



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: DATE JOINT VENTURE ADDITION NO. 1 Existing Zone: Cty RM-30 Acreage: 0.331
Site Address: 4207, 4215 Date Street Direction from Nearest Street Intersection: Northeasterly from intersection of Rosalie Street/Beverly Street at Date Street
Tax Schedule Number(s): 63262-03-068/069

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

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone: City R5
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

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

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I 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: [Signature] Date: 9/4/20
Signature of Consultant: [Signature] Date: 09.04.20
Signature of Developer: _____ Date: _____

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: ROBERT SCOTT GENERAL CONTRACTORS, INC. Contact Name: Robert Ormston, President
E-Mail: rsmhomes52@gmail.com Phone: 719-499-67
Developer: Same as "Property Owner" Contact Name:
E-Mail: Phone:
Consultant/Main Contact name: LAND DEVELOPMENT CONSULTANTS, INC. David V. Hostetler Phone: 719-528-61
Address: 3898 Maizeland Road City: Colorado Springs
State: CO Zip Code: 80909 E-Mail: dhostetler@ldc-inc.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ Assigned to: Katie Carleo Date: 2/17/21
Receipt No.: City File No: AR PFP 21-00105



14 DATE JOINT VENTURE SUBDIVISION 14

Edited 8/1/17

Preliminary 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 Preliminary Plat review submittal.

Applicant

Planner

General Development Application Form

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;
- 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.

Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)

A legal description of the proposed project **N FILE**

2 copies of a **Geologic Hazards Report or Waiver**

2 copies of a **Drainage Report**, prepared by a qualified engineer will be required unless waived **DROBDOX SUBMITTAL**

2 copies of a **Traffic Study** prepared by a qualified engineer will be required unless waived

Submittal of the **Hydraulic Grade Line (HGL) Request Form** to Colorado Springs Utilities (CSU)

Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.

SUBMITTAL CHECKLIST: Continued from previous page

Applicant

Planner

- Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU)
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.
- Proof of Ownership** via title insurance, tax assessor's statement, sworn statement of the owner or a deed.
- Ad Valorem Taxes** - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.
- A copy of the **Pre-Application Meeting Summary** from the assigned City Planner **ON FILE**
- Copies of a Preliminary Plat showing all "Plan Content Requirements" below (*# TBD by Planner*)
- 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*).
- All plans, documents, and reports uploaded to **Dropbox folder** (Planner to send folder invite link through email)

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

General Information

- 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.
- Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.
- Indication of standardized scale, both fractional and bar (i.e. 1" = 20')
- North arrow
- Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.
- Date of preparation
- 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.
- Name, address and phone number of the applicant, legal property owner and/or subdivider
- Name and address of the designer, surveyor and/or engineers.
- Approximate 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.
- All existing building, landscaping and parking areas. An indication of the buildings and improvements to remain and to be removed in conjunction with the subdivision.
- Existing zoning and/or proposed zoning boundary lines, including zoning of contiguous properties.
- Approximate layout, dimensions, square footage and number of lots.
- Names of the public or private streets or other public and private ways, easements, railroad and utility rights-of-way, section and incorporation lines within the tract. 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".
- The approximate radii of all street curves
- Size and location of existing bridges, culverts and other provisions for collection and discharge of surface drainage.
- Indication of any property subject to 100 year flooding as determined by the FEMA maps: approximate location of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all water courses.
- Accurate existing contours shall be shown at intervals of two feet (2') or less; contours at intervals of five feet (5') will be acceptable for very rough topography. Said contours shall be extended onto adjacent property a sufficient distance to establish proper topographical relationships.
- Proposed grading, including approximate street grades. **INDICATED ON SITE PLAN**
- Means of providing vehicular access to adjoining properties.
- Show all adjacent public rights-of-way and improvements, including location of existing curb, pavement, gutter and sidewalk.
- All easements, both existing and proposed. (*This includes all easements are required by the Utilities Departments, City Engineer and other public and quasi-public agencies.*) Provide either the book and page, or the reception number for each easement.
- All other information required by Colorado State law.

PLAN CONTENT REQUIREMENTS: Continued from previous page.

Applicant

Planner

All existing and proposed utility mains and services accurately and clearly depicted.

N/A Indicate all existing easements requested to be vacated.

N/A Where the preliminary layout covers only a part of the subdivider's entire holding, a sketch of the prospective street system of the unsubmitted part shall be furnished insofar as it affects the plat submitted for consideration of the overall street system.

N/A Location of all existing and proposed bikeways and multi-use trails as delineated on the Multi-Use Trails Plan and in the Bicycle Plan.

N/A Public facilities plan (placement and size of all public facilities including curb, gutter, sidewalks, pavement, utility lines, storm drainage facilities and easements located within or adjacent to the site). **INDICATED IN SITE PLAN**

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."

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."



“ DATE JOINT VENTURE SUBDIVISION ”

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

General Development Application Form

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;
- 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.

1 copy of a **Final Plat** showing all "Plan Contents" below

All plans, documents, and reports uploaded to **Dropbox folder** (Planner to send folder invite through email)

A **legal description** of the proposed project **ON FILE**

2 copies of a **Geologic Hazard Report or Waiver**

2 copies of a **Drainage Study** **IN DROPBOX FOR INITIAL REVIEW**

2 copies of a **Traffic Impact Analysis**

Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU)

Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.

SUBMITTAL CHECKLIST: Continued from previous page.

Applicant

Planner

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

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

General Information

- 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.
- Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.
- Indication of standardized scale, both fractional and bar (i.e. 1" = 20')
- North arrow
- Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.
- Date of preparation of the plat
- 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. **MODIFIED**
- Easement statement of standard easements as required on all, side rear and front lots lines, as well as site triangle easements.
- 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.

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

"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."

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

"All public streets are hereby dedicated to the City of Colorado Springs for public use."

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

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

N/A All plats with private streets shall have the following sentence as a plat note: "All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."

Statement of ownership and acknowledgement. The notarized signature of the owner is required.

Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required

The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:

"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."

Notary Statement. Acknowledgement of the execution of the plat before a notary public.

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.
- X 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.

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

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:

N/A "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:

N/A "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:

N/A "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-ways 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.

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

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

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

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

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

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

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

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

PLAN CONTENT REQUIREMENTS: Continued from previous pages.

Applicant

Planner

Surveyor's Statement, which shall read:

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

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

Replat should include the following information:

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

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

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

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

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

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

- If within an airport overlay, the following note must be added: "The 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."



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

Revised February 11, 2021

Development Services, Land Use Review Division
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Attn: **Katie Carleo**

Re: **DATE JOINT VENTURE ADDITION NO. 1 ANNEXATION**
APN 63262-03-068, 069

Katie: **LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing our client, DATE JOINT VENTURE, in these applications for Annexation into the City of Colorado Springs, a Zone Change to City "R5", and Preliminary and 4-lot Final Replat. The current ownership, ROBERT SCOTT GENERAL CONTRACTORS, INC., a Colorado Corporation, will transfer ownership in early 2021 to DATE JOINT VENTURE prior to Annexation Plat and Subdivision Plat recording.

The property consists of 0.331 acres at 4207 and 4215 Date Street, currently platted as Lots 19 and 20, Block Three, PARK VISTA ADDITION and has a County zone of "RM-30". This property exists as two (2) vacant lots. Date Street is an improved City-maintained street with a 60' right-of-way width. City water and wastewater mains exist within said road right-of-way, and it is our client's intent to tap into both mains for service.

This property is within PARK VISTA, identified as Complex Enclave C within the City's Annexation Plan. Comprehensive Plan Policy CIS 204 supports the elimination of enclaves. Due to the fractured ownership, this is typically being accomplished on a piece-meal basis as individual owners bring their properties into the City, typically due to the need for City utilities.

The Future Land Use 3 Mile Plan shows this area as "general residential". This designation fits the existing and proposed use for the subject property.

Our client's lots' Northeasterly, Northwesterly and a portion of a Southeasterly lot line provide 62.5% contiguity with the existing City boundary, well more than the minimum requirement.

We are also asking for the final City zone of "R5" (proposed Single-Family Attached Structures), concurrently with this Annexation request, as has been granted for other PARK VISTA Annexations in the immediate adjacent vicinity. The owner intends to subdivide each lot into two (2) individual unit lots, after final Annexation approval, with a minimum of 3,600 square feet each. Our client's intent is to reside and/or sell these units to others.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'David V. Hostetler', with a long, sweeping underline.

David V. Hostetler, PLS
Director of Surveying, LAND DEVELOPMENT CONSULTANTS, INC.



MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: DATE JOINT VENTURE

PROJECT: DATE JOINT VENTURE ADDITION NO. 1 ANNEXATION

CITY PLANNING FILE NUMBER(S): _____ (NOT YET ASSIGNED)

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 11th day of Feb., 2021.

Signature For & ON BEHALF OF LLC, INC.

* AS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY EMPIRE TITLE OF COLORADO SPRINGS, LLC ON BEHALF OF WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO. 74739 ECS, EFFECTIVE DATE JULY 10, 2020 AT 7:30 A.M.

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 11th day of FEBRUARY, 2021, by WILLIAM C. SANCHEZ, FOR AND ON BEHALF OF LLC, INC.

Witness my hand and official seal.

My commission Expires: 07-10-2022

Notary Public David V. Hostetler



SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. Reservation by Elsie Myers, et al in Deed recorded in Book 569 at Page 45 of all coal under said lands together with the right of surface entry.
10. Terms, agreements, provisions, conditions, obligations and easements as contained in Instrument, recorded March 8, 1963 in Book 1949 at Page 153.
11. Notes, notices and easements as shown on the Plat of said Subdivision recorded in Book W at Page 69.
12. Easements as shown on the recorded plat and as provided for in Engineer's Statement recorded in Book 1635 at Page 191.

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the Supreme Court for the said County, the same being a Court of Record, DO HEREBY CERTIFY, That Lewis Spencer Morris whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 27 day of February 1917

Wm. F. Schneider Clerk



-----oo000oo-----

No. 242899

Special Warranty Deed

Elsie Myers, et al

-to-

Ernst Scholz

Filed for record 12:06 P. M.

April 10, 1917

Elroy C. Shelden, Recorder

) THIS DEED, Made this Twelfth day of June in
(the year of our Lord one thousand nine hundred and sixteen
) (1916) between Elsie Myers, Dorothy Palmer and Marjorie
(Palmer Watt (formerly Marjorie Palmer) each individually
) and as sole heirs at law and residuary devisees under the
(last will and testament of William J. Palmer, deceased,
) late of the County of El Paso and State of Colorado, of
(the first part, and Ernst Scholz, of Osceola in the County
) of Polk and State of Nebraska, of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns, forever, all the following described lots or parcels of land, situate, lying and being in the County of El Paso and State of Colorado, to-wit:

The Southeast quarter (S.E. 1/4) of Section twenty-one (21), all of Sections twenty-
and
two (22), twenty-three (23), the Northwest quarter of Section twenty-six (26), the North one-
half (N. 1/2) of Section twenty-seven (27), and the Northeast quarter (N.E. 1/4) of Section twenty-
eight (28), all in Township thirteen (13) South, Range sixty-six (66) West, containing two
thousand and eighty (2,080) acres, more or less, according to the Government Survey thereof,
excepting from all the above described tracts any and all those portions thereof heretofore
conveyed to the said County of El Paso for rights of way for County Roads; and save and
excepting also that there is hereby reserved to the parties of the first part the ownership
of all deposits of coal contained in said lands, together with the right to go upon said

lands, without interfering in any way with the improvements or crops thereon of the second party, his heirs or assigns, for the purpose of drilling the said lands in prospecting for any such deposits of coal, and the further right to mine and remove all such deposits, if any, from the said lands, together with such use and occupation of such portions thereof as may be reasonably necessary for mining and transportation purposes while said coal, if any, is being mined and removed; and should the surface of any of the said lands be permanently appropriated for such mining purposes, the said parties of the first part shall pay the party of the second part for the same, such fair and reasonable sum of money as they may agree upon at the time, which in case of disagreement between them as to the fair valuation, shall be determined by arbitration in the usual and customary manner.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, To Have and to Hold The said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said Elsie Myers, Dorothy Palmer and Marjorie Palmer Watt parties of the first part, for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents, they have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; That the said parties of the first part will pay all taxes and assessments for the year 1916 when and as the same become due, and that the same are free and clear from all former and other liens, taxes, assessments and incumbrances of whatever kind or nature soever; and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assign, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said parties of the first part, the said parties of the first part shall and will Warrant and Forever Defend.

In Witness Whereof, The said parties of the first part have hereunto their hands and seals the day and year above written.

Signed, Sealed and Delivered in
 Presence of
 As to Elsie Myers
 Richard Westcott
 Vice Consul of the United States
 of America at London, England,
 As to Dorothy Palmer
 John Preston Beecher

Elsie Myers (Seal)
 Dorothy Palmer (Seal)
 Marjorie Palmer Watt (Seal)
 ----- (Seal)

State of Colorado,)
) ss
 El Paso County)

I, Robert S. M. Noland a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marjorie Palmer Watt is personally known to me as the person whose name is subscribed to the annexed Deed appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument of writing as

her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this Twenty-first day of August A. D. 1916

My Commission expires October 5th 1918



Robert S. M. Noland
Notary Public

Certificate of Acknowledgment of Execution of Document.

Scotland)
(Country))
Lanark)
(County or other political division)) SS:
Glasgow)
(Name of consular office))

I, J. P. Beecher, Vice-Consul of the United States of America at Glasgow, Scotland, duly commissioned and qualified, do hereby certify that on this 25th day of July, 1916, before me personally appeared Dorothy Palmer to me personally known, and known to me to be the individual described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument she duly acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and official seal the day and year last above written.



John Preston Beecher
Vice-Consul of the United States of America



Fee No. 33 Two Dollars

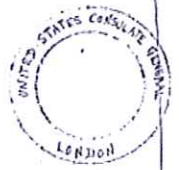
Note.-Wherever practicable all signatures to a document should be included in one Certificate.

Certificate of Acknowledgment of Execution of Document.

Kingdom of Great Britain & Ireland)
(Country))
City of London, England)
(County or other political division)) SS:
United States Consulate-General)
(Name of consular office))

I, Richard Westacott Vice Consul of the United States of America at London, England duly commissioned and qualified, do hereby certify that on this 28th day of July, 1916, before me personally appeared Elsie Myers to me personally known, and known to me to be the individual described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument she duly acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and official seal the day and year last above written.



9141
Richard Westacott
Vice Consul of the United States of America.

Fee No. 33 Two Dollars

Note.- Wherever practicable all signatures to a document should be included in one certificate

**El Paso County, Colorado
Property Tax Details**

Property Taxes for 2020 Due 2021

[Display Tax Statement](#)

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

Parcel Information

Schedule Number: 6326203068

Owner Information

Name: ROBERT SCOTT GENERAL CONTRACTORS INC
Mailing Address: 9850 HIGHLAND GLEN PL COLORADO SPRINGS CO 80920

Property Valuation

Total Assessed Land: \$4,730
Total Assessed Improvements: \$0
Total Assessed: \$4,730

[Assessment questions? Click here](#)

Value

Total Market Value: \$16,300

Property Information

Property Address: 4215 DATE ST
Property Type: Real

Legal Description

LOT 20 BLK 3 PARK VISTA ADDITION

Alerts

N/A

Current Year Payments Due as of 2/11/2021

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	March 01	\$148.17	\$0.00	\$148.17	True	<input type="button" value="Pay"/>
Second Half:	June 15	\$148.16	\$0.00	\$148.16	False	<input type="button" value="Pay"/>

Current Tax Liability: \$296.33

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	April 30	\$296.33	\$0.00	\$296.33	True	<input type="button" value="Pay"/>

Current Tax Liability: \$296.33

Current Year Payments Received

N/A

Prior Year(s) Transaction History

Date	Amount
06/16/2020	\$147.39
02/12/2020	\$147.40
06/14/2019	\$73.60
02/25/2019	\$73.60

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 2020 Due 2021

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Parcel Information

Schedule Number: 6326203069

Owner Information

Name: ROBERT SCOTT GENERAL CONTRACTORS INC
Mailing Address: 9850 HIGHLAND GLEN PL COLORADO SPRINGS CO 80920

Property Valuation

Total Assessed Land: \$4,730
Total Assessed Improvements: \$0
Total Assessed: \$4,730

[Assessment questions? Click here](#)

Value

Total Market Value: \$16,300

Property Information

Property Address: 4207 DATE ST
Property Type: Real

Legal Description

LOT 19 BLK 3 PARK VISTA ADDITION

Alerts

N/A

Current Year Payments Due as of 2/11/2021

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	March 01	\$148.17	\$0.00	\$148.17	True	<input type="button" value="Pay"/>
Second Half:	June 15	\$148.16	\$0.00	\$148.16	False	<input type="button" value="Pay"/>

Current Tax Liability: \$296.33

OR

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N/A

Prior Year(s) Transaction History

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COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE A

1. Effective Date: **July 10, 2020, 07:30 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
 Proposed Insured: **Robert Scott General Contractors, Inc. A Colorado Corporation**
 Proposed Policy Amount: **\$119,800.00**
 - (b) 2006 ALTA® Loan Policy
 Proposed Insured:
 Proposed Policy Amount:

<i>Reissue Owner's Policy</i>	\$	534.00
<i>Tax Certificate</i>	\$	50.00
<i>OEC - Pln Lang. Endorsement</i>	\$	75.00
Total:	\$	659.00

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:
Grand Oaks Investments, LLC, A Colorado Limited Liability Company

5. The land referred to in this Commitment is described as follows:
Lots 19 and 20, Block 3, Park Vista Addition, County of El Paso, State of Colorado.

For Informational Purposes Only: **4207 Date Street, 4215 Date Street, Colorado Springs, CO 80223**
 APN: **6326203066**

Countersigned
 Empire Title of Colorado Springs, LLC

By: 

C. Canterbury

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COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE B, PART I Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.

NOTE: Statement of Authority for Grand Oaks Investments, LLC, A Colorado Limited Liability Company recorded September 5, 2017 at [Reception No. 217106394](#) designates John H. Sullivan, III as Member.

NOTE: There is a Statement of Authority of record, however, it was recorded more than 2 years prior to the date of this commitment. The Underwriter hereunder requires a new Statement of Authority to be recorded at this time.

5. **Delivery to the Company for inspection and approval prior to closing, the following documents for Grand Oaks Investments, LLC, A Colorado Limited Liability Company:**
 - (1) **Copy of the current Operating Agreement, and any and all amendments thereto, setting forth the name of the manager(s) or members, and their respective powers. NOTE: This item will not be recorded. This Commitment may be subject to additional Requirements and/or Exceptions upon receipt and review of this item.**

NOTE: Statement of Authority for Robert Scott General Contractors, Inc. A Colorado Corporation recorded

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July 1, 2014 at [Reception No. 214057661](#) designates Scott B. Hente, as Vice President.

NOTE: There is a Statement of Authority of record, however, it was recorded more than 2 years prior to the date of this commitment. The Underwriter hereunder requires a new Statement of Authority to be recorded at this time.

6. Delivery to the Company for inspection and approval prior to closing, the following documents for Robert Scott General Contractors, Inc. A Colorado Corporation:

(1) Copy of the current Operating Agreement, and any and all amendments thereto, setting forth the name of the manager(s) or members, and their respective powers. **NOTE:** This item will not be recorded. This Commitment may be subject to additional Requirements and/or Exceptions upon receipt and review of this item.

7. Deed sufficient to convey fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, Item 2A.

NOTE: Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the legal address of the purchaser (not necessarily the same as the property address) be included on the face of the deed to be recorded.

NOTE: C.R.S.39-14-102 requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

REQUIREMENTS NOT TO BE RECORDED:

- A. Payment of any and all due and unpaid general taxes or special assessments pertaining to subject property, as may be evidenced by a tax certificate.
- B. Receipt by the company of a Final Affidavit and Agreement indemnifying it against unfiled mechanic's and materialmen's liens.
- C.. Upon receipt of Items required above, satisfactory to the Company, the Policy to be issued will be an ALTA Plain Language Owner's Policy providing Owner's Extended Coverage, thereby deleting printed exceptions Nos. 1, 2, 3 and 4 from the Owners Policy. Item 5 will be deleted if closing is performed by the Insuring Company.
- D. Evidence satisfactory to the Company that Stormwater Fees are paid current, if applicable.
- E. Execution of Gap Indemnity by vested owner(s) of subject property.

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FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Deed recorded September 5, 2017 as [Reception No. 217106393](#).

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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SCHEDULE B, PART II
Exceptions

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The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. Reservation by Elsie Myers, et al in Deed recorded in [Book 569 at Page 45](#) of all coal under said lands together with the right of surface entry.
10. Terms, agreements, provisions, conditions, obligations and easements as contained in Instrument, recorded March 8, 1963 in [Book 1949 at Page 153](#).
11. Notes, notices and easements as shown on the Plat of said Subdivision recorded in [Book W at Page 69](#).
12. Easements as shown on the recorded plat and as provided for in Engineer's Statement recorded in [Book 1635 at Page 191](#).

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13. Restriction against service stations as contained in documents recorded in [Book 1618 at Page 386](#) and in [Book 1696 at Page 164](#).
14. Terms, agreements, provisions, conditions and obligations as contained in Agreement providing water service to land located in an enclave surrounded by the city limits of the City of Colorado Springs and annexation agreement recorded in at [Reception No. 203076635](#).
15. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.
NOTE: If this item is to be deleted from the final Owner's and Lender's Title Policies, please provide Affidavit of No Leases to this company.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. 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.

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**APPLICATION FOR ASSENT
FOR PROPOSED INCLUSIONS INTO THE
SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT
AND ABILITY TO RECEIVE OF FRYINGPAN-ARKANSAS PROJECT WATER**

Please send this completed questionnaire to:

Mr. Garrett Markus
Water Resource Engineer
Southeastern Colorado Water Conservancy District
31717 United Avenue
Pueblo, CO 81001

If you have any questions regarding this questionnaire, please contact Mr. Markus at (719) 766-4261 or garrett@secwcd.com

- 1) Proposed inclusion petitioner(s) name, address, phone number, and e-mail address (also include the proposed inclusion parcel(s) address and applicant contact information, if different than that of the petitioner(s)):

Robert Ormston
9850 Highland Glen Place
Colorado Springs, CO 80920
(719) 499-6754
rsmhomes52@gmail.com

Inclusion Parcels: 4207 and 4215 Date Street
Colorado Springs, CO 80918

- 2) Commonly known name for the Inclusion (must be the official name on the ordinance for an annexation)

Project Name: DATE JOINT VENTURE

- 3) Proposed inclusion parcel(s) legal description (Township, Range, Section and County) and proposed inclusion parcel(s) acreage:

Lots 19 and 20, Block 3, PARK VISTA ADDITION (Plat Book H, Page 69, El Paso County, Colorado records), being a portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., in El Paso County, Colorado . . . 0.331 acres

- 4) Attach a proposed inclusion parcel(s) location map (either topographic or aerial map from appropriate county assessor's website) showing parcel(s) boundaries. If petitioner's county or municipality utilizes GIS, send parcel shapefile with commonly known name to margie@secwcd.com.

Attached

- 5) How does the proposed inclusion parcel(s) currently receive water? For example, does the parcel(s) receive municipal or industrial water from a public water system?

Should this property be annexed into the City of Colorado Springs, it will be served water by Colorado Springs Utilities

- 6) Identify the water right(s) associated with the proposed inclusion parcel(s). If the parcel receives municipal and industrial water, state the water supplier. Otherwise, provide the water right decree.

Colorado Springs Utilities

- 7) Can any or all of the proposed activities resulting from the inclusion occur without your ability to receive Fryingpan-Arkansas Project Water?

If yes, you **DO NOT** need to answer questions 8-15.

If no, please describe **AND** answer questions 8-15:

Yes

- 8) Describe the proposed inclusion Parcel(s) current land use and/or zoning (e.g., residential, rural residential, agricultural, etc.) and any existing infrastructure (e.g., buildings, ditches, roads, etc.) within the proposed inclusion parcel(s):

N/A

- 9) Are there any proposed changes to the proposed inclusion parcel(s) current land use and/or zoning (e.g., agricultural to residential, etc.) or any ground-disturbing activities within the proposed inclusion parcel(s) that will result from the proposed inclusion?

N/A

If yes, please describe the extent of ground disturbance (eg., excavation, trenching, tree removal, construction, demolition, etc.), the approximate dimensions of the proposed ground disturbance (eg., length, width, and depth of trenching, etc.), and attach a map showing the approximate area of disturbance within the proposed inclusion parcel(s).

- 10) Describe how the water will be used (e.g., provide water to an existing structure, provide water to a proposed commercial/industrial development, etc.) within the proposed inclusion parcel(s):

N/A

If a pipeline is required to provide water to an existing structure, please provide the approximate length and diameter of the pipeline:

11) Is there any existing infrastructure (eg., buildings, structures, canals, ditches, etc.) or are there any known archaeological sites within the proposed inclusion parcel(s) that are at least 50 years old?

N/A

If yes, please describe:

12) Are there any known threatened or endangered species or their designated critical habitat within the proposed inclusion parcel(s)?

N/A

If yes, please describe:

13) Are there any known wetlands within the proposed inclusion parcel(s)?

N/A

If yes, please describe:

14) Are there any anticipated water quality impacts within the proposed inclusion parcel(s) resulting from the proposed inclusion (e.g., sewage disposal, construction impacts, etc.)?

N/A

If yes, please describe:

15) Is there any prime and unique farmland within the proposed inclusion parcel(s)?

N/A

If yes, please describe:

EL PASO COUNTY - COLORADO

6326203069
4207 DATE ST

Total Market Value
\$16,300

OVERVIEW

Owner:	GRAND OAKS INVESTMENTS LLC
Mailing Address:	1228 S BANNOCK ST DENVER CO, 80223-3202
Location:	4207 DATE ST
Tax Status:	Taxable
Zoning:	RM-30
Plat No:	1447
Legal Description:	LOT 19 BLK 3 PARK VISTA ADDITION

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$16,300	\$4,730
Improvement	\$0	\$0
Total	\$16,300	\$4,730

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT RESIDENTIAL LOTS	29.000	7200 SQFT	\$16,300

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: FB2 Levy Year: 2019 Mill Levy: 62.841

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
COLO SPGS SCHOOL NO 11	51.558	JULIE TORRES	(719) 520-2010
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



EL PASO COUNTY - COLORADO

6326203068
4215 DATE ST

Total Market Value
\$16,300

OVERVIEW

Owner:	GRAND OAKS INVESTMENTS LLC
Mailing Address:	1228 S BANNOCK ST DENVER CO, 80223-3202
Location:	4215 DATE ST
Tax Status:	Taxable
Zoning:	RM-30
Plat No:	1447
Legal Description:	LOT 20 BLK 3 PARK VISTA ADDITION

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$16,300	\$4,730
Improvement	\$0	\$0
Total	\$16,300	\$4,730

No buildings to show.

LAND DETAILS

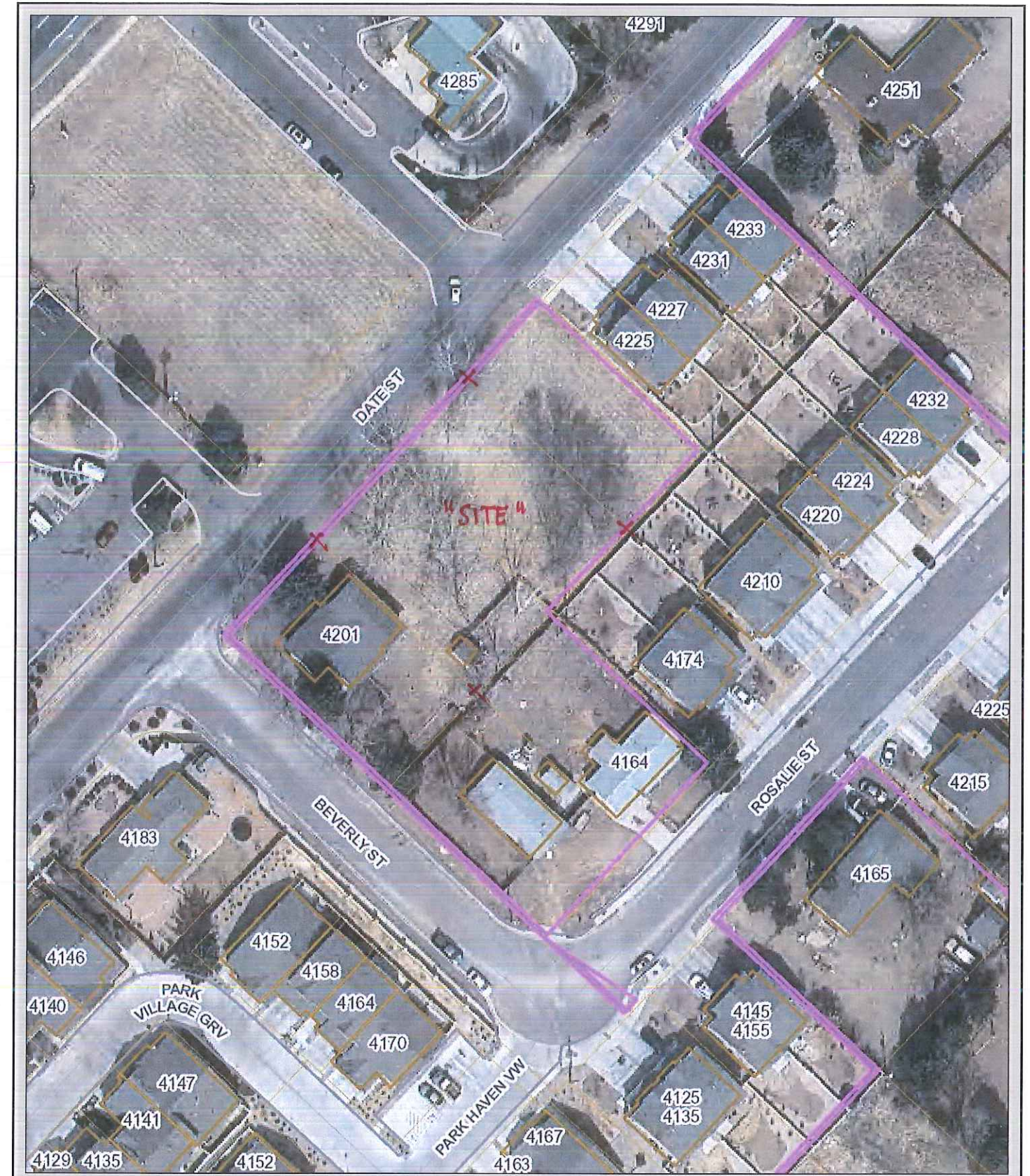
Sequence Number	Land Use	Assessment Rate	Area	Market Value
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EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598




Colorado Springs Utilities
It's how we're all connected

Colorado Springs Utilities Public Map Viewer
 1: 1,128

94 0 47 94
 Feet

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Map Created: 11/10/2020


 Know what's below. Call before you dig.

DATE JOINT VENTURE NO. 1 ANNEXATION – WELL WATER ISSUES/STATEMENT OF UNDERSTANDING

PROPERTY DESCRIPTION: 4207/4215 Rosalie Street

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Lots 19 and 20, Block 3, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.331 acres (14,400 square feet), more or less.

To whom it may concern:

We, Robert Ormston, Scott Hente and Ray Shea hereby state that we have no well on the subject property, nor known water rights (see attached Well Permit Worksheet copies from the Colorado Division of Water Resources for wells within 300 feet of my lot).

All informational items listed in the First Review Comments for CPC A __-____, CPC ZC __-____, and CPC PFP __-____ have been read by me and understood to be standard operation procedural comments regarding this Annexation effort.

By signing the upcoming Annexation Agreement for this effort, I understand any fees and/or requirements of improvements to be installed necessary to obtain a future building permit and be served by Colorado Springs Utilities, are the standard operating procedural requirements necessary to be annexed into the City of Colorado Springs that were similarly required by immediately-adjacent developed properties to the East along the Northerly side of Date Street within the City.

Robert Ormston

Date

Scott Hente

Date

Ray Shea

Date

CITY FILE NO. ____-____-____



Legend

- Well Constructed
- County

Location

Notes

292 0 146 292 Feet

1: 1,754



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 9/8/2020 2:42:31 PM

Disclaimer

* The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. THIS PAGE IS NOT THE ACTUAL PERMIT.

This page should not be used as a basis for any legal consideration, to determine the allowed uses of the well, to determine construction information, or to determine the terms and conditions under which the well can operate. The complete well permit file should be viewed to obtain details on the allowed uses and other relevant information. A complete copy of the file is available in the "Imaged Documents" section of this page, and can be viewed by opening all of the documents listed in that section.

Note that all of the terms and conditions under which a well can operate, particularly for non-exempt wells, may not be specified on the well permit. Wells may also be subject to relevant statutes, rules and decrees. To learn more about well permitting in Colorado, please visit DWR's Well Permitting Page. If you have any questions about this well permit file, please contact the DWR Groundwater Information Desk at (303) 866-3587 (Hours 9am-4pm M-F).



Well Permit Summary Report

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The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. See full disclaimer below.

Permit Number: 301514- Receipt: 3674319
Permit Category: Residential WDID:
Permit Status: Well Constructed

Physical Location

Division: 2 Designated Basin: Outside
District: 10 Management District: Outside
County: EL PASO Denver Basin Aquifer: Inside

Feature Type	Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Latitude	Longitude	Location Accuracy
Well (Application/Permit)	3603 S	3439 E		SE	NW	26	13.0 S	66.0 W	S	521637.5	4304842.5	38.892190	-104.750499	Spotted from section lines

Physical Address:
City & State:
Zip:

Parcel Type: Subdivision
Parcel Name: PARK VISTA ESTATES ADDITION

Lot, Block, Filing

Lot	Block	Filing	Description
16	3		

Permit Details

Acres In Parcel: Statute: 37-92-602(5) - Late registration for exempt; put to beneficial use prior to 5/8/1972 or used exclusively for monitoring and observation purposes prior to 8/1/1988

Parcel ID:

Use(s): Domestic **Follow Up Permit Conditions (see actual permit for more information)**

Limits: Yield Amount Depth (T) Depth (B) Abandonment Required: See imaged well permit
 Meter Required: See imaged well permit

Aquifer(s): ALL UNNAMED AQUIFERS Geophysical Log Required: See imaged well permit

Area Irrigated: 4572.00 Rule 6.2.2.1 (Notice): See imaged well permit

Within Water Service Area: Rule 6.2.3 (Floating Permit): See imaged well permit

Water Supplier Name:

Type of Sewage System:

Sewer System Details:

Construction/Pump Installation Details

Driller: Pump Installer:

Construction Date: 12/31/1965 Last Pump Installation Date:

Completed Well Depth: Production Test Yield:

Perforated Casing Top:

Perforated Casing Bottom:

Static Water Level:

Well Yield Estimate (GWS-31): 15.00

Application/Permit History

Action	Action Date	Date Received	Comment
Well Constructed	12/31/1965		
First Beneficial Use	12/31/1965		
Application Received	4/26/2016	4/26/2016	
Permit Issued	6/13/2016		
Change in Owner Name / Mailing Address	8/11/2016		
Comment (Permit)	8/11/2016		Permit Returned - Insufficient Address - AOT 6-27-16

Applicant/Contact

Start Date	End Date	Association Type	Contact Name	Address	City	State	Zip Code
1/1/1900		Owner	STROBO MICHAEL ROBERT	4164 ROSALIE ST	COLORADO SPRINGS	CO	80917

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Well Permit Summary Report

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Permit Number:	79216-	Receipt:	9083877
Permit Category:	Residential	WDID:	
Permit Status:	Well Constructed		

Physical Location

Division:	2	Designated Basin:	Outside
District:	10	Management District:	Outside
County:	EL PASO	Denver Basin Aquifer:	Inside

Feature Type	Dist N/S	Dist E/W	Q10	Q40	Q160	Sec	Township	Range	PM	UTMx	UTMy	Latitude	Longitude	Location Accuracy
Well (Application/Permit)	1650 N	1650 W		SE	NW	26	13.0 S	66.0 W	S	521581.8	4304847.4	38.892236	-104.751141	Spotted from section lines

Physical Address:
City & State:
Zip:

Parcel Type: Subdivision
Parcel Name: PARK VISTA ESTATES ADDITION

Lot, Block, Filing

Lot	Block	Filing	Description
15	1		

Permit Details

Acres In Parcel:	0.25	Statute:	
Parcel ID:			
Use(s):	Domestic	Follow Up Permit Conditions (see actual permit for more information)	
Limits:	Yield	Amount	Depth (T) Depth (B)
	Abandonment Required:	See imaged well permit	
	Meter Required:	See imaged well permit	
Aquifer(s):	ARAPAHOE	Geophysical Log Required:	See imaged well permit
Area Irrigated:		Rule 6.2.2.1 (Notice):	See imaged well permit
Within Water Service Area:		Rule 6.2.3 (Floating Permit):	See imaged well permit
Water Supplier Name:			
Type of Sewage System:			
Sewer System Details:			

Construction/Pump Installation Details

Driller:		Pump Installer:	
Construction Date:	5/19/1975	Last Pump Installation Date:	
Completed Well Depth:		Production Test Yield:	
Perforated Casing Top:			
Perforated Casing Bottom:			
Static Water Level:			
Well Yield Estimate (GWS-31):	10.00		

Application/Permit History

Action	Action Date	Date Received	Comment
First Beneficial Use	5/19/1975		
Record Change	5/15/2013		

Applicant/Contact

Start Date	End Date	Association Type	Contact Name	Address	City	State	Zip Code
1/1/1900		Owner	EVANS, RICHARD M	4295 TEMPLETON GAP RD	COLORADO SPRINGS	CO	80917

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PRE-APPLICATION MEETING SUMMARY

Area: North Date: 9/3/2020

Pre-Application No.: N20-144

Applicant(s) Present: ORMSTON

Lot Size: _____

Site Location: 6326203069 and 6326203068

TSN: 6326203069 and 6326203068

Project Description: POSSIBLE ANNEXATION IN PARK VISTA

Zone: COUNTY RR5

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 checked="" 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 checked="" 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: _____ 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 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: <u>Zaker Alazzeah, 719-385-5468</u> | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input checked="" 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):

ESTABLISHMENT OF ANNEXATION AND ZONING FOR SINGLE-FAMILY ATTACHED. THIS WOULD FOLLOW STANDARD PROCESS OF ANNEXATION IN PARK VISTA WITH ANNEXATION, ZONE CHANGE TO R5 AND ESTABLISHMENT OF A PRELIMINARY FINAL PLAT TO SHOW DETAILS OF THE FUTURE SITE DEVELOPMENT AND SUBDIVIDE THE LOTS FOR FEE SIMPLE.

WOULD BE REQUIRED FOR ANY UTILITY EXTENSIONS AND SHOULD DISCUSS WITH COLORADO SPRINGS UTILITIES. ANNEXATION PETITION FIRST SUBMITTED FOR INITIAL REVIEW PRIOR TO GOING BEFORE CITY COUNCIL FOR INITIAL ACCEPTANCE. LAND USE APPLICATION ABLE TO BE SUBMITTED ONCE THIS PORTION GOES THROUGH CITY COUNCIL FOR INITIAL ACCEPTANCE TO BEGIN THE OVERALL PROCESS. REQUIRED NEPA FORM COMPLETED WITH APPLICATION SUBMITTAL

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: SEE FEE ESTIMATE PROVIDED

Number of Plans: Electronic Submittal + One hard copy of each application

Katie Carleo
Principal Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 kcarleo@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: February 17, 2021

Planner: **Katie Carleo**

Planner email: katie.carleo@coloradosprings.gov

Planner phone number: (719) 385-5060

Applicant Email: Land Development Consultants; David Hostetler

Applicant Name: dhostetler@ldc-inc.com

Owner: Robert Scott General Contractors Inc. rsmhomes52@gmail.com

TSN: 6326203068, and 069

Site Address (to be used on postcard): 4207 and 4215 Date Street

PROJECT: DATE JOINT VENTURE ADDITION NO. 1

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

PUBLIC NOTICE:

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.

Annexation

Request by Robert Scott General Contractors Inc., with representation by Land Development Consultants – David Hostetler, for approval of the Date Joint Venture Addition No. 1 Annexation. If approved the proposed would allow for annexation of this site into the City of Colorado Springs. The site is currently zoned RM-30 (Residential Multi-family) in El Paso County and concurrently under review of a proposed zone establishment of R5 (Residential) in the City. The property is located at 4207 and 4215 Date Street consisting of .331 acres.

Zone Change

Request by Robert Scott General Contractors Inc., with representation by Land Development Consultants – David Hostetler, for approval of a zone establishment to R5 (Residential). The site is currently zoned RM-30 (Residential Multi-family) in El Paso County and concurrently under review of a proposed annexation. The property is located at 4207 and 4215 Date Street consisting of .331 acres.

Preliminary Final Plat

Request by Robert Scott General Contractors Inc., with representation by Land Development Consultants – David Hostetler, for approval of the Date Joint Venture Preliminary Final Subdivision Plat. If approved the proposed would allow for the establishment of four lots for single-family attached residential. The site is currently zoned RM-30 (Residential Multi-family) in El Paso County and concurrently under review of a proposed zone establishment of R5 (Residential) in the City. The property is located at 4207 and 4215 Date Street consisting of .331 acres.

[Type text]

POSTCARD

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

- Date Joint Venture Addition No. 1 Annexation
- Establishment of R5 (Residential) to establish 4 lots of single-family attached residential.

POSTER

Fill out applicable information below:

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

Proposed Date Joint Venture Addition No. 1 Annexation and establishment of R5 (Residential) to establish 4 lots of single-family attached residential.

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

Planner Intake Date: **2/17/2021 – KAC**

Admin Receive Date: **2/18/21**

Project Name: **DATE JOINT VENTURE SUBDIVISION PRELIMINARY FINAL PLAT**

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

2. Date bucksliip comments are due (21 calendar days after submittal): **MARCH 10, 2021**

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	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barbara.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera Candy Fontecchio	Lois.Ruggera@coloradosprings.gov Candy.Fontecchio@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.gov

45	<input type="checkbox"/> Zaker Alazzeh, Traffic - School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
3	<input type="checkbox"/> CONO	rdavis@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	dgish@wsd3.org
37	<input checked="" type="checkbox"/> School District # 11	Terrance.johns@d11.org Terry.Seaman@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrissmith@esd22.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

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

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

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

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

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

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

8. LAND USE REVIEW:

Hard Copy Full sized plans

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