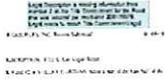


Markup Summary

dsdseivigny (1)



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 6/5/2018 9:03:15 AM
Color: ■

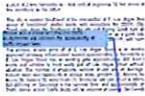
Legal Description is missing information from number 3 on the Title Commitment for the Road that was vacated per resolution 206179579. Legal needs to match Title Commitment Legal

CORRECTED - DVH

DVH - DAVID V. HOSTETLER
DIRECTOR OF SURVEYING
LAND DEVELOPMENT CONSULTANTS, INC.
(719) 528-6133
dhostetler@ldc-inc.com
07-20-18

Markup Summary

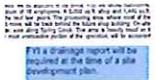
dsdgrimm (2)



Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 6/8/2018 12:38:22 PM
Color: ■

Please add a statement that the traffic study/memo will address the applicability of traffic impact fees.

ADDRESSED - DVH

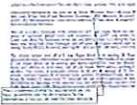


Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 6/8/2018 12:38:24 PM
Color: ■

FYI a drainage report will be required at the time of a site development plan.

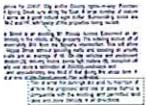
ADDRESSED - DVH

dsdsevigny (3)



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 6/8/2018 12:38:26 PM
Color: ■

This is a statement of what the requirements are, you have not identified how the site is suitable for the intended use or how you will meet the those standards



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 6/8/2018 12:38:31 PM
Color: ■

ADDRESSED
DVH

This is what the zonings are and no mention of of how the proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 6/8/2018 12:38:32 PM
Color: ■

The County has not suggested the zoning, the applicant is requesting the zoning, and this is not a discussion about the County Policy Plan. See Rice Ranch on EDARPS for examples

Markup Summary

dsdsevigny (2)



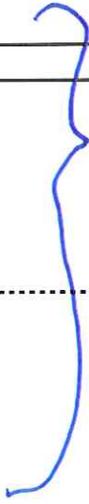
Subject: Highlight
Page Label: 9
Lock: Locked
Author: dsdsevigny
Date: 6/5/2018 11:01:15 AM
Color: ■

RESUBMITTED CLARIFYING DOCUMENTATION
THAT NEW WELL WAS INSTALLED BEFORE
DEADLINE EXPIRATION AND YEARLY USE
REPORTS SENT AS REQUIRED - D/H

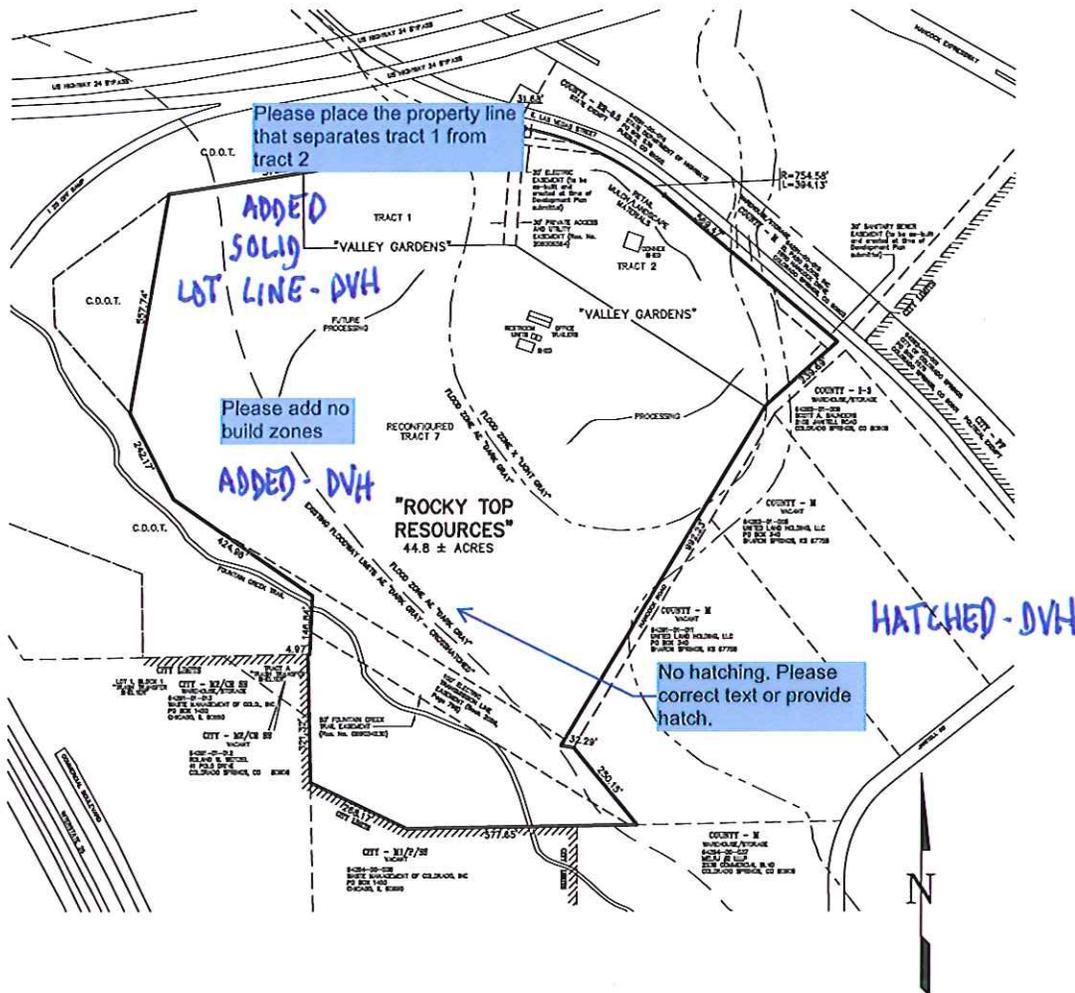


Subject: Callout
Page Label: 9
Lock: Locked
Author: dsdsevigny
Date: 6/5/2018 11:01:16 AM
Color: ■

Is there supporting documents that this plan is still valid?



REZONE MAP: RR-0.5 RESIDENTIAL TO I-3 HEAVY INDUSTRIAL ZONE



PROPERTY DESCRIPTION: 1755 E. Las Vegas Street

Tracts 7, 8, 9 and 12 in VALLEY GARDENS, being a part of the East Half of the Northeast Quarter of Section 29, and of the West Half of the Northwest Quarter of Section 28 in Township 14 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado;

EXCEPTING from the above description that portion thereof conveyed by B. W. Babcock to A. G. Pinello and recorded in Book 539 at Page 485 in the Office of the County Clerk and Recorder of El Paso County, Colorado. And further EXCEPTING the right-of-way conveyed to the City of Colorado Springs by deed recorded in Book 1000 at Page 316 in the Office of the County Clerk and Recorder of El Paso County, Colorado, County of El Paso, State of Colorado;

... AND ...

Tracts G and H, and Tracts E, I and K, RYAN'S SUBDIVISION, County of El Paso, State of Colorado;

EXCEPTING from all the foregoing parcels those portions contained in findings, order and decree recorded in Book 3823 at Page 439, Warranty Deed to the Department of Transportation, State of Colorado recorded in Book 5973 at Page 205 and in Warranty Deed to Jay A. Ringler recorded in Book 6354 at Page 339;

OWNER:

ROCKY TOP RESOURCES, INC.
ATTN: FREDRICK D. MARTIN
1755 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80903-4323
(719) 579-9103

APPLICANT:

LAND DEVELOPMENT CONSULTANTS, INC.
ATTN: DAVID V. HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
(719) 528-6133



LDC, Inc.

PLANNING, SURVEYING
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO. 80909
(719) 528-6133
FAX (719) 528-6848

DWN BY: SLG DATE: 01/09/18
CK'D BY: DVH REF. NO.: 04048EXH_RZ

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	COUNTY/CSU COMMENTS	5/10/18	DVH

PROJECT NUMBER
04048

El Paso County Public Health
Environmental Health Division
719.575.8602
mikemccarthy@elpasoco.com
02June2018

COLORADO SPRING UTILITIES

Utility Comments (electric, gas, water, wastewater)

SHOWN AND LABELED
WITH 05.10.18 SUBMITTAL
AND ACCEPTED BY MIKE
GACKLE IN ATTACHED
EMAIL - DVH

Action Items:

1. Show and label the existing easement for the existing overhead powerline located along the southern portion of the property.
2. Show and label proposed easement for the existing wastewater main located in E Las Vegas Street, at the northwest portion of the site. Obtain an easement prior to approval of rezoning.
3. Show and label proposed easement for the existing powerline located along E Las Vegas Street, at the northern portion of the site. Obtain an easement prior to approval of rezoning.

Information Items:

"AS-BUILT" EASEMENTS TO BE CREATED AND
RECORDED AT TIME OF SITE DEVELOPMENT PLAN APPROVAL - DVH

1. The applicant or their engineer should contact Utilities Development Services for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development (668-8111).
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any

Dave Hostetler

From: Mike Gackle <mgackle@csu.org>
Sent: Tuesday, April 24, 2018 1:25 PM
To: Dave Hostetler
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning

Dave, the plan you sent looks good. Please resubmit through the Planner. When I get it in my queue I will re-review and get it back as soon as possible.

Thank You

Mike Gackle
Colorado Springs Utilities
Utilites Development Services
719-668-8262

From: Dave Hostetler [<mailto:dhostetler@ldc-inc.com>]
Sent: Tuesday, April 24, 2018 12:24 PM
To: Mike Gackle <mgackle@csu.org>
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning
Importance: High

[External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

Mike: Attached please find my "revised" Rezone Map Exhibit taking into consideration your Easement clarification requests. As discussed, we will detail as-built locations of existing facilities and create specific Easements at time of our upcoming Development Plan submittal. Can you review and sent an Email in general concurrence with what you see as being what you needed? Let me know if you need anything else. Thanks, DVH

David V. Hostetler, PLS
Director of Surveying
LAND DEVELOPMENT CONSULTANTS, INC.
3898 Maizeland Road
Colorado Springs, CO 80909
Ph: (719) 528-6133, Ext. 109
Fax: (719) 528-6848
dhostetler@ldc-inc.com

From: Dave Hostetler
Sent: Tuesday, February 20, 2018 7:37 AM
To: 'Mike Gackle'
Subject: RE: Buckslip No. I-181 ROCKY TOP Industrial Rezoning
Importance: High

Mike: Do you have a plan and profile sheet copy of that portion of the sanitary sewer main that needs an Easement ... it is hard to differentiate which green line is applicable on the site exhibit. But shouldn't that Easement already have been acquired by CSU and be a recorded document? Also, what format document for fill-out and signatures will need to be used for these Easements? Please provide when convenient, or let me know if a problem. Thanks again, DVH