Engineer | c. City Clerk | <input type="checkbox"/> |
| 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. ☐

Applicant

Planner

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-waysthat 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.

☒ **N/A** Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed orreserved 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 Basisof 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 notconstitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed.

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

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

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

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

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

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Surveyor's Statement, which shall read:

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

N/A 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:

N/A 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. ☐

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

N/A 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:

N/A 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. ☐

N/A 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." ☐

N/A 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." ☐



CORDERA FILING NO. 6-2

NOVEMBER 30, 2020

DEVELOPMENT PLAN FINAL PLAT PROJECT STATEMENT

Description:

Cordera Filing No. 6-2 is a 47.173-acre residential community development within the overall Cordera Filing No. 6 PUD Concept Plan area which is within a portion of Section 25, Township 12 South, Range 66 West of the 6th Principal Meridian in El Paso County, Colorado. The site is located on the east side of North Union Boulevard. Existing Cordera Filing No. 2 single family homes and open space sits directly south of the site. Bradley Ranch (under construction) to the north. The proposed development will include a continuation of the single-family neighborhood to the south. Site access is proposed from Grand Lawn Circle (west) to the south with no access to Union Boulevard to the west.

This site is located within the Briargate Master Plan and is identified as "R-L" Residential Low (2-3.49 DU/gross acres) and "NP" Neighborhood Park. Full adherence to the Master Plan and PUD Zoning is proposed with this Development Plan and Final Plat.

The following applications are proposed:

1. Development Plan - 47.173 acres
2. Final Plat – 47.173 acres with 137 single family lots and 7 tracts

Justification:

The proposed Development Plan and Final Plat will fully comply with proposed PUD Zoning currently in process, and is comparable to the existing adjacent southerly neighborhood.

Issues List:

No issues were raised during the pre-application process that affect this initial Development Plan and Final Plat area.

We respectfully request your approval on the above items.



619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

CORDERA FILING NO. 6-2
JOB NO. 2193.67-01
SEPTEMBER 11, 2020
PAGE 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY NO. 5 REBAR WITH 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX P.L.S. 32822", AND IS ASSUMED TO BEAR N70°08'18"W, A DISTANCE OF 624.57 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2E THE FOLLOWING (2) TWO COURSES:

1. N70°08'18"W, A DISTANCE OF 624.57 FEET;
2. N70°28'10"W, A DISTANCE OF 140.34 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2E SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2C RECORDED UNDER RECEPTION NO. 207712592;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2C THE FOLLOWING (2) TWO COURSES:

1. CONTINUING N70°28'10"W, A DISTANCE OF 254.07 FEET;
2. N69°44'02"W, A DISTANCE OF 174.68 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2C SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2B RECORDED UNDER RECEPTION NO. 206712351;

THENCE CONTINUING N69°44'02"W, ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2B, A DISTANCE OF 203.52 FEET TO THE SOUTHEASTERLY CORNER OF CORDERA FILING NO. 6-1, RECORDED UNDER RECEPTION NO. _____;

THENCE ON THE EASTERLY BOUNDARY OF SAID CORDERA FILING NO. 6-1 THE FOLLOWING (16) SIXTEEN COURSES:

1. N20°15'58"E, A DISTANCE OF 51.00 FEET;
2. N21°14'13"E, A DISTANCE OF 126.12 FEET;
3. N40°42'01"W, A DISTANCE OF 81.87 FEET;
4. N64°55'47"W, A DISTANCE OF 25.00 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64°55'47"W, HAVING A DELTA OF 125°14'29", A RADIUS OF 54.50 FEET AND A DISTANCE OF 119.13 FEET TO A POINT ON CURVE;
6. N10°10'15"W, A DISTANCE OF 128.00 FEET;
7. N13°04'48"W, A DISTANCE OF 126.81 FEET;
8. N49°17'31"W, A DISTANCE OF 25.00 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°17'31"W, HAVING A DELTA OF 94°48'07", A RADIUS OF 50.00 FEET AND A DISTANCE OF 82.73 FEET TO A POINT ON CURVE;
10. N35°54'22"E, A DISTANCE OF 25.00 FEET;
11. N06°41'35"W, A DISTANCE OF 108.79 FEET;
12. N87°29'39"W, A DISTANCE OF 97.11 FEET;
13. N71°59'59"W, A DISTANCE OF 57.00 FEET;
14. N57°02'04"W, A DISTANCE OF 163.71 FEET TO A POINT ON CURVE;

15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S35°08'41"E,
HAVING A DELTA OF 11°36'09", A RADIUS OF 435.00 FEET AND A DISTANCE OF 88.09
FEET TO A POINT ON CURVE;
16. N23°32'32"W, A DISTANCE OF 254.43 FEET TO THE NORTHEASTERLY CORNER OF
SAID CORDERA FILING NO. 6-1 SAID POINT BEING A POINT ON THE NORTH LINE OF
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25;

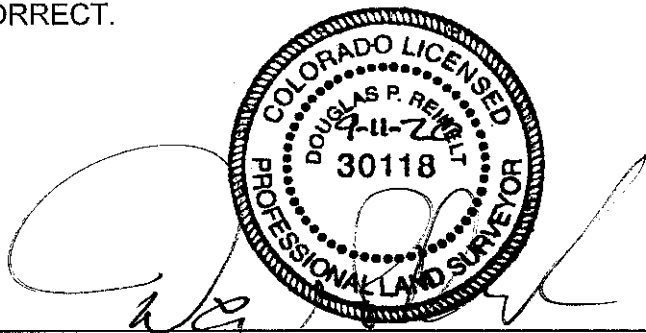
THENCE N89°22'38"E, ON NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SAID SECTION 25, A DISTANCE OF 1762.36 FEET TO THE CENTER NORTH SIXTEENTH
CORNER OF SAID SECTION 25;

THENCE S00°28'24"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 25, A
DISTANCE OF 1663.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.173 ACRES.

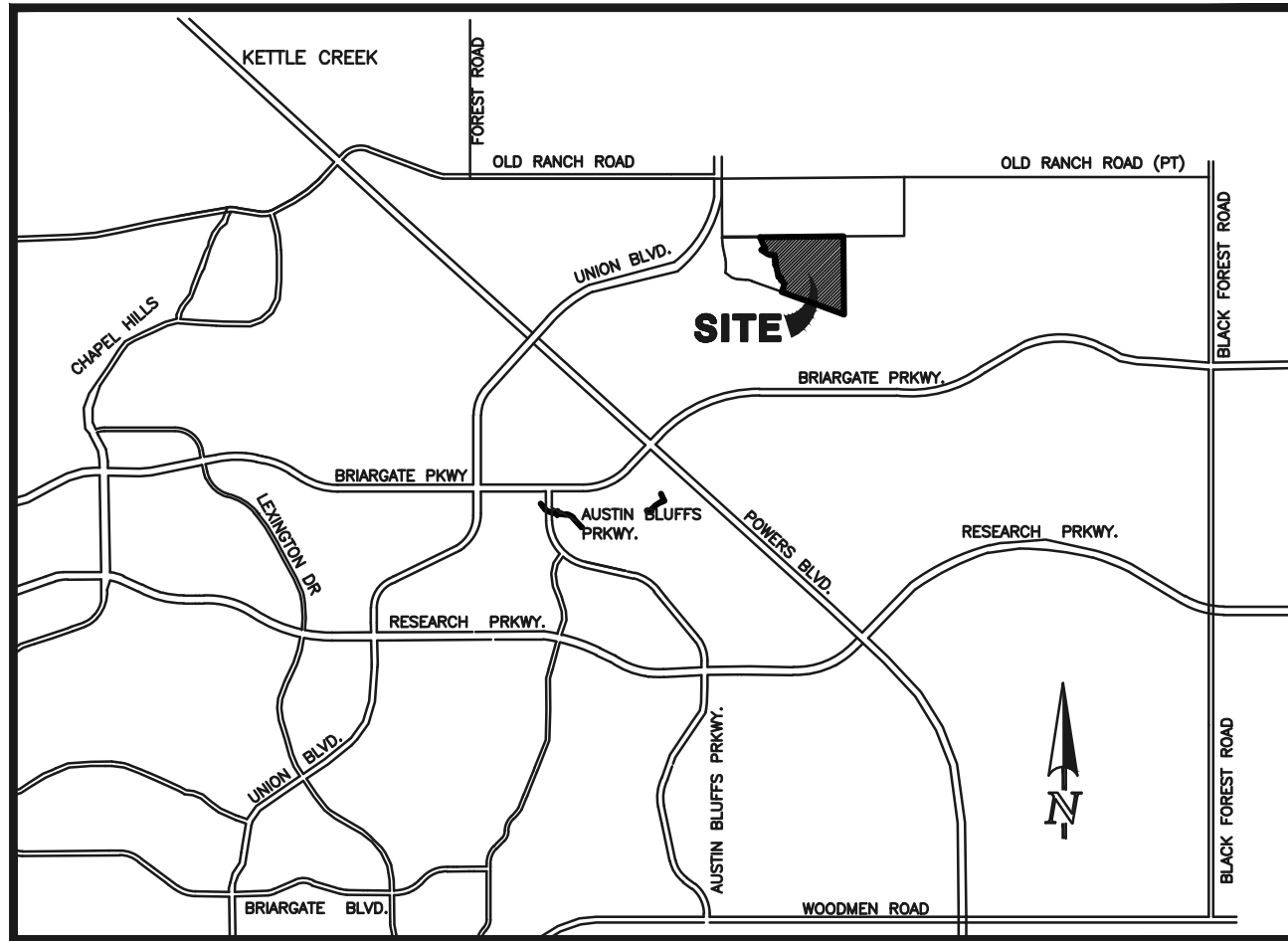
LEGAL DESCRIPTION STATEMENT:

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



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR.
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

SEPT 11, 2020
DATE



VICINITY MAP
NOT TO SCALE

El Paso County, Colorado Property Tax Details

Property Taxes for 2019 Due 2020

[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: 6225300002

Owner Information

Name: HIGH VALLEY LAND CO INC
Mailing Address: 102 N CASCADE AVE STE 500
COLORADO SPRINGS CO 80903-1428

Property Information

Property Address: 25-12-66

Property Type: Real

Legal Description

TR IN NE4SW4 SEC 25-12-66 LY SLY OF N SEC LN OF SD
NE4SW4, NLY OF CORDERA FIL NO 2E & 2C, WLY OF E
SEC LN OF SD NE4SW4

Property Valuation

Total Assessed Land: \$60
Total Assessed Improvements: \$0
Total Assessed: \$60

[Assessment questions? Click here](#)

Value

Total Market Value: \$191

Taxes Billed

Base Tax Amount: \$5.32
Special Assessment Amount: \$0.00
Improvement District Amount: \$0.00
Total Current Year Taxes: \$5.32

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 9/11/2020

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	August 31				False	Pay
Second Half:	August 31				False	Pay

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	August 31				False	Pay

Current Year Payments Received

Date	Amount
02/24/2020	\$5.32

Prior Year(s) Transaction History

Date	Amount
02/25/2019	\$4.52
03/01/2018	\$4.50
02/27/2017	\$4.52
02/26/2016	\$4.51

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

[Print This Page](#)

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

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

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

El Paso County, Colorado

Property Tax Details

Property Taxes for 2019 Due 2020

[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: 6200000702

Owner Information

Name: HIGH VALLEY LAND CO INC
Mailing Address: 1755 TELSTAR DR STE 450
COLORADO SPRINGS CO 80920-1018

Property Information

Property Address: 26-12-66
Property Type: Real

Legal Description

A TR OF LAND LOC IN 25-12-66 DESC AS FOLS: S2NW4, TOG WITH SE4NE4 SEC 26-12-66, N2N2 SEC 26 EX NLY 30.0 FT THEREOF, EX TR CONV BY REC # 206186347, EX THAT PT PLATTED TO CORDERA FIL NO 3A, 3B, 3C, 3A1, 3F, 3G, 3H & 4, EX THAT PT IN NW4NW4 SEC 26-12-66 LY WLY OF CORDERA FIL NO 3H, SLY OF CORDERA FIL NO 4 & ELY OF THE W SEC LN & LY NLY OF S SEC LN SD NW4NW4, EX THAT PT PLATTED TO CORDERA FILING NO. 5 - PHASE I, & PH II-IV

Property Valuation

Total Assessed Land: \$1,010
Total Assessed Improvements: \$0
Total Assessed: \$1,010

[Assessment questions? Click here](#)

Value

Total Market Value: \$3,496

Taxes Billed

Base Tax Amount: \$89.71
Special Assessment Amount: \$0.00
Improvement District Amount: \$0.00
Total Current Year Taxes: \$89.71

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 9/11/2020

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	August 31				False	Pay
Second Half:	August 31				False	Pay

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	August 31				False	Pay

Current Year Payments Received

Date	Amount
06/12/2020	\$44.85
02/24/2020	\$44.86

Prior Year(s) Transaction History

Date	Amount
06/13/2019	\$43.82
02/25/2019	\$43.82

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



**Land Title Guarantee Company
Customer Distribution**



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

Order Number: **RND55088870**

Date: **09/15/2020**

Property Address: **CORDERA FILING NO. 6-2, COLORADO SPRINGS, CO 80924**

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

For Closing Assistance

For Title Assistance

BETH SCHANTZ
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4162 (Work)
bschantz@ltgc.com

LA PLATA COMMUNITIES INC
Attention: DENISE WALLACE
1755 TELSTAR DR #211
COLORADO SPRINGS, CO 80920
(719) 260-7477 (Work)
dwallace@laplatallc.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **RND55088870** Date: **09/15/2020**
Property Address: **CORDERA FILING NO. 6-2, COLORADO SPRINGS, CO 80924**
Parties: **A BUYER TO BE DETERMINED**
HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION

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

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

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

Chain of Title Documents:

[El Paso county recorded 01/15/2008 under reception no. 208005965](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND55088870

Property Address:

CORDERA FILING NO. 6-2, COLORADO SPRINGS, CO 80924

1. Effective Date:

09/10/2020 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$5,000.00

Proposed Insured:

A BUYER TO BE DETERMINED

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

A FEE SIMPLE

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

HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION

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

A PARCEL OF LAND BEING A PORTION OF SECTCION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY NO. 5 REBAR WITH 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX P.L.S. 32822", AND IS ASSUMED TO BEAR N70° 08'18"W, A DISTANCE OF 624.57 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2E RECORDED UNDER RECEPTION NO. 207712668, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2E THE FOLLOWING (2) TWO COURSES:

1. N70° 08'18"W, A DISTANCE OF 624.57 FEET;
2. N70° 28'10"W, A DISTANCE OF 140.34 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2E SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID CORDERA FILING NO. 2E SAID POINT BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2C RECORDED UNDER RECEPTION NO. 207712592;

THENCE ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2C THE FOLLOWING (2) COURSES:

1. CONTINUING N70° 28'10"W, A DISTANCE OF 254.07 FEET;
2. N69° 44'02"W, A DISTANCE OF 174.68 FEET TO THE NORTHWESTERLY CORNER OF SAID CORDERA FILING NO. 2B, SAID ALSO BEING THE NORTHEASTERLY CORNER OF CORDERA FILING NO. 2B RECORDED UNDER RECEPTION NO. 206712351;

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND55088870

THENCE CONTINUING N69° 44'02"W, ON THE NORTHERLY BOUNDARY OF SAID CORDERA FILING NO. 2B, A DISTANCE OF 203.52 FEET TO THE SOUTHEASTERLY CORNER OF CORDERA FILING NO. 6-1, RECORDED UNDER RECEPTION NO. _____;

THENCE ON THE EASTERLY BOUNDARY OF SAID CORDERA FILING NO. 6-1 THE FOLLOWING (16) SIXTEEN COURSES:

1. N20° 15'58"E, A DISTANCE OF 51.00 FEET;
2. N21 ° 14'13"E, A DISTANCE OF 126.12 FEET;
3. N40° 42'01"W, A DISTANCE OF 81.87 FEET;
4. N64° 55'47"W, A DISTANCE OF 25.00 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64° 55'47"W, HAVING A DELTA OF 125° 14'29", A RADIUS OF 54.50 FEET AND A DISTANCE OF 119.13 FEET TO A POINT ON CURVE;
6. N10° 10'15"W, A DISTANCE OF 128.00 FEET;
7. N13° 04'48"W, A DISTANCE OF 126.81 FEET;
8. N49° 17'31"W, A DISTANCE OF 25.00 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49° 17'31"W, HAVING A DELTA OF 94° 48'07", A RADIUS OF 50.00 FEET AND A DISTANCE OF 82.73 FEET TO A POINT ON CURVE;
10. N35° 54'22"E, A DISTANCE OF 25.00 FEET;
11. N06° 41'35"W, A DISTANCE OF 108.79 FEET;
12. N87° 29'39"W, A DISTANCE OF 97.11 FEET;
13. N71° 59'59"W, A DISTANCE OF 57.00 FEET;
14. N57° 02'04"W, A DISTANCE OF 163.71 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S35° 08'41"E, HAVING A DELTA OF 11° 36'09", A RADIUS OF 435.00 FEET AND A DISTANCE OF 88.09 FEET TO A POINT ON CURVE;
16. N23° 32'32"W, A DISTANCE OF 254.43 FEET TO THE NORTHEASTERLY CORNER OF SAID CORDERA FILING NO. 6-1 SAID POINT BEING A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE N89° 22'28"E, ON NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1762.FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 25;

THENCE S00° 28'24"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 25, A DISTANCE OF 1663.57 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND55088870

All of the following Requirements must be met:

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

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

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

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

1. **WARRANTY DEED FROM HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.**

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

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

Order Number: RND55088870

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

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE [78](#) WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.**
- 10. RIGHT OF WAY EASEMENT AS GRANTED TO THE CITY OF COLORADO SPRINGS IN INSTRUMENT RECORDED MARCH 29, 1957, IN BOOK 1623 AT PAGE [606](#).**
- 11. RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED IN INSTRUMENT RECORDED JANUARY 23, 1970, IN BOOK 2328 AT PAGE [58](#).**
- 12. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1982 IN BOOK 3646 AT PAGE [206](#). ANNEXATION ORDINANCE RECORDED OCTOBER 7, 1982 IN BOOK 3619 AT PAGE [807](#).**
- 13. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BRIARGATE GENERAL IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 25, 2000, UNDER RECEPTION NO. [200129558](#). ORDINANCE NO. 03-33 INCLUDING PROPERTY RECORDED MAY 7, 2003 UNDER RECEPTION NO. [203098380](#).**

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

Order Number: RND55088870

14. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT AND JOINT PLAN FOR DISPOSITION OF ASSETS AND CONTINUATION OF SERVICES RECORDED OCTOBER 09, 2002 AT RECEPTION NO. [202174227](#).
15. TERMS, CONDITIONS AND PROVISIONS OF AUTOMATIC RESPONSE AND MUTUAL AID AGREEMENT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. [202185229](#).
16. THE EFFECT OF AMENDED ORDER FOR EXCLUSION, RECORDED JUNE 04, 2004, UNDER RECEPTION NO. [204093343](#).
17. 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 INSTRUMENT RECORDED JULY 29, 2005, UNDER RECEPTION NO. [205116298](#).

SAID DECLARATION DOES NOT CURRENTLY AFFECT SUBJECT PREMISES, HOWEVER IT IS PART OF THE EXPANSION PROPERTY PURSUANT TO CHAPTER 13 AND EXHIBIT D THEREOF.
18. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT AGREEMENT RECORDED APRIL 18, 2006 AT RECEPTION NO. [206056492](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANET EASEMENT AGREEMENT RECORDED MAY 05, 2006 UNDER RECEPTION NOS. [206066937](#) AND [2066938](#).
20. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT AGREEMENT RECORDED OCTOBER 02, 2006 AT RECEPTION NO. [206145066](#).



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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

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



Senior Vice President



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

By



President

Attest



Secretary

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

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PRE-APPLICATION MEETING SUMMARY

Area: North Date: 10/17/19

Pre-Application No.: N19-209

Applicant(s) Present: Matt Larson, Classic

Lot Size: 69.92 ac.

Site Location: Northern stub of Grand Lawn Circle (E of Union Blvd.)

TSN: 6200000702, 6225300002

Project Description: Cordera Filing No. 6 (single-family residential)

Zone: A and PUD

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 checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" 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 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 checked="" 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: N/A ☐ 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 checked="" 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 type="checkbox"/> 500 ft. | <input checked="" 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: _____ **Time:** _____

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

Current zoning is split between a small portion of PUD and the predominant designation, Agriculture

ZC, DP, and FP needed

2.78 du/ac. for Filing No. 2; likely around 3 du/ac. here on Filing No. 6

FP--would like to do one plat for entire subject site; could end up doing two, depending on phasing

Drainage facility is off site; Matt will investigate its location

Emergency access from Bradley Ranch to this plat--Matt will talk w/Smitty about this, as well as access to the flag lot on the NW corner

Park credits have been fulfilled; park at south on this filing would be granted to City; other greenspace to be HOA-maintained

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: _____

Number of Plans: One set + digital

Matthew Lepke

Senior Planner
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105

Phone: (719) 385-5090

P.O. Box 1575, MC 155

Fax: (719) 385-5167

Colorado Springs, CO 80901-1575

Matthew.Lepke@ColoradoSprings.gov

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: December 3, 2020
Planner: Katelynn Wintz
Planner email: Katelynn.wintz@coloradosprings.gov
Planner phone number: (719) 385-5192
Applicant Email: ctessin@classicconsulting.net
Applicant Name: Cathy Tessin
TSN: 6200000702; 6225300002
Site Address (to be used on postcard): no known address

PROJECT:

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

PUBLIC NOTICE:

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

PROJECT BLURB

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

PUD Development Plan

Request by High Valley Land Co, Inc., with representation by Classic Consulting Engineers & Surveyors LLC, for approval of a PUD Development Plan. If approved the proposed application would allow for development of 137 single-family homes, public trails, and ancillary site improvements. The size is zoned PUD (Planned Unit Development), is 47.1 acres in size, and is located north of Fraser Valley Lane and west of N Union Boulevard.

Final Plat

Request by High Valley Land Co, Inc., with representation by Classic Consulting Engineers & Surveyors LLC, for approval of a final plat. If approved the proposed application would allow for the creation of 137 new residential lots and tracts for public trails. The size is zoned PUD (Planned Unit Development), is 47.1 acres in size, and is located north of Fraser Valley Lane and west of N Union Boulevard.

POSTCARD

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

- This project proposes development of 137 new single-family residential units.
- A concurrent final plat application is submitted to create 137 new residential lots

POSTER

Fill out applicable information below:

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

New single-family residential development.

Planning and Development Distribution Form

Final Plat

Planner Intake Date: KW 12/3/20

Admin Receive Date: 12/4/20

Project Name: Cordera Filing No. 6-2 Subdivision Plat

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

2. Date bucksliip comments are due (21 calendar days after submittal): 12/23/20

3. HOA: N/A

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	Bucksliips@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	Barbara.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 Melissa.Spencer@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic - School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
30	<input type="checkbox"/> Comcast	Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com

		WSTMWR_MDSubmissions@comcast.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	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 checked="" type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.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 Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@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@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	Craigdossey@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 ;
5	<input type="checkbox"/> Metro District	Metro District email
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: