

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Midtown at Percheron Filing No. 1 and No. 2

Existing Zone: PUD, AO

Acreage: 36.2

Site Address: E. Woodmen Road

Direction from  
Nearest Street  
Intersection:North of E. Woodmen Road, East of  
Mohawk Road**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

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

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

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

12/21/21

Signature of Property Owner

Date

Kimberly Johnson

Signature of Consultant

12/07/2021

Date

12/21/21

Signature of Developer

Date

Digitally signed by Kimberly Johnson  
DN: cn=Kimberly Johnson, o=NES, ou=Planning,  
email=kjohnson@nescolorado.com, c=US  
Date: 2021.12.07 09:58:27 -0700**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: BLH No 1 LLC

Contact Name: Greg Barbuto

E-Mail: gbarbuto@norwood.dev

Phone: (719) 593-2633

Developer: Norwood Development Group

Contact Name: Greg Barbuto

E-Mail: gbarbuto@norwood.dev

Phone: (719) 593-2623

Consultant/Main Contact name: NES, Inc./Kimberly Johnson

Phone: (719) 884-1371

Address: 619 N. Cascade Ave., Suite 200

City: Colorado Springs

State: CO

Zip Code: 80903

E-Mail: kjohnson@nescolorado.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:

Katelynn Wintz

Date: 12/30/21

Receipt No.: \_\_\_\_\_

City File No:

AR FP 22-00003



## 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 ☐

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

☒ Geologic Hazard Report

☒ Drainage Reports

☒ Traffic Impact Analysis

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

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

**SUBMITTAL CHECKLIST:** Continued from previous page.

Applicant

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- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> <b>Proof of Ownership</b> via title insurance, tax assessor's statement, or a deed.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <b>Ad Valorem Taxes</b> - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> letter from the assigned City Planner.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> 1 copy of an approved <b>Preliminary Plat</b> or <b>Concept</b> , or <b>Development Plan</b> for the proposed project.   | <input type="checkbox"/> |
| <i>N/A</i> <input checked="" type="checkbox"/> <b>Utility Line Locates</b> provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities (refer to content requirements). | <input type="checkbox"/> |
| <i>N/A</i> <input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY).   | <input type="checkbox"/> |

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

**General Information**

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> North arrow  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Date of preparation of the plat  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.   | <input type="checkbox"/> |
| <i>N/A</i> <input checked="" type="checkbox"/> Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City. | <input type="checkbox"/> |

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

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> <i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i> | <input type="checkbox"/> |
|--|--------------------------|

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

*"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 (Distract Name) Special Maintenance District."*

- |  |                          |
|--|--------------------------|
| <i>N/A</i> <input checked="" type="checkbox"/> All plats with private streets shall have the following sentence as a plat note:<br><i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i> | <input type="checkbox"/> |
|--|--------------------------|

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

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

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

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs." | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.  | <input type="checkbox"/> |

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**Access Provisions:**

N/A

- a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval. ☐
- b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat. ☐

☒ Fee block (drainage, bridge, school and park) ☐

Certificates for execution by each of the following or their duly appointed representative(s).

- |  |                                      |                          |
|--|--------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> a. City Engineer | c. City Clerk                        | <input type="checkbox"/> |
| b. City Planning Director                            | d. El Paso County Clerk and Recorder | <input type="checkbox"/> |

☒ 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. ☐

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**Inundation Mark:**

The plat shall clearly show the 100-year flood plain line. Reference the appropriate FEMA Panel by which the location of this line has been determined.

Option 1: Property located completely outside of the 100-year floodplain:

**"This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C\_\_\_\_\_ F, effective date 3/17/1997."**

Option 2: Property located within the 100-year floodplain:

**"A portion of this property is located within Zone AE (area located within a 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_\_\_\_\_ F, effective date 3/17/1997."**

☒ Option 3: Property located within a 100-year floodplain where a LOMR has been processed:

**"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_\_\_\_\_ F, effective date 3/17/1997 and as modified by LOMR# 0\_-08-\_\_\_\_\_ P effective date DD/MM/YYYY."**

Option 4: Property located within 100-year floodplain where a CLOMR has been processed and lot restrictions apply until a LOMR is approved by FEMA:

**"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_\_\_\_\_ F, effective date 3/17/1997. A CLOMR# 0\_-08-\_\_\_\_\_ R effective date DD/MM/YYYY is on record with the Regional Floodplain Administration. The following lots are will not be allowed building permits ("enter lot numbers") until a FEMA approved LOMR removing the properties from the 100-year floodplain is received by the Regional Floodplain Administration."**

**\*All bold and "\_\_\_\_\_ " require the Applicant to insert the appropriate data for their specific site.**

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

☒ All other information required by Colorado State law.

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

☒ Scale Bar

☒ North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-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

☒ **N/A** 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.

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**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."

- ☒ ☐

## MIDTOWN AT PERCHERON FILING NO. 1 AND NO. 2

### PROJECT STATEMENT

DECEMBER 2021

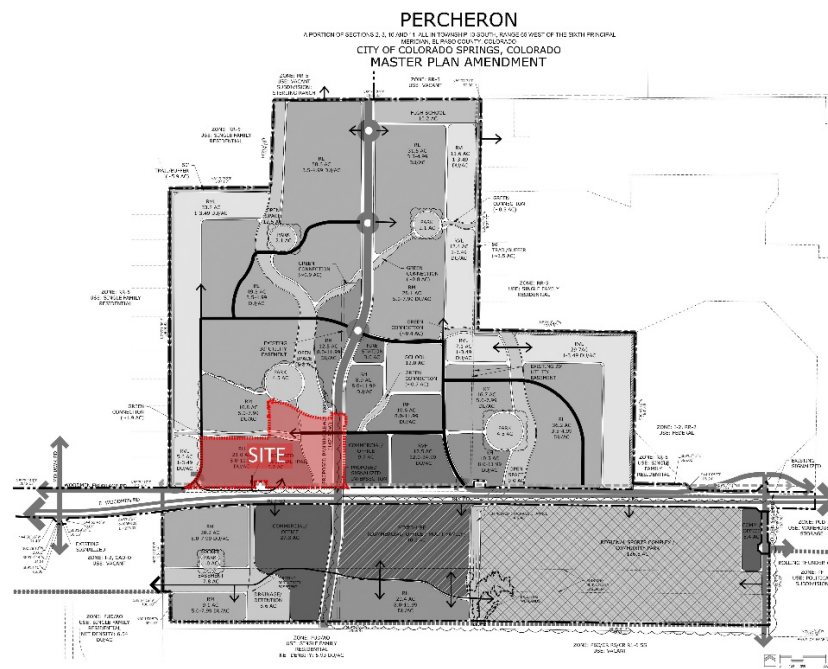
### REQUEST

N.E.S. Inc. on behalf of Nor'wood Development Group, requests approval of the following applications:

1. A PUD Development Plan for Midtown at Percheron Filing No. 1 and No. 2, comprised of 162 single-family detached residential lots and open space areas on 36.2 ACs.
2. Final Plats for Midtown at Percheron Filing No. 1 and No. 2 to create 162 single-family residential lots, 13 tracts for open space and/or trail, public streets and access drives, utilities, and guest parking.

### LOCATION

Midtown at Percheron Filings No. 1 and No. 2 lie north of E. Woodmen Road and east of Mohawk Road. The property is in the northwest quadrant of the Percheron Master Plan area, just north of E. Woodmen Road and west of the future Banning Lewis Parkway. The property is surrounded by vacant land within the Percheron Master plan area. To the west is large-lot single-family development within El Paso County. The Master Plan shows medium density residential and park to the north, a green space corridor to the east, commercial and medium density residential to the south across E. Woodmen Road, medium density residential to the north, and very low density residential to the west.

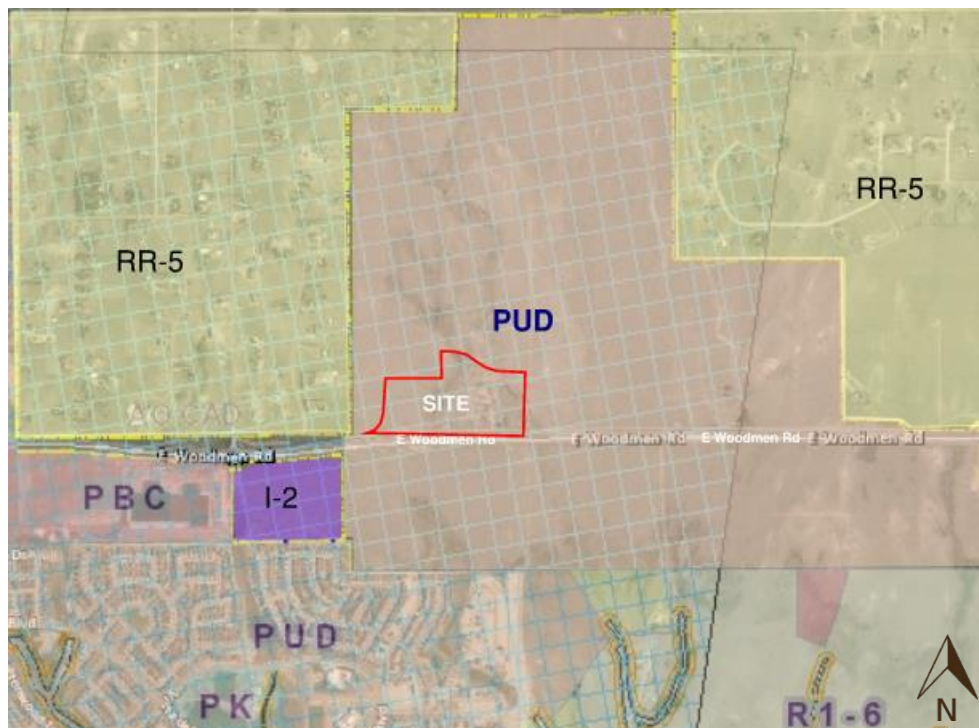




## ZONING CONTEXT

The property was annexed into the City of Colorado Springs by way of Ordinance 21-13 in January 2021. At the same time, under Ordinance 21-14, the property was zoned PUD/AO (Planned Unit Development: multi-family residential, open space and parks, as defined by the Banning Lewis Ranch North Zoning and Design Standards and an airport overlay). The site is surrounded by PUD zoning within the Percheron Master Plan area. Beyond the Master Plan area to the west is RR-5, Residential Rural (5 ACs) and to the southwest is I-2, Limited Industrial, both in El Paso County. The property zoned I-2 to the southwest is in the process of being annexed and zoned to PBC, Planned Business Center.

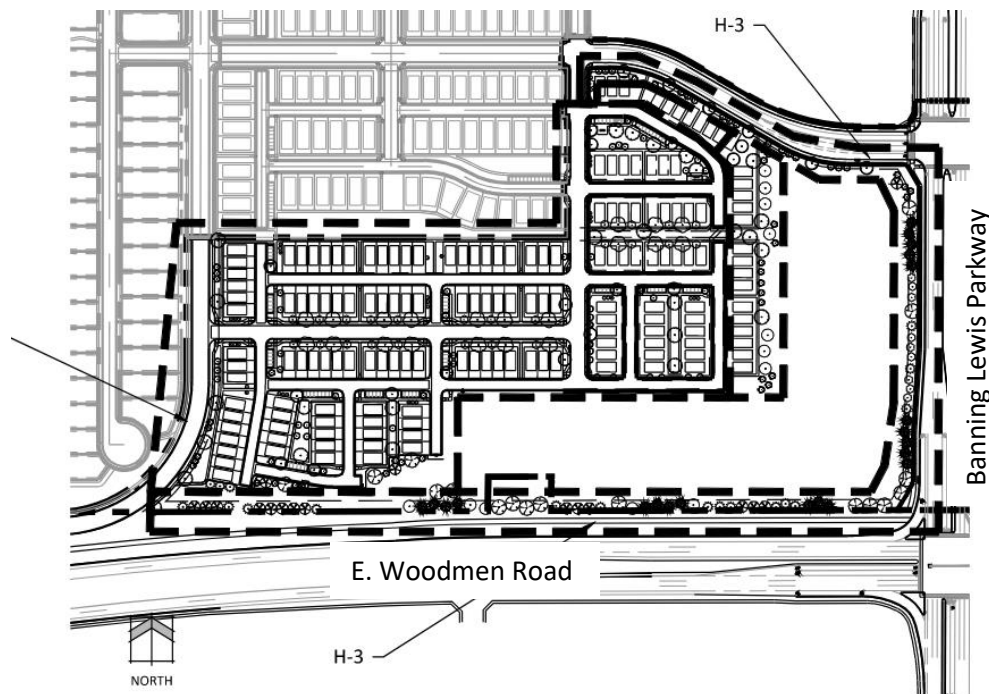
DIRECTION	MUNICIPALITY	ZONE	
NORTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
SOUTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
EAST	CITY	PUD	PLANNED UNIT DEVELOPMENT
WEST	CITY	PUD	PLANNED UNIT DEVELOPMENT
FAR WEST	COUNTY	RR-5	RESIDENTIAL RURAL (5 ACs)
FAR SOUTHWEST	COUNTY	I-2	LIMITED INDUSTRIAL





## PROJECT DESCRIPTION

Midtown at Percheron Filings No. 1 and No. 2 are the first of multiple phases of development in the Percheron Master Plan. The proposal is to develop the 36.2 ACs site with 162 single-family detached lots. The Percheron Master Plan designates the property as RH, High Density Residential with a density range of 8.0-11.99 DU/AC RM, and Medium Density Residential, with a density range of 5.0-7.99 DU/AC. The Development Plan includes 11.61 ACs of the open space tracts identified in the Master Plan adjacent to Banning Lewis Parkway, as well as part of the Parkway right-of-way. The net density for the portion of the Midtown development within the RH category is 8.24 DU/AC and the density of the area within the RM category is 7.06 DU/AC, both of which comply with the established densities for the respective category.



### Access

Access to the property will be from Banning Lewis Parkway, a major arterial along the east boundary of the development. This will be constructed to the first intersection with the Midtown development. Banning Lewis Parkway will be a Principal Arterial with a 142-foot right of way. Initial design will include a 28-foot raised median, two lanes of travel in each direction, a 12-foot detached meandering sidewalk on one side and 6-foot detached meandering sidewalk on the other side, and a 6-foot shoulder on each side. Ultimately the section will include three lanes of travel in each direction, 6-foot-wide meandering sidewalk on both sides, and a tree lawn on one side.

A second access will extend northward from the existing Woodmen Frontage Road into the development as a 67-foot collector street (Mounted Ranger Drive). Both the Parkway and Mounted

Ranger Drive will provide connection to a new east/west 67-foot collector street (Prince Domino Drive) that runs along the north side of the eastern portion of the Midtown development. Prince Domino Drive will connect to Mounted Ranger Drive via two 50-foot local residential streets, Wilton Drive and Red Bar Drive. A 5-foot detached sidewalk will be provided on both sides of the collector streets, and a 6-foot attached sidewalk will be provided on both sides of the local residential streets. Access to the garages of the rear-loaded units will be from 30-foot public access streets. Pedestrian access will be to the front of the units via 5-foot sidewalks through the greenways. The Woodmen Regional Trail, as depicted on the Percheron Master Plan, will be provided within the right of way of E. Woodmen Road.

#### Product Features

The proposed single-family homes will be smaller units on smaller lots to provide more affordable housing for purchase in the local community. The target market will be the first-time homebuyer who is looking for a location that is accessible to services and facilities as well as open space and trails. The homes will be greenway oriented with front doors facing a common open space and garages accessed off a rear access drive. The homes will have a two- or three-story elevations with varied architecture and staggered setbacks. The HOA will provide the architectural and covenant control for the neighborhood.

#### Lot standards

The majority of the end lots will be 32-foot wide by 74.5-foot deep and have a lot area of 2,384 sf, all internal lots and a few end lots will be 28-foot wide by 74.5-foot deep and have a lot area of 2,86 square feet. The front setback will be 10-foot to the house when adjacent to a right of way or 0-foot when adjacent to a tract or greenway. Internal units will have a minimum 3-foot side setback for a minimum 6-foot separation between buildings, and a 5-foot side setback on end units. The lots will all have a rear setback of 18.5-foot from right of way to face of unit, 20-foot from curb to face of unit, and 10-foot for 2<sup>nd</sup> story balcony projection. The lots will have 20-foot driveways.

#### Parking

The Percheron PUD Zoning and Development Standards call for 2 parking stalls per unit plus 0.5 stalls per unit for guest parking. All units will have a 2-car garage and 20-foot driveways. Additional guest parking consisting of 85 stalls (81 stalls required) and is dispersed throughout the development

#### Park and Open Space

This site will be serviced by the 4.468-AC Neighborhood Park to the northeast, which will be included in a future Development Plan. An 11.6-AC open space area along the south and east boundaries of the development will accommodate a regional detention pond, and will serve as a buffer from E. Woodmen Road and Banning Lewis Parkway. This green corridor will connect with other green corridors within the Master Plan area, which will be used for open space, trails, drainage, and utilities. The open space areas will be owned and maintained by the North Meadows Metropolitan District No. 3 & 5. The Woodmen

Regional trail will be provided in the E. Woodmen Road right of way, which will connect the community to the regional trail system.

#### Landscaping

Landscape setbacks will be required along Prince Domino Drive and Mounted Ranger Drive. The proposed landscaping for Midtown at Percheron is compliant with both City Code 7.4.320 – 323 and the Small Lot PUD Review Criteria including all landscape setbacks, open space, and motor vehicle requirements. Per the Small Lot PUD criteria, 400 SF per lot is required generating 64,800 SF of Open Space required. **XX,XXX SF** of Open Space has been provided and 130 Open Space trees (1/500 SF) have been identified on the Preliminary Landscape Plans. Parkland Credit is applied for this development for the proposed 4.468-AC Neighborhood Park that is identified on the Percheron Master Plan Amendment (CPC MP 19-00123-A1MJ21). The proposed Midtown product is categorized under the “Greenway” design model in the Small Lot PUD Criteria and 47 feet of greenway space has been provided between each of the units. All of the proposed landscaping identified with this Development Plan submittal will be owned and maintained by the North Meadows Metropolitan District No. 3 & 5.

#### Drainage

A regional private full-spectrum detention and water quality pond is proposed at the east end of the property in the large open space area, which will detain and treat all stormwater run-off from the single-family residential development. A drainage report has been included with this submittal.

#### Utilities

Sanitary sewer, water, electric, and gas will be provided as per the utility plans included with this submittal.

#### **FINAL PLAT**

The property is currently unplatted. The Final Plats for Midtown at Percheron Filing No. 1 and Filing No. 2 will plat the 36.2-AC parcel into 162 single-family detached residential lots and tracts for open space, trail, public and private streets, utilities, and guest parking. Midtown at Percheron Filing No. 1 has a land area of 24.533 ACs and consists of 69 single-family lots and six tracts. Tract A is the south portion of large open space area on the property and will be for public drainage, open space, public improvements and public utilities. Tract B is the north portion of the large open space and it, along with Tracts C, D, E, and F will be used for trail, utilities, signage, public improvements, pedestrian access, and landscape purposes. Tract B will be owned and maintained by the City of Colorado Springs, and the rest of the tracts will be owned and maintained by a metropolitan district. Right of way for Banning Lewis Parkway and Prince Domino Drive, primary accesses to the development, is also provided.

Midtown at Percheron Filing No. 2 has a land area of 11.78 ACs and consists of 93 single-family lots and seven Tracts. All tracts will be for public trail access, public utilities, signage, public improvements,

pedestrian access and landscaping. The tracts will be owned and maintained by a metropolitan district. Right of way for Mounted Ranger Drive, a primary access to the development is also provided.

## **PROJECT JUSTIFICATION**

### PUD Development Plan

The PUD Development Plan satisfies the review criteria set out in Section 7.3.606 of the Zoning Code as follows:

#### **A. Consistency with City Plans**

##### **Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?**

The Development is consistent with the recently amended Percheron Master Plan. While the site is not addressed in PlanCOS, it is adjacent to the Banning Lewis Ranch development area, which is shown as a Newer Developing Vibrant Neighborhood on the City's PlanCOS Vision Map. The Land Use Map in the City's Annexation Plan designates this property as General Residential, with which the development plan for the property is consistent.

Policy VN-2.A of PlanCOS promotes neighborhoods that incorporate common desired neighborhood elements. The development continues the overall land use pattern of single-family detached homes, trails, parks and open space established by the existing developments to the south within the City. The development provides additional variety of residential densities in order to further the PlanCOS goals of "housing for all" and "everyone in a neighborhood". The development density and housing types are part of the multiple housing options provided within the Percheron Master Plan. The residential densities transition from the office/commercial and higher densities at the intersection of Banning Lewis Parkway and Woodmen Road to lower residential areas around the perimeter. These lower densities also provide a transition to the large residential lots within the County. The Percheron Master Plan provides all community and commercial facilities to serve the development, including schools, parks and open spaces, and fire station.

Policy VN-3.F of PlanCOS encourages enhancing the mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions. The proposed extension of Banning Lewis Parkway enhances mobility and connectivity as it will connect the southern portion of Banning Lewis Ranch to Woodmen Road, and though not with this phase, to Briargate Parkway to the north through the Sterling Ranch community. This will greatly improve east-west transportation in this part of the City and County, which currently rely solely on Woodmen Road.

#### **B. Consistency with Zoning Code**

##### **Is the proposed development consistent with the intent and purposes of this Zoning Code?**

The proposed development is consistent with the intent and purpose of this Zoning Code as the single-family residential use will be compatible with the less dense single-family uses to the west and similar size lots to the north. The development is compliant with the zoning standards

approved as part of the Planned Unit Development and will not negatively impact existing neighborhoods or create a nuisance to adjacent properties.

### **C. Compatibility of The Site Design with The Surrounding Area**

#### **1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?**

There is no directly adjacent neighborhood to this development, as the surrounding properties on all sides are undeveloped portions of this Master Plan area. Woodmen Frontage Road provides access to the west portion of the development as well as to future phases to the north and west by extension as a north/south collector, Mounted Ranger Drive. Banning Lewis Parkway (Principal Arterial) provides the primary access along the east side of the development by connecting to a new Collector, Prince Domino Drive at the north end of the development. Wilton Drive, a north/south local residential street provides connections to the local residential street Red Bar Drive, as well as several access streets serving the homes. These primary access roads have been specifically planned to serve this development and future phases of the project and will not generate any traffic through existing surrounding neighborhoods. The provision of a future connection to Briargate Parkway to the north via Banning Lewis Parkway will significantly improve connectivity for this part of the City and will take pressure off E. Woodmen Road. There is a trail in the open space corridor along the north portion of the development in a future phase, and in several locations throughout the development to provide internal connectivity as well as connection to the park to the northeast, the Woodmen Regional Trail in the E. Woodmen Road right of way, and adjacent future residential development.

#### **2. Do the design elements reduce the impact of the project's density/intensity?**

The design features that reduce the projects intensity include the sizable open space corridor along the south and east boundaries of the development. There is a future open space and trail corridor along the north edge of the development, and open space greenways between the front of the homes that have a minimum 47-foot width. The adjacent future park to the northeast will further reduce the impacts of this development's density/intensity.

#### **3. Is placement of buildings compatible with the surrounding area?**

There is no development adjacent to this property, so this development will set the standard in the area. The two- and three-story homes will have varied architecture and staggered setbacks. Adjacent planned future development includes similar density and character single-family detached homes to the north and lower density single-family detached homes to the west.

#### **4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?**

The proposed single-family development will not create undesirable negative influences. There are vacant undeveloped portions of the Percheron Master Plan area on all sides. The large open

space area along the south and east boundaries of the development will serve as buffering from E. Woodmen Road and Banning Lewis Parkway and will accommodate a regional pond.

**5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?**

The only arterial road proposed with this first phase of development is the first section of Banning Lewis Parkway to its intersection with Prince Domino Drive. This Principal Arterial is separated from the residential homes by a sizeable open space corridor.

**D. Traffic Circulation**

**1. Is the circulation system designed to be safe and functional and encourage both on and off-site connectivity?**

E. Woodmen Road (Expressway) via Woodmen Frontage Road (Mounted Ranger Drive) and Banning Lewis Parkway (Principal Arterial) provide the primary access through the Master Plan area and to this development via Prince Domino Drive (Collector), Red Bar Road and Wilton Drive, both local residential streets. The internal public streets and access drives will be accessed from local residential streets Red Bar Drive and Wilton Drive. Banning Lewis Parkway will provide a future connection to Briargate Parkway to the north, which will significantly improve connectivity for this part of the city and will take pressure off Woodmen Road.

**2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?**

The proposed single-family homes will have direct access off public access streets within the development. These public access streets are connected to Mounted Ranger Drive and Prince Domino Drive, both Collectors, and Wilton Drive and Red Bar Drive, both local residential streets. Woodmen Frontage Road (Mounted Range Drive) and Banning Lewis Parkway provide primary access to the Collectors and Local residential streets that serve the development.

**3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?**

Parking provision is compliant with the Percheron Zoning and Development Standards. All units will have a 2-car garage, and 20-foot driveways that provide parking for 2 vehicles. Additional parking for guests consisting of 85 parking stalls are dispersed throughout the development, which exceed the 0.5 spaces per unit required by these Standards.

**4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?**

All proposed sidewalks on public streets within the development will meet ADA requirements. and ADA compatible crossing ramps will be provided as necessary. The regional trail will also meet ADA requirements.

**5. As appropriate, are provisions for transit incorporated?**

There is no transit service to this part of the city.

**E. Overburdening of Public Facilities**

**Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?**

Park and school sites are provided throughout the Percheron Master Plan area, including a 4.468 - AC neighborhood park adjacent on the northeast side of the Midtown at Percheron development. A future elementary school site is proposed less than ½ mile northeast of this development. The park and school land provided in the Master Plan area will satisfy the neighborhood and community park and school land dedication requirements in the Code.



## **F. Privacy**

**Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?**

Staggered setbacks are incorporated and all the units have private patios, a 2<sup>nd</sup> story balcony option, and a yard. Some units back onto an open space or landscaped courtyard.

## **G. Pedestrian Circulation**

### **1. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?**

A 6-foot attached sidewalk will be provided on both sides of Wilton Drive and Red Bar Drive, and a 5-foot detached sidewalk will be provided on both sides of Prince Domino Drive and Mounted Ranger Drive. Pedestrian access to the residential units is provided via sidewalks through the greenways adjacent to the front of the homes. A trail is provided in the open space area to the north of the development, and the Woodmen Regional Trail will be provided in the E. Woodmen Road right of way. These trails will connect this development to the proposed neighborhood park adjacent to the northeast and to the neighborhoods to the north and west.

### **2. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?**

The proposed sidewalk and trails are functionally separated from traffic. All residential units will have pedestrian access to the front of the homes via sidewalks through the adjacent greenways, which will be completely separated from vehicular traffic. The Woodmen Regional Trail will be provided in the E. Woodmen Road right of way and a trail is planned in the open space north of the development.

## **H. Landscaping**

### **1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?**

The proposed landscaping for Midtown at Percheron is compliant with both City Code 7.4.320 – 323 and the Small Lot PUD Review Criteria including all landscape setbacks, open space, and motor vehicle requirements. Per the Small Lot PUD criteria, 400 SF per lot is required generating 64,800 SF of Open Space required. **XX,XXX SF** of Open Space has been provided and 130 Open Space trees (1/500 SF) have been identified on the Preliminary Landscape Plans. Parkland Credit is applied for this development for the proposed 4.468-AC Neighborhood Park that is identified on the Percheron Master Plan Amendment (CPC MP 19-00123-A1MJ21). The proposed Midtown product is categorized under the “Greenway” design model in the Small Lot PUD Criteria and 47 feet of greenway space has been provided between each of the units. All of the proposed

landscaping identified with this Development Plan submittal will be owned and maintained by the North Meadows Metropolitan District No. 3 & 5.

- 2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or the Community Development Department's landscape architect can be consulted for assistance.**

Native vegetation **(drought-tolerant? – check with Blaine)** has been used. The open space in the south portion of the site, except for the detention pond and trail, will be left in its natural state and graded areas will be reseeded with native grasses.

## **I. Open Space**

### **1. Residential Area**

- a. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.**

This development phase is located southwest of a 4.468-AC neighborhood park. While no pocket park is provided within the development, there are ~~is a~~ large open space areas along the east and south sides of the development. These open space areas provide trail connections to a broader open space corridor that preserves the natural drainage features in the area. Additional open space areas are provided in the form of greenways throughout the development. The Woodmen Regional Trail will be provided in the E. Woodmen Road right of way. The trails and open space areas will provide connections to adjacent developments to the north and west.

- b. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes, and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit.**

The natural drainage corridor on the south and east sides of the development will be preserved as open space which will protect that natural drainage area.

- 2. Nonresidential and Mixed Use; Natural Features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.**

N/A

#### FINAL PLATS

The Final Plats of Midtown at Percheron Filing No. 1 and Filing No. 2 meet all the requirements of the subdivision regulations as set out in Section 7.7.303 of the Colorado Springs City Code, and the Percheron PUD Zoning and Development Standards.



JOB NO. 2505.12-03  
DECEMBER 14, 2021  
PAGE 1 OF 2

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

**LEGAL DESCRIPTION: MIDTOWN AT PERCHERON FILING NO. 2**

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1, RECORDED IN PLAT BOOK I-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF 2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

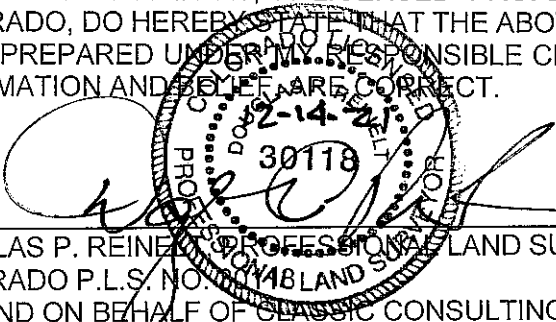
THENCE S00°19'16"W, A DISTANCE OF 4431.77 FEET TO THE POINT OF BEGINNING.

THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 30.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 50.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 10.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 40.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 275.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 166.20 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 116.63 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 108.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;  
THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 809.93 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N00°08'48"W, HAVING A DELTA OF 89°49'38", A RADIUS OF 311.50 FEET AND A DISTANCE OF 488.36 FEET TO A POINT OF TANGENT;  
THENCE N00°01'35"E, A DISTANCE OF 339.05 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 901.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11.780 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

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

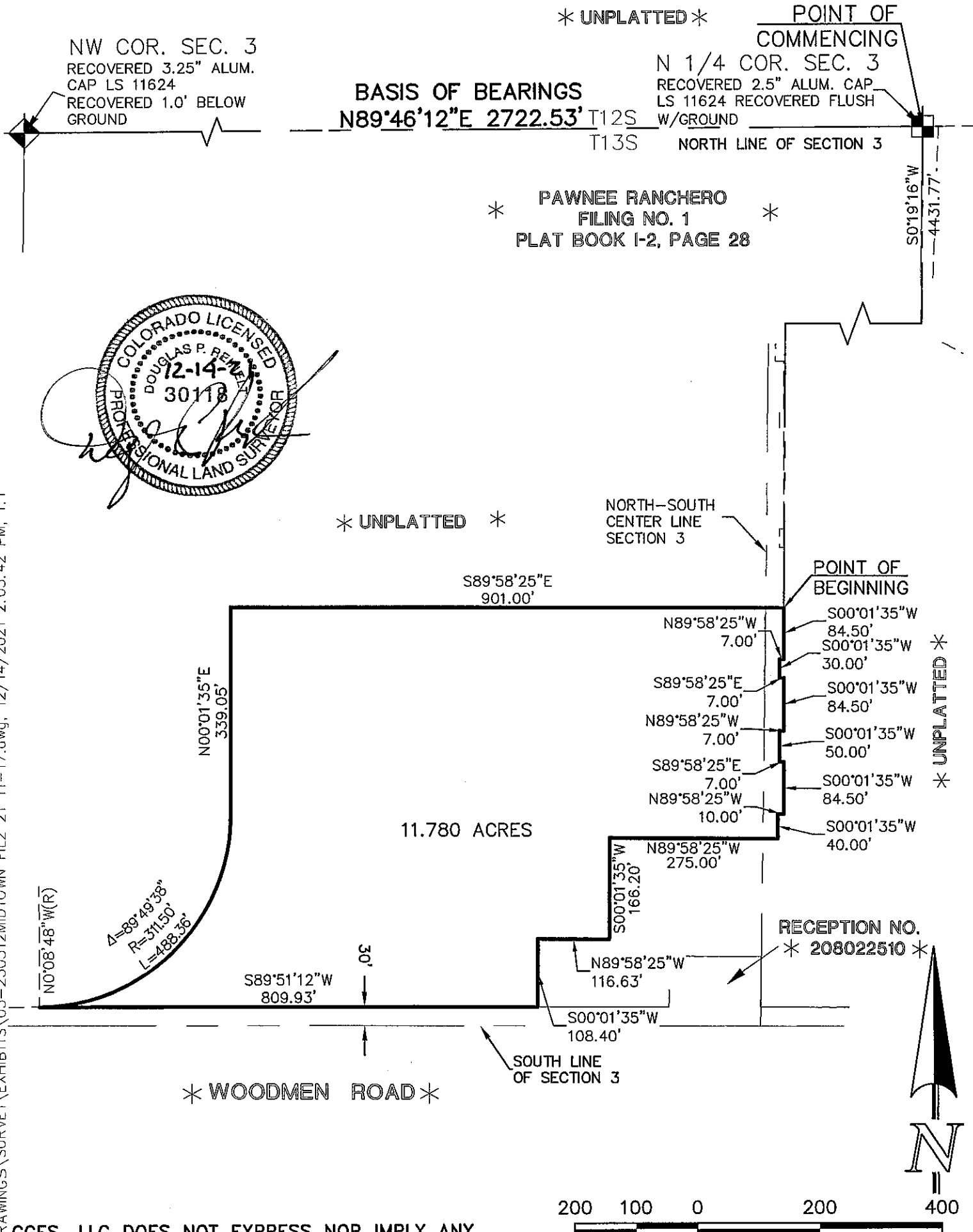
  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

DEC 14, 2021  
DATE



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

MIDTOWN AT PERCHERON  
FILING NO. 2  
JOB NO. 2505.12-03  
DECEMBER 14, 2021  
SHEET 2 OF 2



N:\250512\DRAWINGS\SURVEY\EXHIBITS\03-250512MIDTOWN FIL2 21 11-17.dwg, 12/14/2021 2:03:42 PM, 1:1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY  
WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION  
AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN  
FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT  
DEPICT A MONUMENTED LAND SURVEY.

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 53000-00-605

**2020 TAXES PAYABLE 2021**

**Owner Per Tax Record:** BLH NO 1 LLC

**Property Type:** Real Estate

**Property Location:** WOODMEN RD E

**Property Description:** NE4, E2SW4, SE4NW4, THAT PORT OF NW4SE4 LYING WLY OF  
THAT TRACT OF LAND CONV BY BK 5535-033 SEC 03-13-65,  
EX THAT PT DESC AS FOLS: TR IN SW4 SEC 3-13-65 DESC AS  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

**Alerts:**  
\*\* Outed \*\*

Assessed Value		
Land	\$	3710
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>3710</b>

**Tax District: SCE**

	<b><u>Tax Rate</u></b>	<b><u>Tax Amount</u></b>
EL PASO COUNTY	0.007755	28.77
EPC ROAD & BRIDGE (UNSHARED)	0.000330	1.22
EL PASO COUNTY SCHOOL NO 49 - GEN	0.043021	159.61
PIKES PEAK LIBRARY	0.003855	14.30
FALCON FIRE PROTECTION	0.014886	55.23
El Paso County TABOR Refund	0.000000	-1.46
<b>TOTAL</b>	<b>0.069847</b>	<b>257.67</b>

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

**Balance due on 2020 taxes:** 0.00

**Amount due valid through** DECEMBER 30th, 2021 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 08th day of DECEMBER A.D. 2021

**Issued to:** epc\trsseiberlich

**Treasurer**

Mark Lowderman  
Treasurer, El Paso County

Fee for issuing this certificate \$10.00

20211208 49034

By: 

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 53000-00-241

**2020 TAXES PAYABLE 2021**

**Owner Per Tax Record:** BLH NO 1 LLC

**Property Type:** Real Estate

**Property Location:** 9550 WOODMEN RD E

**Property Description:** TRACT IN S2SE4 SEC 03-13-65 AS FOLS: COM AT NE COR  
OF SE4SE4 OF SD SEC, TH S 89<20'41" W 1528.84 FT FOR  
POB, TH S 00<11'23" W 1292.21 FT, S. 89<19'26" W  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

**Alerts:**  
\*\* Outed \*\*

Assessed Value		
Land	\$	780
Improvement	\$	8330
<b>TOTAL</b>	<b>\$</b>	<b>9110</b>

**Tax District: SCE**

	<b><u>Tax Rate</u></b>	<b><u>Tax Amount</u></b>
EL PASO COUNTY	0.007755	70.65
EPC ROAD & BRIDGE (UNSHARED)	0.000330	3.01
EL PASO COUNTY SCHOOL NO 49 - GEN	0.043021	391.92
PIKES PEAK LIBRARY	0.003855	35.12
FALCON FIRE PROTECTION	0.014886	135.61
El Paso County TABOR Refund	0.000000	-3.58
<b>TOTAL</b>	<b>0.069847</b>	<b>632.73</b>

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

**Balance due on 2020 taxes:** 0.00

**Amount due valid through** DECEMBER 30th, 2021 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 08th day of DECEMBER A.D. 2021

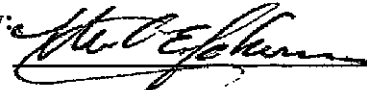
**Issued to:** epcltrsseiberlich

**Treasurer**

Mark Lowderman  
Treasurer, El Paso County

Fee for issuing this certificate \$10.00

20211208 48829

By: 





**Land Title Guarantee Company  
Customer Distribution**



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

Order Number: **SC55092530.1**

Date: **11/19/2021**

Property Address: **SUBDIVISION BASE FOR PERCHERON NORTH BOUNDARY OUT OF SECTION 3,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST , Colorado Springs, CO 80908**

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

---

**For Closing Assistance**

Elizabeth Hall  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0249 (Work)  
(877) 261-1664 (Work Fax)  
[ehall@ltgc.com](mailto:ehall@ltgc.com)  
Contact License: CO271373  
Company License: CO44565

**Closers Assistant**

Lisa Bishaw  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0259 (Work)  
(877) 261-1664 (Work Fax)  
[lbishaw@ltgc.com](mailto:lbishaw@ltgc.com)  
Contact License: CO271275  
Company License: CO44565

**For Title Assistance**

Robert Hayes  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(303) 850-4136 (Work)  
(719) 634-3190 (Work Fax)  
[rohayes@ltgc.com](mailto:rohayes@ltgc.com)

NOR'WOOD DEVELOPMENT GROUP  
Attention: TIM SEIBERT  
111 S TEJON #222  
COLORADO SPRINGS, CO 80903  
(719) 593-2623 (Work)  
(719) 633-0545 (Work Fax)  
[tseibert@nor-wood.com](mailto:tseibert@nor-wood.com)

NOR'WOOD DEVELOPMENT GROUP  
Attention: LORI JIBREEN  
111 S TEJON #222  
COLORADO SPRINGS, CO 80903  
(719) 593-2600 (Work)  
(719) 633-0545 (Work Fax)  
[ljibreen@norwood.dev](mailto:ljibreen@norwood.dev)



## Land Title Guarantee Company Estimate of Title Fees

Order Number: **SC55092530.1** Date: **11/19/2021**  
Property Address: **SUBDIVISION BASE FOR PERCHERON NORTH BOUNDARY OUT OF SECTION 3,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST , Colorado Springs, CO 80908**  
Parties: **A BUYER TO BE DETERMINED  
BLH NO. 1 , LLC, A COLORADO LIMITED LIABILITY COMPANY,**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Loan Policy 06-17-06	TBD
TBD - TBD Income	\$-271.00
	<b>Total TBD</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

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

### Chain of Title Documents:

[El Paso county recorded 11/12/2014 under reception no. 214104174](#)

[El Paso county recorded 02/24/2009 under reception no. 209018379](#)

[El Paso county recorded 06/05/2015 under reception no. 215057837](#)

[El Paso county recorded 11/18/2015 under reception no. 215124409](#)

[El Paso county recorded 06/13/2017 under reception no. 217068231](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: SC55092530.1

**Property Address:**

SUBDIVISION BASE FOR PERCHERON NORTH BOUNDARY OUT OF SECTION 3, TOWNSHIP 13 SOUTH,  
RANGE 65 WEST , Colorado Springs, CO 80908

**1. Effective Date:**

11/16/2021 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Loan Policy 06-17-06  
Proposed Insured:  
TO FOLLOW

TBD

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

A FEE SIMPLE

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

BLH NO. 1 , LLC, A COLORADO LIMITED LIABILITY COMPANY,

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

PERCHERON NORTH BOUNDARY

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING  
ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1,  
RECORDED IN PLAT BOOK I-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF  
SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE  
EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP  
STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF  
2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S25°14'04"W, A DISTANCE OF 3115.07 FEET TO A POINT ON THE EASTERLY BOUNDARY OF  
SAID PAWNEE RANCHEROS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING.

THENCE S89°58'25"E, A DISTANCE OF 195.95 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 8.40 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 50.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 8.40 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 157.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 21.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 67.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 12.50 FEET;

## ALTA COMMITMENT

Old Republic National Title Insurance Company

### Schedule A

Order Number: SC55092530.1

THENCE S89°58'25"E, A DISTANCE OF 1198.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 137.00 FEET;  
THENCE S27°15'43"W, A DISTANCE OF 56.23 FEET;  
THENCE S13°39'54"W, A DISTANCE OF 102.90 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 200.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 32.43 FEET;  
THENCE S20°08'43"E, A DISTANCE OF 181.84 FEET;  
THENCE S08°03'09"E, A DISTANCE OF 151.82 FEET;  
THENCE S47°02'08"W, A DISTANCE OF 77.88 FEET;  
THENCE S13°27'42"W, A DISTANCE OF 114.61 FEET;  
THENCE S28°45'58"E, A DISTANCE OF 113.93 FEET;  
THENCE S17°54'34"E, A DISTANCE OF 253.11 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N24°17'38"E, HAVING A DELTA OF 24°08'54", A RADIUS OF 522.50 FEET AND A DISTANCE OF 220.22 FEET TO A POINT OF TANGENT;  
THENCE S89°51'15"E, A DISTANCE OF 111.01 FEET;  
THENCE N29°51'15"E, A DISTANCE OF 33.29 FEET;  
THENCE N00°08'45"E, A DISTANCE OF 32.45 FEET;  
THENCE S89°51'15"E, A DISTANCE OF 158.00 FEET;  
THENCE S27°55'23"E, A DISTANCE OF 55.94 FEET;  
THENCE S00°08'45"W, A DISTANCE OF 90.00 FEET;  
THENCE S30°08'45"W, A DISTANCE OF 36.65 FEET;  
THENCE S00°08'45"W, A DISTANCE OF 731.93 FEET;  
THENCE S30°08'45"E, A DISTANCE OF 74.04 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD BEING ALSO A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3;

THENCE S89°51'29"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1060.77 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 3 SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF PARCEL 210 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510;  
THENCE N00°42'25"E, ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 3 BEING ALSO THE EASTERLY BOUNDARY OF SAID PARCEL 210 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, A DISTANCE OF 81.01 FEET;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 210 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 THE FOLLOWING TWO (2) COURSES:

S89°51'12"W, A DISTANCE OF 149.72 FEET;  
S00°42'24"W, A DISTANCE OF 81.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3;

THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO A LINE 30.00 FEET NORTH OF AND A PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1116.29 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS FILING NO. 1;

THENCE N00°01'35"E, ON THE EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: SC55092530.1

DISTANCE OF 2264.13 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 100.488 ACRES.

LEGAL DESCRIPTION PREPARED BY:  
DOUGLAS P REINELT  
COLORADO P.L.S. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
6385 CORPORATE DRIVE  
COLORADO SPRINGS, COLORADO 80919

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** SC55092530.1

**All of the following Requirements must be met:**

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

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

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

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

**THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.**

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

Order Number: SC55092530.1

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

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC BY REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 03, 1887 IN ROAD BOOK A AT PAGE [78](#).**
- 10. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 12, 1889 IN BOOK 72 AT PAGES [361](#) AND [389](#).**
- 11. RESERVATION OF AN UNDIVIDED ONE HALF INTEREST OF ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS, IN, UPON, AND UNDER SUBJECT PROPERTY, TOGETHER WITH THE FULL AND FREE RIGHT TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF OPERATING, DRILLING AND MARKETING THE PRODUCTION THEREOF RECORDED JANUARY 24, 1944 IN BOOK 1419 AT PAGE [198](#).**
- 12. EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ELECTRIC TRANSMISSION PURPOSES RECORDED DECEMBER 4, 1958 IN BOOK 1714 AT PAGE [541](#).**



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

Order Number: SC55092530.1

13. AN UNDIVIDED ONE-FOURTH INTEREST TO OIL, GAS AND OTHER MINERALS TOGETHER WITH RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF MINING, DRILLING AND EXPLORING SUBJECT PROPERTY AS CONVEYED IN MINERAL DEED MAY 27, 1959 IN BOOK 1745 AT PAGE [336](#).
14. AN UNDIVIDED ONE EIGHTH INTEREST IN ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS AS CONVEYED IN DEED RECORDED JUNE 28, 1962 IN BOOK 1915 AT PAGE [436](#).
15. EASEMENT AND RIGHT OF WAY GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ELECTRIC TRANSMISSION AND TELEPHONE LINE PURPOSES RECORDED AUGUST 17, 1970 IN BOOK 2359 AT PAGE [451](#) AND RECORDED SEPTEMBER 16, 1970 IN BOOK 2364 AT PAGE [811](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY EASEMENT RECORDED FEBRUARY 11, 1983 IN BOOK 3673 AT PAGE [899](#).
17. NOTICE CONCERNING UNDERGROUND ELECTRIC CABLES AND FACILITIES OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE [812](#).
18. RESERVATION OF ALL MINERAL AND MINERAL RIGHTS UNDERLYING SUBJECT PROPERTY TOGETHER WITH REASONABLE MEANS OF ACCESS TO PROSPECT FOR, MINE AND REMOVE SAME AS CONTAINED IN DEED RECORDED APRIL 3, 1984 IN BOOK 3853 AT PAGE [865](#) AND AS CONTAINED IN DEED RECORDED APRIL 6, 1984 IN BOOK 3855 AT PAGE [687](#).
19. THE EFFECT, IF ANY OF QUIT CLAIM DEEDS CONVEYING MINERALS RECORDED OCTOBER 18, 1984 IN BOOK 3929 AT PAGE [634](#), RECORDED OCTOBER 18, 1984 IN BOOK 3929 AT PAGE [635](#) AND RECORDED OCTOBER 18, 1984 IN BOOK 3929 AT PAGE [636](#).
20. RESERVATION OF WATER RIGHTS AS CONTAINED IN DEED RECORDED JULY 22, 1988 IN BOOK 5535 AT PAGE [33](#). SAID RIGHTS ASSIGNED IN DOCUMENT RECORDED AUGUST 25, 1989 IN BOOK 5662 AT PAGE [213](#) AND IN DOCUMENT RECORDED MARCH 23, 1993 IN BOOK 6139 AT PAGE [1447](#). QUIT CLAIM DEEDS IN CONJUNCTION THEREWITH RECORDED MAY 14, 2015 UNDER RECEPTION NO. [215047834](#) AND CORRECTION QUIT CLAIM DEED RECORDED JULY 23, 2015 UNDER RECEPTION NO. [215078694](#). SAID RIGHTS LAST CONVEYED OF RECORD BY QUIT CLAIM DEED RECORDED JULY 23, 2015 UNDER RECEPTION NO. [215078695](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED APRIL 03, 2001 UNDER RECEPTION NOS. [201040729](#), [201040730](#) AND [201040731](#).
22. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN RESOLUTION NO. 07-119 RECORDED JULY 18, 2007, UNDER RECEPTION NO. [207095753](#).
23. OIL AND GAS LEASE BETWEEN MOUNTAIN VIEW PROPERTIES OF PEYTON, LLP AND TRANSCONTINENT OIL COMPANY, RECORDED APRIL 27, 2011 UNDER RECEPTION NO. [211041825](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

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

**Order Number:** SC55092530.1

24. THE EFFECT OF QUIT CLAIM DEED TRANSFERRING EASEMENTS INTO EL PASO COUNTY RECORDED APRIL 6, 2015 UNDER RECEPTION NO. [215032984](#).
25. THE EFFECT OF SPECIAL WARRANTY DEED TRANSFERRING EASEMENTS INTO EL PASO COUNTY RECORDED APRIL 6, 2015 UNDER RECEPTION NO. [215032985](#).
26. EASEMENT GRANTED TO STERLING RANCH METROPOLITAN DISTRICT NO. 1, FOR A WASTE WATER FORCE MAIN, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 14, 2015 UNDER RECEPTION NO. [215047794](#).
27. TERMS, CONDITIONS, RESERVATION, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. [220199981](#),  
REQUEST FOR NOTICE RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. [22134156](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 21-14, RESOLUTION TO APPROVE ACCEPTANCE OF AN ANNEXATION IMPACT REPORT RECORDED JANUARY 12, 2021 UNDER RECEPTION NO. [221006376](#).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MAP RECORDED MARCH 03, 2021 UNDER RECEPTION NO. [221714687](#), BOOK 121, PAGE [37](#)
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE 21-13, RECORDED MARCH 03, 2021 UNDER RECEPTION NO. [22141618](#) AND [22141619](#).
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDER RECORDED APRIL 29, 2021 UNDER RECEPTION NO. [22185795](#).
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION RECORDED MAY 24, 2021 UNDER RECEPTION NO. [221101684](#), [221101686](#).
33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED OCTOBER 28, 2021 UNDER RECEPTION NO. [221200176](#).



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

**Note:** Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



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

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

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

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

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

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

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

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

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

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



## Commitment For Title Insurance

### Issued by Old Republic National Title Insurance Company

#### NOTICE

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

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

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

#### COMMITMENT TO ISSUE POLICY

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

#### COMMITMENT CONDITIONS

##### 1. DEFINITIONS

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

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

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

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

##### 4. COMPANY'S RIGHT TO AMEND

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

##### 5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

**8. PRO-FORMA POLICY**

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

**9. ARBITRATION**

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

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

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



Craig B. Rants, Senior Vice President



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

By



President

Attest



Secretary

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

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**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

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Date: December 30, 2021  
Planner: Katelynn Wintz  
Planner email: [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)  
Planner phone number: (719) 385-5192  
Applicant Email: [kjohnson@nescolorado.com](mailto:kjohnson@nescolorado.com)  
Applicant Name: Kim Johnson  
TSN: 5300000726  
Site Address (to be used on postcard): n/a

**PROJECT:**

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

**PUBLIC NOTICE:**

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

**PROJECT BLURB**

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

**PUD Development Plan**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of the Midtown at Percheron Filing No. 1 & 2 PUD Development Plan. If approved the proposed application would allow for 162 single-family detached residential units with concurrent final plats and ancillary site improvements. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 36.2-acres in size, and located north of Woodmen Road and east of Mohawk Road.

**Final Plat – Midtown at Percheron Filing No. 1**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of Midtown at Percheron Filing No. 1 final plat. If approved the proposed application would allow for 69 residential lots and 6 tracts. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 24.53-acres in size, and located north of Woodmen Road and east of Mohawk Road.

**Final Plat – Midtown at Percheron Filing No. 2**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of Midtown at Percheron Filing No. 2 final plat. If approved the proposed application would allow for 93 residential lots and 7 tracts. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 11.78-acres in size, and located north of Woodmen Road and east of Mohawk Road.

**POSTCARD**

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

- This project proposes a development plan for 162 single-family detached residential units
- Two concurrent final plats are proposed to support the creation of 162 residential lots
- The development will include site features including open spaces, trails, pedestrian access and other improvements.

[Type text]

## POSTER

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*Fill out applicable information below:*

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

**162 single-family detached residential units**

**Planning and Development Distribution Form**  
Final Plat

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

Planner Intake Date:     KW 12/30/21    

Admin Receive Date: [ 12/30/21 ]

Project Name: **Midtown at Percheron Filing No. 2**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **1/20/21**

**3. HOA: #** **85, 86, 120**

**4. STANDARD DISTRIBUTION:**

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

ID#	Division Name	Email/Distribution Notes
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:landusenotice@cscono.org">landusenotice@cscono.org</a>
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Department	<a href="mailto:CSFDDDevelopmentSMB@coloradosprings.gov">CSFDDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT / EDRD	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
66	<input type="checkbox"/> Real Estate Services	<a href="mailto:Barbara.Reinardy@coloradosprings.gov">Barbara.Reinardy@coloradosprings.gov</a>
14	<input type="checkbox"/> Lois Ruggera Candy Fontecchio	<a href="mailto:Lois.Ruggera@coloradosprings.gov">Lois.Ruggera@coloradosprings.gov</a> <a href="mailto:Candy.Fontecchio@coloradosprings.gov">Candy.Fontecchio@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@centurylink.com">Melissa.Spencer@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>

29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

## 5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:dpeak@cmsd12.org">dpeak@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:chrissmith@esd22.org">chrissmith@esd22.org</a>
41	<input checked="" type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

## 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	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:thomas.j.wiersma.civ@mail.mil">thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a>

		<a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.elms@us.af.mil">joseph.elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:&lt;ayoka.paek@spaceforce.mil&gt;">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:Joseph.elms@us.af.mil">Joseph.elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

## 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	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.vigil@state.co.us">Valerie.vigil@state.co.us</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
71	<input checked="" type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.org</a>

72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
5	<input type="checkbox"/> Metro District	Metro District Email
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Economic Development	<a href="mailto:Bob.Cope@coloradosprings.gov">Bob.Cope@coloradosprings.gov</a> <a href="mailto:Sherry.Hoffman@coloradosprings.gov">Sherry.Hoffman@coloradosprings.gov</a> <a href="mailto:Shawna.Lippert@coloradosprings.gov">Shawna.Lippert@coloradosprings.gov</a>

## 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: