



GENERAL APPLICATION FORM

Edited: 7/25/18

Project Name: Ascent by Watermark Existing Zone: PBC AO Acreage: 20.39
Site Address: N/A Direction from Nearest Street Intersection: Southeast of Woodmen Road and Tutt Boulevard
Tax Schedule Number(s): 5307000102, 5307000113

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

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

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

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Signature of Property Owner: [Signature] Date: 11/18/2019
Signature of Consultant: [Signature] Date: 11/18/19
Signature of Developer: [Signature] Date: 11/18/2019

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Chricowhitt LLP Contact Name: Holger Christiansen
E-Mail: holgerbear7@yahoo.com Phone: (719) 201-6630
Developer: Watermark Residential Contact Name: Patrick Smith
E-Mail: psmith@watermarkapartments.com Phone: (317) 853-5456
Consultant/Main Contact name: N.E.S. Inc. / Kelly Marshall Phone: (719) 471-0073
Address: 619 N. Cascade Ave., Suite 200 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: kmarshall@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 6,131.00 Assigned to: Matthew Lepke Date: 11/19/19
Receipt No.: 35443 City File No: AR FP 19-00764



Final Plat Application Requirements

LDC, INC. David V. Hostetter 11.06.19 DVH dhostetter@ldc-inc.com (719) 528-6133

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...
C. To set forth appropriate standards for utilities and services which will:
1. Provide an efficient, adequate and economical supply of utilities...
D. To assure the provision of adequate and safe circulation which will:
1. Minimize traffic hazards through means of appropriate street design...
E. To assure adequate public facilities are provided which will:
1. Enhance the coordination of subdivision development with the provision of public facilities...
F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan.

SUBMITTAL CHECKLIST: The following items will need to be included in any Final Plat review submittal.

Table with 2 columns: Applicant and Planner. Rows include items like 'General Development Application Form', 'Project Statement', 'Final Plat', 'Dropbox folder', 'Legal description', 'Geologic Hazard Report', 'Drainage Study', 'Traffic Impact Analysis', and 'Wastewater Facilities Master Report'.

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant

Planner

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

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

General Information

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

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

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

- All plats with public streets shall have the following sentence in the dedication statement:**
"All public streets are hereby dedicated to the City of Colorado Springs for public use."

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

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

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

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

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

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

- "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."

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

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant

Planner

Access Provisions:

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

Fee block (drainage, bridge, school and park)

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

- a. City Engineer c. City Clerk
- b. City Planning Director d. El Paso County Clerk and Recorder

Layout. **The exact layout including:**

Boundary Lines

The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness.

- All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number).

Streets

All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

- (1) Within the proposed subdivision, and
- (2) Immediately abutting the proposed subdivision, and
- (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

Easements

- All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.

Lots and Blocks

- All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000.

Identification System

- All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract.

Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a keymap shall be included on each sheet. Labels will be of the nature "See Sheet ___ of ___". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.

Provide a legend, which designates all, lines and symbols except where called out on plat drawing.

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Inundation Mark:

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

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

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

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

"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."

X 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.

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

X All other information required by Colorado State law.

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

X Scale Bar

X North arrow

X 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.

X 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.

X 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.

X 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.

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

X 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."

X 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.

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

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Surveyor's Statement, which shall read:

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

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

Replat should include the following information:

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

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

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

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

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

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

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."

ASCENT BY WATERMARK

PROJECT STATEMENT

NOVEMBER 2019

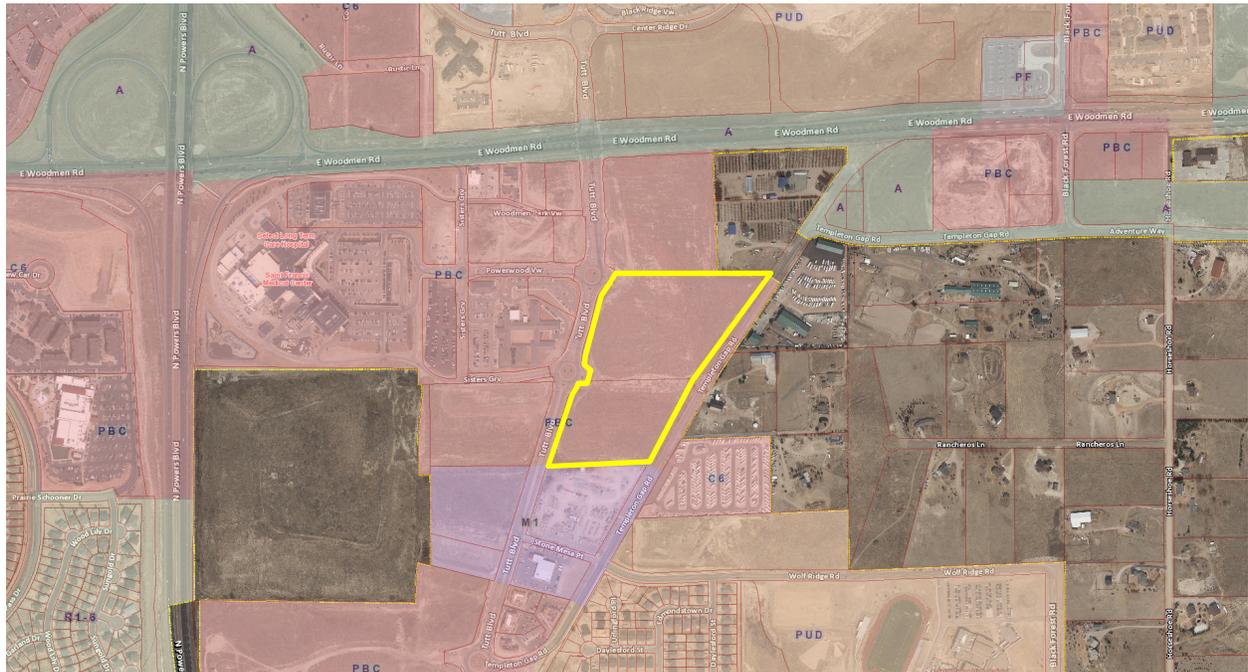
REQUEST

N.E.S. Inc. on behalf of Watermark Residential requests approval of the following applications:

1. Conditional Use Development Plan for Multifamily Residential Development on 20.39 acres.
2. Final Plat for Ascent by Watermark Filing No. 1 to create one 20.39-acre lot.

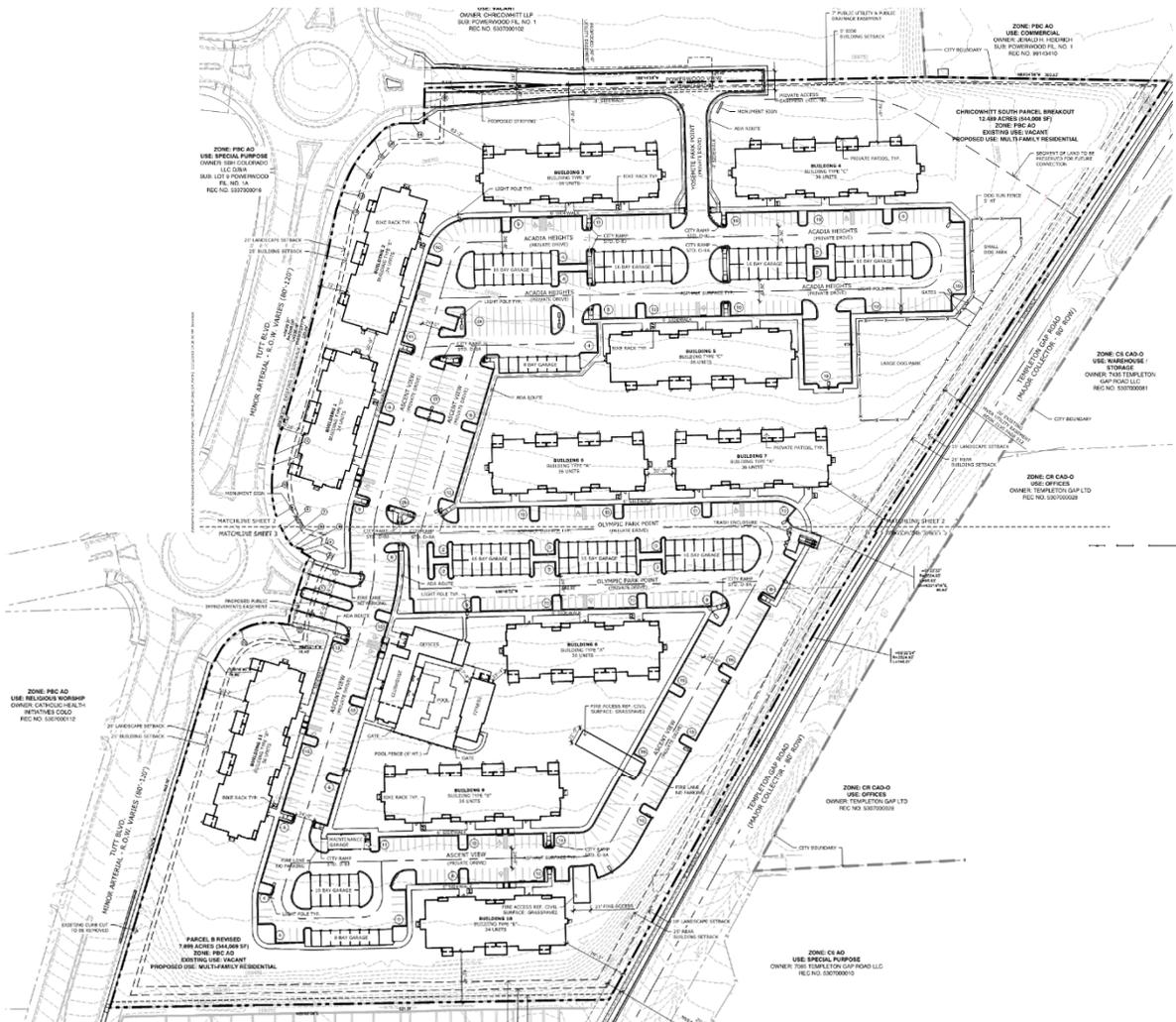
LOCATION

The property is located southeast of the intersection of Woodmen Rd and Tutt Blvd. The site is bounded by a vacant parcel to the north, Tutt Blvd on the west, Templeton Gap Rd on the east and a landscape storage and sales yard to the south. The 20.39-acre property is currently vacant and is zoned PBC (Planned Business Center). The surrounding land uses include vacant PUD (Planned Unit Development) zoned property to the north; PBC (Planned Business Center) zoned property to the west, including hospital, medical office and commercial uses; M1 (Industrial) zoned property to the south; and a C6 (Commercial) zoned RV storage facility to the southeast. To the east and northeast are County properties, including a tree farm, another RV storage facility, a roofing contractor, and larger lot rural residential properties further to the east.



PROJECT DESCRIPTION

The request is for the conditional use of a multifamily residential development within the PBC Zone. The application proposes 360 apartments in eleven buildings, with a mix of one-, two- and three-bedroom units. Residential development in the PBC Zone must meet the R-5 standards of the Zoning Code, including minimum building setbacks of 20-foot front, 5-foot side, and 25-foot rear, maximum lot coverage of 40%, and maximum building height of 45-feet. Amendments to the Greenbriar/Powerwood Master Plan and Concept Plan for this area were approved in July of 2019 to change the use of this parcel from commercial to multifamily residential use. The site specifications defined for the PBC Zone by the Concept Plan include a periphery building setback of 25 feet. This Development Plan meets the above requirements.



The proposed apartment buildings are 3-story, with a building height of 32 feet from finished grade to the soffit and a 16-foot gable roof. This meets the maximum height of 45-feet for the zone, when measured to a point five feet below the highest ridge of a gable per the definition of building height in the Zoning Code.

The project consists of 360 units in 11 buildings, with a mix of one, two, and three-bedroom units. The mix of unit type per building is provided in the table below.

Building#	Building Type	1-bedroom	2-bedroom	3-bedroom	Total Units
1	D	0	24	0	24
2	E	0	12	12	24
3	B	12	24	0	36
4	C	12	12	12	36
5	C	12	12	12	36
6	A	24	12	0	36
7	A	24	12	0	36
8	A	24	12	0	36
9	B	12	24	0	36
10	E	0	12	12	24
11	B	12	24	0	36
Total Units		132	180	48	360

For this unit mix, City parking standards require 600 parking spaces, including 12 accessible parking spaces, 2 of which must be van accessible. The project meets this requirement by providing 552 surface spaces and 138 garage spaces, for a total of 690 spaces, with 14 ADA parking spaces, two of which are van accessible. Accessible routes are provided from the public right-of-way to the leasing office area and throughout the site to provide adequate access to accessible units and parking spaces.

The project includes a club house, fitness center, and leasing office, with a swimming pool in the courtyard of these amenity buildings. A dog park is located east of Building 5, generally in the northeast corner of the site. A maintenance garage with dog wash station is provided west of Building 9. The City require 200 square feet of open space per bedroom; the development substantially exceeds this by providing 541 square feet of open space per bedroom.

The two access points to the development intersect with Tutt Blvd at existing roundabouts. Medians are provided to transition from the roundabouts. The north access road from the public ROW shares an access easement with the north adjacent property, a vacant commercial lot. A private drive off the shared drive provides access into the project site. A series of looped driveways circulate through the site in order to provide access to all portions of the buildings for residents and emergency access. Grass-pavior fire access lanes are provided between buildings 8 and 9 and to the east of building 10 to ensure adequate fire access to those buildings. All the driveways within the site will be marked as fire lanes and meet the turning radius required by CSFD.

PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE CRITERIA (CODE SECTION 7.5.704)

A. SURROUNDING NEIGHBORHOOD: THAT THE VALUE AND QUALITIES OF THE NEIGHBORHOOD SURROUNDING THE CONDITIONAL USE ARE NOT SUBSTANTIALLY INJURED.

The multifamily residential use is consistent with the recently approved amendments to the Master Plan and Concept Plan. The property is surrounded by a mix of uses including commercial, medical, office, industrial, and storage. Multi-family residential is an appropriate proposed use within this mix to create a dynamic live-work neighborhood. The proposed use does not negatively impact this diverse surrounding neighborhood.

B. INTENT OF ZONING CODE: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS ZONING CODE TO PROMOTE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

The multi-family residential use was recently reviewed in the context of the approved amendments to the Master Plan and Concept Plan, where it was deemed to be an appropriate use for this location that is consistent with the intent and purpose of the Zoning Code to promote public health, safety and general welfare. It is also the intent and purpose of the Zoning Code to ensure a logical growth of the various physical elements of the City; to improve housing standards; and to preserve neighborhoods. The introduction of multifamily residential into a growing and diverse part of the City will promote these objectives by providing quality housing that strengthens and preserves this new and expanding neighborhood.

C. COMPREHENSIVE PLAN: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY.

The multifamily residential development supports the recently adopted PlanCOS, which focuses heavily on the importance of creating vibrant neighborhoods and providing diverse housing choices. The proposed multifamily use introduces additional housing choice and will support the adjacent commercial and hospital uses. PlanCOS also emphasizes the importance of infill development and adapting to ever-changing market needs and demands. Currently, rental accommodations is in demand in this area and this project enhances the mix of land uses that will support and encourage growth in the area.

CONFORMANCE WITH DEVELOPMENT PLAN REVIEW CRITERIA (CODE SECTION 7.5.502.E)

- A. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS.**

At the City Council hearing for the Master/Concept Plan amendments in July 2019, the residents of 7165 Templeton Gap Road expressed concern about building height and impact on views. Care has been taken with the siting and design of the proposed apartment buildings to minimize the visual impact of the development for these neighbors to the east. The buildings are intentionally set back from the eastern property boundary by a minimum of 79 feet, with a resulting distance from the home at 7165 Templeton Gap Road of approximately 930 feet. In addition, the apartment buildings are oriented so that the narrower end elevation is facing east, which mitigates the massing effect of the buildings. The home at 7165 Templeton Gap Road will directly face the open landscaped area between buildings 8 and 9, which will further mitigate the visual impact of this development. The buildings have gabled roof lines, which will lessen the perceived height of the buildings and the varied roof line and materials soften the overall appearance of the buildings.



- B. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS.**

The multifamily residential development complies with the recently adopted PlanCOS, which promotes vibrant neighborhoods, infill development and the provision of diverse housing choices. There are no other City-Adopted plans relevant to this site. The multi-family residential also complies with the recently approved amendments to the Master Plan and Concept Plan, which show multifamily residential use for this parcel.

- C. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT.**

The R-5 zone standards are applicable to residential projects in the PBC zone. The project meets the building setbacks, building height and lot coverage standards of the R-5 zone. The development provides ample open space that exceeds the City's standard.

D. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT.

A Final Drainage Report, prepared by Classic Consulting, Engineers and Surveyors is included in this application. The plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

E. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER.

For the proposed unit mix, City parking standards require 600 parking spaces, including 12 accessible parking spaces, 2 of which must be van accessible. The project meets this requirement by providing 552 surface spaces and 138 garages spaces, for a total of 690 spaces, with 14 ADA parking spaces, two of which are van accessible.

F. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER.

The parking stalls meet the dimensional standards of the Zoning Code. There are no loading areas. The trash enclosures meet the standard requirements.

G. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL.

All required landscape setbacks and buffers are identified on the Development Plan. The Preliminary Landscape Plan includes the required setback and buffer planting. The future Final Landscape Plan will include landscape materials consistent with the Landscape Design Manual.

H. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE.

There are no sensitive or hazardous natural features on the site.

I. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION.

Pedestrian walkways are provided throughout the development and bike rack locations are provided at various locations throughout the apartment community. Accessible routes are provided from the public right-of-way to the leasing office area and throughout the site to provide adequate access to accessible units and parking spaces.

J. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS.

The external roads adjacent to the development are in place and two points of access are provided to the site via existing roundabouts. A series of looped driveways circulate through the site in order to provide access to all portions of the buildings for residents and emergency access. Grass-pavior fire access lanes are provided between buildings 8 and 9 and to the east of building 10 to ensure adequate fire access to those buildings. All the driveways within the site will be marked as fire lanes and meet the turning radius required by CSFD.

K. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES.

The Preliminary Utility and Public Facilities Plan included in the Development Plan set identifies all proposed extensions and connections to public utility infrastructure.

L. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT.

A traffic report was prepared for the Master/Concept Plan amendment approved in July 2019, to assess the change in use of this parcel from commercial to multifamily residential. This report did not identify a need for any off-site roadway or intersection improvements as a result of this change in use. At the request of City Traffic Engineering Department, land is preserved for a potential future connection of Powerwood View to Templeton Gap Road if the City consider this necessary in the future. This future connection is not needed to support the traffic generated by this project.

M. SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR AND NOISE.

No such off-site impacts will be caused by this development.

FINAL PLAT ASCENT BY WATERMARK

A parcel of land being a portion of the North One-Half of Section 7, Township 13 South, Range 65 West of the 6th p.m., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the midpoint of the most Easterly right-of-way width of that intersection of Tutt Boulevard (right-of-way width varies) and Powerwood View (90' Access and Utility Easement mid East-West alignment) as platted within Lot 2, POWERWOOD SUBDIVISION FILING NO. 1 (Reception No. 203154589, El Paso County, Colorado records) (all bearings in this description are relative to those platted in said FILING) (the following twenty-six (26) courses are along the Easterly right-of-way line of Tutt Boulevard (r.o.w. width varies) as platted within said FILING and/or as platted within TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS (Reception No. 207712657, said El Paso County records) and as platted within TUTT BOULEVARD FILING NO. 5 (Reception No. 205202791, and as amended by Surveyor's Affidavit under Reception No. 207093766, said records), respectively; 1) S00°56'45"W, 43.79 feet; 2) S89°23'44"W, 29.40 feet; 3) on a curve to the left, said curve having a central angle of 47°14'10", a radius of 34.00 feet, an arc length of 28.03 feet; 4) S42°09'34"W, 23.56 feet; 5) on a curve to the left, said curve having a central angle of 22°23'13", a radius of 139.50 feet, an arc length of 54.51 feet; 6) S19°46'21"W, 23.32 feet; 7) on a curve to the left, said curve having a central angle of 02°24'17", a radius of 289.50 feet, an arc length of 12.15 feet; 8) on a non-tangent curve to the right, said curve having a central angle of 06°26'21", a radius of 2048.00 feet, an arc length of 230.16 feet (the chord to said curve bears S13°23'17"W, a distance of 230.04 feet); 9) S16°36'27"W, 77.40 feet; 10) on a curve to the left, said curve having a central angle of 02°24'36", a radius of 289.50 feet, an arc length of 12.18 feet; 11) S07°27'32"W, 14.41 feet; 12) on a curve to the left, said curve having a central angle of 18°43'23", a radius of 139.50 feet, an arc length of 45.59 feet; 13) on a compound curve to the left, said curve having a central angle of 14°35'16", a radius of 99.50 feet, an arc length of 25.33 feet; 14) S25°51'07"E, 11.78 feet; 15) on a curve to the left, said curve having a central angle of 23°09'13", a radius of 44.50 feet, an arc length of 17.98 feet; 16) on a compound curve to the left, said curve having a central angle of 03°02'56", a radius of 39.55 feet, an arc length of 2.10 feet; 17) S73°23'33"E, 9.98 feet; 18) S16°36'27"W, 3.57 feet; 19) S60°22'06"E, 11.62 feet; 20) S29°47'49"W, 10.50 feet; 21) S17°12'18"W, 67.87 feet; 22) S07°07'46"W, 10.50 feet; 23) N82°52'14"W, 16.45 feet; 24) on a curve to the left, said curve having a central angle 68°51'00", a radius of 69.50 feet, an arc length of 83.52 feet; 25) S28°16'46"W, 19.86 feet; 26) S16°36'26"W, 443.76 feet; thence N89°05'08"E, 621.31 feet to a point on the Northwesterly right-of-way of Templeton Gap Road (80' r.o.w.) (the following three (3) courses are along said Templeton Gap Road's Northwesterly right-of-way line); 1) N29°10'05"E, 443.85 feet; 2) on a curve to the right, said curve having a central angle 03°55'58", a radius of 3524.93 feet, an arc length of 241.94 feet; 3) N33°06'03"E, 655.37 feet to the Southeasterly corner of that tract described by document (Reception No. 99143410, said records); thence N89°04'58"W along the Southerly line of said tract, 303.93 feet to the Southwesterly corner of said tract; thence S88°44'56"W, 624.49 feet to the Point of Beginning and the terminus point of this description;

Containing 20.388 acres (888,082 square feet), more or less.

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

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

Parcel Information

Schedule Number: 5307000102

Owner Information

Name: CHRICOWHITT LLP
C/O HOLGER CHRISTIANSEN

Mailing Address: 1221 N CASCADE AVE
COLORADO SPRINGS CO 80903-7312

Property Valuation

Total Assessed Land: \$102,220
Total Assessed Improvements: \$0
Total Assessed: \$102,220

[Assessment questions? Click here](#)

Value

Total Market Value: \$352,487

Property Information

Property Address: E WOODMEN RD

Property Type: Real

Legal Description

NE4NW4 L3/10 MR, NW4NE4 L3/10 MR EX PT LY SELY OF HWY 189, EX RD, EX TRACT DESC BY BK 2747-466 W PT M/R SUBJ TO MINERAL DEED IN BK 1458-215, 1493-55, 3343-479, EX TR CONV BY BK 2825-137 (8.14A) FOR RD, EX 5.00 A TRACT KNOWN AS REEL SUB WAIVER SEC 7-13-65, EX TR CONV BY REC #201114563 & REC #(99143410), TOG W/ TR CONV BY (99143409), EX PT PLATTED TO POWERWOOD SUB FIL NO 1, EX THAT PT PLATTED TO TUTT BLVD R/W ADD

Taxes Billed

Base Tax Amount: \$6,167.46
Special Assessment Amount: \$0.00
Improvement District Amount: \$0.00
Total Current Year Taxes: \$6,167.46

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

Alerts

N/A

Current Year Payments Due as of 11/17/2019

Option 1:

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

OR

Option 2:

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

Current Year Payments Received

Date	Amount
03/06/2019	\$6,167.46

Prior Year(s) Transaction History

Date	Amount
03/05/2018	\$6,198.93
04/11/2017	\$6,467.37
03/04/2016	\$6,474.62
04/10/2015	\$6,636.08

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

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

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

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

Parcel Information

Schedule Number: 5307000113

Owner Information

Name: CHOCAMO LLP
C/O HOLGER C CHRISTIANSEN

Mailing Address: 1221 N CASCADE AVE
COLORADO SPRINGS CO 80903-7312

Property Valuation

Total Assessed Land: \$489,510
Total Assessed Improvements: \$0
Total Assessed: \$489,510

[Assessment questions? Click here](#)

Value

Total Market Value: \$1,687,950

Property Information

Property Address: TEMPLETON GAP RD

Property Type: Real

Legal Description

TR IN NW4 SEC 7-13-65 DESC AS FOLS: BEG AT NE COR LOT 1 TUTT BLVD INDUSTRIAL PARK FIL NO 1 SD PT ALSO BEING ALG WLY ROW LN TEMPLETON GAP RD, TH N 29<10'05" E 465.93 FT,N30<06'18"E 114.42FT, N32<41'13"E 9.15FT, S88<18'52"W 682.23FT TO PT ALG ELY ROW LN TUTT BLVD AS PLATTED BY PLAT #12202 & #12567, TH S17<12'18"W 17.00FT, S07<07'46"W 10.50 FT, N82<52'14"W 16.45FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 69.50FT A C/A OF 68<51'00" AND AN ARC DIST OF 83.52FT, TH S28<16'46"W 19.86FT, S16<36'26"W 443.76FT, N89<05'08"E 621.31FT TO POB, L/2 MR LY IN SW4NE4 OF SD SEC

Taxes Billed

Base Tax Amount: \$29,534.59
Special Assessment Amount: \$0.00
Improvement District Amount: \$0.00
Total Current Year Taxes: \$29,534.59

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

Alerts

N/A

Current Year Payments Due as of 11/17/2019

Option 1:

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

OR

Option 2:

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

Current Year Payments Received

Date	Amount
06/10/2019	\$14,767.29
02/14/2019	\$14,767.30

Prior Year(s) Transaction History

Date	Amount
06/14/2018	\$14,842.67
02/22/2018	\$14,842.68

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

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

Unified Title Company, LLC
101 S. Sahwatch Street, Suite 212
Colorado Springs, CO 80903
Phone: **719-578-5900**
Fax:

Transmittal Information

Date: **06/25/2019**

File No: **62852UTC**

Property Address: **0 Woodmen Road East (Vacant Land), Colorado Springs, CO 80923**

Buyer\Borrower: **Thompson Thrift Development, Inc., an Indiana corporation d/b/a Watermark Residential**

Seller: **CHRICOWHITT, L.L.P., a Colorado limited liability partnership**
CHOCAMO, L.L.P., a Colorado limited liability partnership

For changes and updates please contact your Escrow officer(s):

Escrow Officer:
Fred Deming
Unified Title Company, LLC
101 S. Sahwatch Street, Suite 212
Colorado Springs, CO 80903
Phone: **719-578-5900**
Fax:
E-Mail: **fdeming@unifiedtitle.com**

Title Officer:
Kara DeMasters
Unified Title Company, LLC
c/o ET Production Services, LLC

Escrow Processor:
Brenda Warner
E-Mail: bwarner@unifiedtitle.com
Phone: 719-578-5900

Buyer:
Thompson Thrift Development, Inc., an Indiana corporation d/b/a Watermark Residential
111 Monument Circle, Suite 1600
Indianapolis, IN 46204
DELIVERED VIA: E-MAIL

Seller:
CHRICOWHITT, L.L.P., a Colorado limited liability partnership
1221 North Cascade Avenue
Colorado Springs, CO 80903
DELIVERED VIA: E-MAIL

CHOCAMO, L.L.P., a Colorado limited liability partnership
1221 North Cascade Avenue
Colorado Springs, CO 80903
DELIVERED VIA: E-MAIL

Buyer's Agent:

Seller's Agent:
Palmer McAllister
104 South Cascade Avenue, Suite 210
Colorado Springs, CO 80903
Attn: Gary Hollenbeck

Phone: 719-630-2222 Fax: 719-630-2688
DELIVERED VIA: E-MAIL
Palmer McAllister
104 South Cascade Avenue, Suite 210
Colorado Springs, CO 80903
Attn: Gary Hollenbeck
Phone: 719-630-2222 Fax: 719-630-2688
DELIVERED VIA: E-MAIL

Buyer's Attorney:
Thompson Thrift Development, Inc.
901 Wabash Avenue, Suite 300
Terre Haute, IN 47807
Phone: 812-242-1166 Fax: 812-242-1194
Email:
tfears@thompsonthrift.com;troberson@thompsonthrift.com
DELIVERED VIA: E-MAIL

Seller's Attorney:
Fox Rothschild LLP
1225 17th Street, Ste 2200
Denver, CO 80202
Phone: 303-383-7605 Fax: 303-292-1300
Email:
mfishman@foxrothschild.com;jbregman@foxrothschild.com
DELIVERED VIA: E-MAIL

Fox Rothschild LLP
1225 17th Street, Ste 2200
Denver, CO 80202
Phone: 303-383-7605 Fax: 303-292-1300
Email:
mfishman@foxrothschild.com;jbregman@foxrothschild.com
DELIVERED VIA: E-MAIL

Lender:

Mortgage Broker:

Phone: Fax:
Attn:

Other:

Land Development Consultants, Inc.
3898 Maizeland Road
Colorado Springs, CO 80909
Phone: 719-528-6133 Fax: 719-258-6848
Attn: David Hostetler
DELIVERED VIA: E-MAIL

Other:
Jones & Keller, PC
1999 Broadway, Suite 3150
Denver, CO 80202
Phone: 303-573-1600
Attn: Kerri Assell
DELIVERED VIA: E-MAIL

Changes: All Schedules Amended
Thank you for using Unified Title Company, LLC.



Unified

TITLE COMPANY

101 S. Sahwatch Street, Suite 212, Colorado Springs, CO 80903
Phone: 719-578-5900 Fax:

UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A: Owner's Policy Proposed Insured: This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B: Loan Policy Proposed Insured: This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land...: This shows the type of ownership that is going to be insured.

No. 4: The Title is, at the Commitment Date...: This shows the name(s) of the current owner(s).

No. 5: The land referred to in the Commitment...: This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE
Issued by



STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

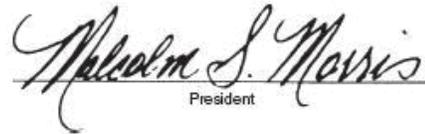
The Company will provide a sample of the Commitment upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.


Chairman of the Board




President

Countersigned:



Authorized Countersignature

Unified Title Company, LLC (Company)
101 S. Sahwach Street, Suite 212
Colorado Springs, CO

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

COMMITMENT FOR TITLE INSURANCE

Issued by

Stewart Title Guaranty Company

SCHEDULE A

1. Effective Date: **June 15, 2019, 7:30 am**

2. Policy to be issued:

- (a) 2006 ALTA® Owner's Policy
Proposed Insured: **Thompson Thrift Development, Inc., an Indiana corporation
d/b/a Watermark Residential**
Proposed Policy Amount: **\$6,266,100.00**
- (b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:

Basic Owner's Policy	\$	10,756.00
Tax Certificate	\$	25.00
110.1-OEC Del.Except End (Own)	\$	Included
ALTA22-06 Location End	\$	85.00
ALTA17-06 Access & Entry End	\$	500.00
ALTA 17.2-06 Utility Access	\$	500.00
STG Patent Endorsement (O)	\$	1,076.00
100.31-Phys Dmg-Min Est End	\$	1,076.00
ALTA3.2-06 Zoning Ld Dev End	\$	2,614.00
ALTA18 Sing Tax Par(Comm) End	\$	170.00
ALTA25-06 Same as Survey End	\$	1,000.00
Deletion of Arb Own End (O)	\$	Included
ALTA39-06 Policy Auth End	\$	Included
ALTA9.8 CCR Land Und Dev End	\$	2,000.00
Total:	\$	19,802.00

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple as to Parcels A and B and Easement as to Parcel C.**

4. The Title is, at the Commitment Date, vested in:
**PARCEL A: CHRICOWHITT, L.L.P., a Colorado limited liability partnership, and
PARCEL B: CHOCAMO, L.L.P., a Colorado limited liability partnership**

5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

For Informational Purposes Only: **0 Woodmen Road East (Vacant Land), Colorado Springs, CO
80923**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Countersigned
Unified Title Company, LLC

By:



Kara DeMasters

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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EXHIBIT "A"

PARCEL A:

A parcel of land being a portion of the North One-Half of Section 7, Township 13 South, Range 65 West of the 6th p.m., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the midpoint of the most Easterly right-of-way width of that intersection of Tutt Boulevard (right-of-way width varies) and Powerwood View (90' Access and Utility Easement mid East-West alignment) as platted within Lot 2, POWERWOOD SUBDIVISION FILING NO. 1 (Reception No. 203154589, El Paso County, Colorado records) (all bearings in this description are relative to those platted in said FILING) (the following twenty-one (21) courses are along the Easterly right-of-way line of Tutt Boulevard (r.o.w, width varies) as platted within said FILING and/or as platted within TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS (Reception No. 207712657, said El Paso County records), respectively; 1) S 00° 56' 45" W, 43.79 feet; 2) S 89° 23' 44" W, 29.40 feet; 3) on a curve to the left, said curve having a central angle of 47° 14' 10", a radius of 34.00 feet, an arc length of 28.03 feet; 4) S 42° 09' 34" W, 23.56 feet; 5) on a curve to the left, said curve having a central angle of 22° 23' 13", a radius of 139.50 feet, an arc length of 54.51 feet; 6) S 19° 46' 21" W, 23.32 feet; 7) on a curve to the left, said curve having a central angle of 02° 24' 17", a radius of 289.50 feet, an arc length of 12.15 feet; 8) on a non-tangent curve to the right, said curve having a central angle of 06° 26' 21", a radius of 2048.00 feet, an arc length of 230.16 feet (the chord to said curve bears S 13° 23' 17" W, a distance of 230.04 feet); 9) S 16° 36' 27" W, 77.40 feet; 10) on a curve to the left, said curve having a central angle of 02° 24' 36", a radius of 289.50 feet, an arc length of 12.18 feet; 11) S 07° 27' 32" W, 14.41 feet; 12) on a curve to the left, said curve having a central angle of 18° 43' 23", a radius of 139.50 feet, an arc length of 45.59 feet; 13) on a compound curve to the left, said curve having a central angle of 14° 35' 16", a radius of 99.50 feet, an arc length of 25.33 feet; 14) S 25° 51' 07" E, 11.78 feet; 15) on a curve to the left, said curve having a central angle of 23° 09' 13", a radius of 44.50 feet, an arc length of 17.98 feet; 16) on a compound curve to the left, said curve having a central angle of 03° 02' 56", a radius of 39.55 feet, an arc length of 2.10 feet; 17) S 73° 23' 33" E, 9.98 feet; 18) S 16° 36' 27" W, 3.57 feet; 19) S 60° 22' 06" E, 11.62 feet; 20) S 29° 47' 49" W, 10.50 feet; 21) S 17° 12' 18" W, 50.87 feet; thence N 88° 18' 52" E, 682.92 feet to a point on the Northwesterly right-of-way of Templeton Gap Road (80' r.o.w.); thence on a non-tangent curve to the right and along said Templeton Gap Road's Northwesterly right-of-way line, said curve having a central angle of 01° 33' 33", a radius of 3524.93 feet, an arc length of 95.92 feet (the chord to said curve bears N 32° 19' 16" E, a distance of 95.92 feet); thence N 33° 06' 03" E along said Northwesterly right-of-way line, 493.49 feet; thence N 56° 53' 57" W, 257.23 feet to the Southwesterly corner of that tract described by document (Reception No. 99143410, said records); thence S 88° 44' 56" W, 624.49 feet to the Point of Beginning and the terminus point of this description;

PARCEL B REVISED:

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A parcel of land being a portion of the Northwest One-Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being a portion of that tract described by document (Book 2326, Page 69, El Paso County, Colorado records), situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Commencing at the Southeast corner of said tract (all bearings in this description are relative to the Southerly line of said tract, which bears N 76° 41' 18" W "assumed") (the following three (3) courses are along the Easterly line of said tract, said line also being coincident with the Westerly right-of-way line of Templeton Gap Road (80' r.o.w.); 1) N 29° 10' 05" E, 947.49 feet to the Point of Beginning of the parcel herein described; 2) continue N 29° 10' 05" E, 443.85 feet; 3) on a curve to the right, said curve having a central angle of 02° 22' 24", a radius of 3524.93 feet, an arc length of 146.01 feet to the Northeast corner of said tract; thence S 88° 18' 52" W along the Northerly line of said tract, 682.92 feet to a point on an Easterly right-of-way line of TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS (Reception No. 207712657, said El Paso County records) (the following five (5) courses are along the lines of said ADDITIONS); 1) S 17° 12' 18" W, 17.00 feet; 2) S 07° 07' 46" W, 10.50 feet; 3) N 82° 52' 14" W, 16.45 feet; 4) on a curve to the left, said curve having a central angle of 68° 51' 00", a radius of 69.50 feet, an arc length of 83.52 feet; 5) S 28° 16' 46" W, 19.86 feet to a point on the Easterly right-of-way line of Tutt Boulevard (97' r.o.w.) as platted in TUTT BOULEVARD FILING NO. 5 (Reception No. 205202791, and as amended by Surveyor's Affidavit under Reception No. 207093766, said records); thence S 16° 36' 26" W along said Tutt Boulevard's Easterly right-of-way line, 443.76 feet; thence N 89° 05' 08" E, 621.31 feet to the Point of Beginning;

PARCEL C:

A beneficial easement rights as contained in Agreement, recorded August 1, 2005 at Reception No. 205117061.

COMMITMENT FOR TITLE INSURANCE

Issued by

Stewart Title Guaranty Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. ~~INTENTIONALLY DELETED: Provide to this company an acceptable and insurable metes and bounds legal description of subject property prepared and certified by a Colorado Registered Land Surveyor, Schedule A, Item No. 5 will be amended upon receipt thereof.~~

~~Signed and certified Land Survey Plat must be furnished to the company. Exception will be taken to adverse matters thereby disclosed.~~

~~NOTE: This requirement is necessary in that the current legal description is not insurable pursuant to the Underwriting Standards of Stewart Title Guaranty Company and Unified Title Company.~~

~~NOTE: The company reserves the right to make additional requirements and/or exceptions upon review of the same.~~

6. **Delivery to the Company for inspection and approval prior to closing, the following documents for CHRICOWHITT, L.L.P., a Colorado limited liability partnership:**
 - (1) **Copy of the current Partnership Agreement, and any and all amendments thereto, setting forth the name of the partners, and their respective powers. NOTE: This item will not be recorded. This Commitment may be subject to additional Requirements and/or Exceptions upon receipt and review of this item.**

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(2) **Recordation of Statement of Authority evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity, and containing the other information required by C.R.S. 38-30-172 and/or 38-30-108.5.**

7. **Statement of Authority for CHOCAMO, L.L.P., a Colorado limited liability partnership evidencing the existence of the entity and authority of person authorized to execute instruments, conveying, encumbering or otherwise affecting title to real property on behalf of the entity, and containing the other information required by C.R.S. 38-30-172, evidencing the existence of said entity on or prior to its acquisition of title to the land herein.**

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

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

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

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

9. **Copy of the Certificate of Good Standing for Thompson Thrift Development, Inc., an Indiana corporation d/b/a Watermark Residential, as filed with the Indiana Secretary of State.**
10. **Recordation of new Zoning Resolution that provides for termination of current zoning resolutions described herein as Schedule B Part II items 21 and 22.**

NOTE: The property described herein, appears to be free and clear of any Deeds of Trust or Mortgages. Please verify this information with the owners of subject property and notify Title if this information is incorrect.

REQUIREMENTS NOT TO BE RECORDED:

A. Payment of any and all due and unpaid general taxes or special assessments pertaining to subject property, as may be evidenced by a tax certificate.

B. ~~INTENTIONALLY DELETED: A SATISFACTORY LAND SURVEY PLAT OR ALTA/NSPS SURVEY~~

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~~MUST BE FURNISHED TO THE COMPANY. EXCEPTION WILL BE TAKEN TO ADVERSE MATTERS DISCLOSED THEREBY.~~

NOTE: THIS REQUIREMENT IS NECESSARY BECAUSE AS IT MAY FORM THE BASIS FOR ISSUING AFFIRMATIVE PROTECTION BY MEANS OF OWNER'S ENDORSEMENT FORM 110.1OP (DEL 1-3).

C. Receipt by the company of a Final Affidavit and Agreement indemnifying it against unfiled mechanic's and materialmen's liens.

D. Upon receipt of Items required above, satisfactory to the Company, the Policy to be issued will be an ALTA Standard Owner's Policy along with Endorsement Form 110.1, which will provide Owner's Extended Coverage, thereby deleting printed exceptions Nos. 1, 2, 3 and 4 from the Owners Policy. Item 5 will be deleted if closing is performed by the Insuring Company.

E. INTENTIONALLY DELETED: ~~Due to the liability amount of the policy to be issued hereunder, this commitment in it's entirety is subject to approval by this company's underwriter and closing may not occur until said approval has been received.~~

F. Endorsement Form ALTA 3.2 will be included with the Owners Policy to be issued hereunder, subject to the following:

Receipt and approval, by the Company, of a letter or other suitable documentation from the City of Colorado Springs Planning and Zoning Department regarding the zoning of subject property and the compliance of the existing improvements.

FOR INFORMATIONAL PURPOSES ONLY:

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

Deed recorded May 17, 2005 as Reception No. 205071004.

Deed recorded March 22, 2005 as Reception No. 205039744.

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

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SCHEDULE B, PART II
Exceptions

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

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

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. **Subject to reservations of (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; (2) right of the proprietor of any vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, (3) right of way for any ditches or canals constructed by authority of the United States, as set forth in U.S. Patent Document No. 6170, BLM Serial No. CO1200_.215, issued September 8, 1891 to Edward R. Mays, as posted in the Bureau of Land Management, General Land Office Records.**
10. **INTENTIONALLY DELETED: ~~Any interest which may have been acquired by the public reason of the~~**

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~~Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines.~~

11. Reservations as contained in Patents recorded September 8, 1891 in Book 165 at page 221 and recorded February 10, 1898 in Book 208 at 63.
12. Terms, agreements, provisions, conditions and obligations as contained in Mineral Deeds recorded October 13, 1954 in Book 1458 at Page 215 and in Book 1458 at Page 216.
13. Terms, agreements, provisions, conditions and obligations as contained in Mineral Deed recorded April 14, 1955 in Book 1493 at Page 55.
14. An undivided 1/2 interest in an to all oil and gas under said property, as excepted in Deed recorded November 7, 1957 in Book 1654 at page 328.
15. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, Covenants, Conditions, Restrictions and obligations as contained in Deed recorded July 8, 1958 in Book 1686 at Page 565 and as amended by Modifications recorded October 15, 1984 in Book 3928 at Page 1159, in Book 3928 at Page 1162, in Book 3928 at Page 1164, in Book 3928 at Page 1166, in Book 3928 at Page 1167, in Book 3928 at Page 1168, in Book 3928 at Page 1169, in Book 3928 at Page 1170, in Book 3928 at Page 1171, in Book 3928 at Page 1172, in Book 3928 at Page 1173 and in Book 3928 at Page 1174.~~
16. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 25, 1967 in Book 2195 at Page 512.
17. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded April 10, 1972 in Book 2480 at Page 578.
18. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in instrument, recorded October 19, 1983 in Book 3794 at Page 95.~~
19. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Easement Agreement recorded November 7, 1986 in Book 5267 at Page 846 and Amended Easement Agreement recorded April 29, 2003 at Reception No. 203090534.~~
20. ~~INTENTIONALLY DELETED: Inclusion of the subject property lying within the Metex Metropolitan District as evidenced in Order for Inclusion recorded February 2, 1987 in Book 5311 at page 1092. Order and Decree Creating District recorded January 8, 1986 in Book 5112 at page 285 and in Order for Inclusion recorded August 12, 1986 in Book 5217 at page 77.~~
21. Terms, agreements, provisions, conditions and obligations as contained in Resolutions by the Board of County Commissioners, Resolution No. 89-199, Land Use-49 recorded October 2, 1989 in Book 5673 at page 213 and Resolution No. 90-19, Land Use-7 recorded April 20, 1990 in Book 5730 at page 1220.

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22. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 95-338. Land Use-129 recorded October 31, 1995 in Book 6755 at Page 869.

NOTE: Upon completion of item 10, set forth in Schedule B, Part I, Requirements, Item No. 21 and 22, above will be deleted from Schedule B, Section II, Exceptions.

23. ~~INTENTIONALLY DELETED: Any tax, assessment fee, charge or increase in mill levy resulting from the inclusion of subject property in the Woodmen Hills Metropolitan District as disclosed by instrument recorded November 10, 1999 at Reception No. 99173660.~~
24. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 99-247 recorded March 27, 2000 at Reception No. 200031957.~~
25. Any tax, assessment fee, charge or increase in mill levy resulting from the inclusion of subject property in the Woodmen Road Metropolitan District as disclosed by Resolution No. 01-287 recorded August 9, 2001 at Reception No. 201114563 and by the Findings and Decree recorded November 24, 2001 at Reception No. 201166986 and by Order recorded August 19, 2015 at Reception No. 215090255.

NOTE: Upon receipt of satisfactory evidence to this company the following note will be amended to "None due and payable at time of policy"

26. Annexation Agreement with the City of Colorado Springs as evidence by Greenbriar No. 2 Annexation Agreement recorded August 1, 2003 at Reception No. 203177846. Ordinance No. 03-90 recorded in conjunction therewith August 1, 2003 at Reception No. 203177845. Annexation Plat recorded in conjunction therewith August 1, 2003 at Reception No. 203177847.
27. Annexation Agreement with the City of Colorado Springs as evidence by Ordinance No. 03-89 recorded July 7, 2003 at Reception No. 203154557 and Annexation Plat recorded July 7, 2003 at Reception No. 203154558.
28. Terms, agreements, provisions, conditions and obligations as contained in Greenbriar No. 1 Annexation Agreement recorded July 7, 2003 at Reception No. 203154559.
29. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Agreement, recorded February 28, 2005 at Reception No. 205027726.~~
30. Terms, agreements, provisions, conditions, obligations and easements as contained in Agreement, recorded August 1, 2005 at Reception No. 205117061.
31. ~~INTENTIONALLY DELETED: Terms, agreements, provisions, conditions, obligations and easements as contained in Agreement, recorded March 5, 2007 at Reception No. 207029841.~~
32. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 07-119, recorded July 18, 2007 at Reception No. 207095753.

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33. **Terms, agreements, provisions, conditions, obligations and easements as contained in Notice of Design Guidelines, recorded March 3, 2016 at Reception No. 216021912.**
34. **Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.**
35. **Any loss or damage arising from the fact that the fence lines on or near the perimeter of subject property do not coincide with the exact property lines as disclosed on ALTA/NSPS Land Title Survey prepared by David W. Hostetler of Land Development Consultants, Inc. dated April 25, 2019, Project No. 99162.**
36. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. ____ recorded _____. (Schedule B, Part I item 10)**
37. **Any loss or damage as a result of any violation of the provisions stated in C.R.S. 30-28-101 (10)(b), C.R.S. 30-28-110 and any and all accompanying statutes.**

NOTE: Upon receipt of Items required herein, satisfactory to the Company, the Policy to be issued will be an ALTA Standard Owner's Policy along with Endorsement Form 110.1OP, which will provide Owner's Extended Coverage, which will provide Deletions of the Pre printed Exceptions No. 1 through 4.

NOTE: Provided that Unified Title Company, LLC 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 either the Owner's Title Policy when issued.

NOTE: Endorsement Form 100.31 may be added to the Owner policy, if requested, for item No. 6, 12, 13 and 14 (above) and provided the applicable additional premium therefor is paid.

NOTE: STG Patent Endorsement 1 may be added to the Owner policy, if requested, for item No. 9 and 11 (above) and provided the applicable additional premium therefor is paid

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

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DISCLOSURES

File No.: 62852UTC

Pursuant to C.R.S. 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 SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. 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: Colorado Division of Insurance Regulations 8-2-2, Section 5, Paragraph G 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 Title Company Name 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 Lender's Title 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 materialmen 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 unfiled Mechanics and Materialmen'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 the 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.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- 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 a 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: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

File No.: 62852UTC

CO Commitment Disclosure

STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate.

Sharing practices

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

Unified Title Company, LLC

PRIVACY POLICY NOTICE

Our Commitment To You

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. We have, therefore, adopted this Privacy Policy to govern the use and handling of your personal information.

Our Privacy Policies and Practices

Information we collect and sources from which we collect it:

Depending upon the services you are utilizing, we may collect nonpublic personal information about you from the following sources:

- Information we receive from you or your representatives on applications or other forms.
- Information you or your representatives provide to us, whether in writing, in person, by telephone, electronically, or by any other means.
- Information about your transactions that we secure from our files or from our affiliates or others.
- Information that we receive from others involved in your transaction, such as the real estate agent, lender, or credit bureau.
- Information obtained through our web site, as outlined below.

Use of information:

- We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party.
- We will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law.
- In the course of our general business practices, we may share and reserve the right to share the information we collect, as described above, about you or others as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Security and Confidentiality of Your Information:

Safekeeping of your non-public personal information is a high priority. We maintain physical safeguards, such as secure areas in buildings; electronic safeguards, such as passwords and encryption; and procedural safeguards, such as customer authentication procedures. We restrict access to nonpublic personal information about you to those who need to know that information in order to provide products or services to you. We carefully select and monitor outside service providers who have access to customer information, and we require them to keep it safe and secure. We do not allow them to use or share the information for any purpose other than to perform the service for which they are engaged. We train our employees with respect to security procedures and monitor compliance therewith. We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

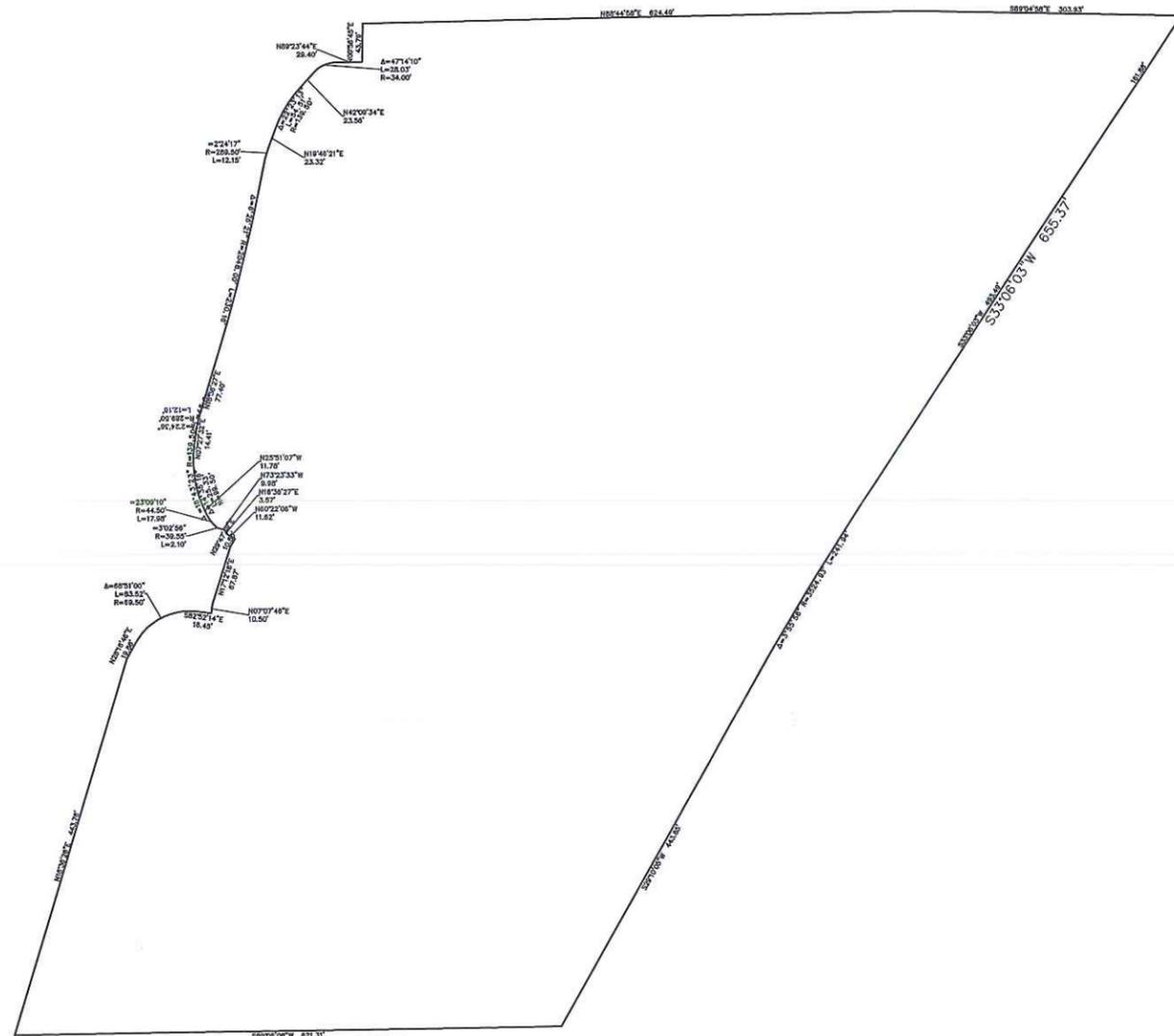
Information Obtained Through Our Web Site

We are sensitive to privacy issues on the Internet and believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit our web site on the World Wide Web without telling us who you are or revealing any information about yourself. Our web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed, and similar information. We use this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and e-mail address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order, or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Cookies

Our web site may use “cookies” to improve the level of service to visitors. Cookies are lines of text that are transmitted to a web browser and stored on the visitor’s hard drive. When the visitor returns to the web site the cookie is transmitted back. Cookies provide a way for a server to recall a previous request or registration, or to keep track of a transaction as it progresses, thereby eliminating the need to repeat the information previously provided. A cookie can only be accessed from the web site that placed it on the visitor’s system. The cookies used by us do not collect personal identification information and we do not combine information collected through cookies with other personal information to determine a visitor’s identity or e-mail address. Cookies are commonly used on web sites today and should not harm any system upon which they are transmitted. Browsers can be configured to notify visitors when cookies are about to be received and provide visitors with the option of refusing cookies.



"ASCENT BY WATERMARK"
 Closure Sheet 10-31-19
 Sheet 1 of 1

Inverse With Area Thu Oct 31 14:46:39 2019

PntNo	Bearing	Distance	Northing	Easting	Description
	S 33°06'03" W	493.49	9121.68	16256.22	
			8708.28	15986.72	
	Radius: 3524.93	Chord: 241.90	Degree: 1°37'32" Dir: Left		
	Length: 241.94	Delta: 3°55'58"	Tangent: 121.02		
	Chord BRG: S 31°08'04" W Rad-In: S 56°53'57" E Rad-Out: S 60°49'55" E				
	Radius PntNo: N: 6783.27 E: 18939.59		8501.23	15861.65	
	S 29°10'05" W	443.85	8113.66	15645.33	
	S 89°05'08" W	621.31	8103.75	15024.10	
	N 16°36'26" E	443.76	8528.99	15150.93	
	N 28°16'46" E	19.86	8546.48	15160.33	
	Radius: 69.50	Chord: 78.58	Degree: 82°26'24" Dir: Right		
	Length: 83.52	Delta: 68°51'00"	Tangent: 47.63		
	Chord BRG: N 62°42'16" E Rad-In: S 61°43'14" E Rad-Out: S 07°07'46" W				
	Radius PntNo: N: 8513.56 E: 15221.54		8582.52	15230.17	
	S 82°52'14" E	16.45	8580.48	15246.49	
	N 07°07'46" E	10.50	8590.90	15247.79	
	N 17°12'18" E	67.87	8655.73	15267.87	
	N 29°47'49" E	10.50	8664.84	15273.08	
	N 60°22'06" W	11.62	8670.59	15262.98	
	N 16°36'27" E	3.57	8674.01	15264.00	
	N 73°23'33" W	9.98	8676.86	15254.44	
	Radius: 39.55	Chord: 2.10	Degree: 144°52'09" Dir: Right		
	Length: 2.10	Delta: 3°02'56"	Tangent: 1.05		
	Chord BRG: N 71°52'05" W Rad-In: N 16°36'27" E Rad-Out: N 19°39'23" E				
	Radius PntNo: N: 8714.76 E: 15265.75		8677.52	15252.44	
	Radius: 44.50	Chord: 17.86	Degree: 128°45'16" Dir: Right		
	Length: 17.98	Delta: 23°09'10"	Tangent: 9.12		
	Chord BRG: N 37°25'43" W Rad-In: N 40°59'42" E Rad-Out: N 64°08'52" E				
	Radius PntNo: N: 8711.10 E: 15281.63		8691.70	15241.59	
	N 25°51'07" W	11.78	8702.30	15236.45	
	Radius: 99.50	Chord: 25.26	Degree: 57°35'01" Dir: Right		
	Length: 25.33	Delta: 14°35'16"	Tangent: 12.74		
	Chord BRG: N 18°33'29" W Rad-In: N 64°08'53" E Rad-Out: N 78°44'09" E				
	Radius PntNo: N: 8745.69 E: 15325.99		8726.25	15228.41	
	Radius: 139.50	Chord: 45.38	Degree: 41°04'20" Dir: Right		
	Length: 45.59	Delta: 18°43'23"	Tangent: 23.00		
	Chord BRG: N 01°54'09" W Rad-In: N 78°44'09" E Rad-Out: S 82°32'28" E				
	Radius PntNo: N: 8753.50 E: 15365.22		8771.61	15226.90	
	N 07°27'32" E	14.41	8785.90	15228.77	
	Radius: 289.50	Chord: 12.18	Degree: 19°47'29" Dir: Right		
	Length: 12.18	Delta: 2°24'36"	Tangent: 6.09		
	Chord BRG: N 08°39'50" E Rad-In: S 82°32'28" E Rad-Out: S 80°07'52" E				
	Radius PntNo: N: 8748.32 E: 15515.82		8797.93	15230.61	
	N 16°36'27" E	77.40	8872.11	15252.73	
	Radius: 2048.00	Chord: 230.04	Degree: 2°47'52" Dir: Left		
	Length: 230.16	Delta: 6°26'21"	Tangent: 115.20		
	Chord BRG: N 13°23'17" E Rad-In: N 73°23'33" W Rad-Out: N 79°49'54" E				
	Radius PntNo: N: 9457.45 E: 13290.16		9095.89	15305.99	
	Radius: 289.50	Chord: 12.15	Degree: 19°47'29" Dir: Right		
	Length: 12.15	Delta: 2°24'17"	Tangent: 6.08		
	Chord BRG: N 18°34'11" E Rad-In: S 72°37'58" E Rad-Out: S 70°13'40" E				
	Radius PntNo: N: 9009.48 E: 15582.30		9107.41	15309.86	
	N 19°46'21" E	23.32	9129.36	15317.75	
	Radius: 139.50	Chord: 54.16	Degree: 41°04'20" Dir: Right		
	Length: 54.51	Delta: 22°23'13"	Tangent: 27.61		
	Chord BRG: N 30°57'57" E Rad-In: S 70°13'39" E Rad-Out: S 47°50'26" E				
	Radius PntNo: N: 9082.17 E: 15449.03		9175.80	15345.62	
	N 42°09'34" E	23.56	9193.26	15361.43	
	Radius: 34.00	Chord: 27.24	Degree: 168°31'01" Dir: Right		
	Length: 28.03	Delta: 47°14'10"	Tangent: 14.87		
	Chord BRG: N 65°46'39" E Rad-In: S 47°50'26" E Rad-Out: S 00°36'16" E				
	Radius PntNo: N: 9170.44 E: 15386.64		9204.44	15386.28	
	N 89°23'44" E	29.40	9204.75	15415.68	
	N 00°56'45" E	43.79	9248.53	15416.40	
	N 88°44'58" E	624.49	9262.16	16040.74	
	S 89°04'58" E	303.93	9257.29	16344.63	
	S 33°06'03" W	161.88	9121.68	16256.22	

Closure Error Distance > 0.0000
 Total Distance Inversed > 4220.20

Area: 888081.9 Sq. Feet, 20.388 Acres



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 8/7/19

Pre-Application No.: N19-163

Applicant(s) Present: ANDREA BARLOW (NES) / JESSICA TUTLE (WATERMARK)

Lot Size: 23.12A

Site Location: 0 E WOODMEN RD

TSN: 5307000102

Project Description: MULTI-FAMILY RESIDNETIAL

Zone: PBC

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

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

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: SURROUNDING HOAs TO BE NOTIFIED WITH MAILING Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

<input type="checkbox"/> Geo-Hazard Report	<input type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: _____	Contact: <u>Zaker Alazzeh, 719-385-5468</u>	Contact: <u>Anna Bergmark, 719-385-5613</u>
<input checked="" type="checkbox"/> Hydraulic Grade Line	<input checked="" type="checkbox"/> Wastewater Master Facility Report	<input type="checkbox"/> Land Suitability Analysis
<input checked="" type="checkbox"/> Elevation Drawings	<input type="checkbox"/> Mineral Estate Owner Notification	<input type="checkbox"/> Other: _____

LDTC MEETING: Yes No **Date:** SEPTEMBER 4TH **Time:** 9:45-10:30

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

RECENTLY APPROVED GREENBRIAR/POWERWOOD MASTER PLAN AND CONCEPT PLAN TO ALLOW MULTI-FAMILY AT 12-24.99 DWELLING UNITS PER ACRE. PROPOSED DEVELOPMENT AS A WHOLE DEVELOPMENT WILL HAVE A MIX OF RESIDENTIAL ATTACHED PRODUCT WITH AN OVERALL DENSITY WITHIN THIS ALLOWED RANGE. APPLICATION WITHIN THE PBC ZONE DISTRICT FOR MULTI-FAMILY WILL REQUIRE A CONDITIONAL USE DEVELOPMENT PLAN ALL NOTES AND ITEMS IDENTIFIED ON CONCEPT PLAN SHALL REMAIN CONSISTENT AND SHOWN AS NEEDED ON THE DEVELOPMENT PLAN AND ASSOCIATED DOCUMENTS. DEVELOPMENT WILL MAINTAIN THE ALLOWABLE 45-FEET MAXIMUM HEIGHT

*PROVIDE RECENT TRAFFIC ANALYSIS WITH THIS SUBMITTAL.

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

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

Fee Estimate: TBD

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

Katie Carleo
Principal Planner
Land Use Review
Planning & Community Development

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

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: November 19, 2019
Planner: Matthew Lepke
Planner email: matthew.lepke@coloradosprings.gov
Planner phone number: (719) 385-5090
Applicant Email: kmarshall@nescolorado.com
Applicant Name: Kelly Marshall
TSN: 5307000113, 5307000102 ***102 is PARTIAL**

PROJECT: Ascent by Watermark at Greenbriar

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

PUBLIC NOTICE:

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

PROJECT BLURB(S)

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

Conditional Use

Request by Chricowhitt, LLP, with representation by N.E.S., for approval of the new Ascent by Watermark at Greenbriar Conditional Use Development Plan. Multi-family residential is allowed within the PBC zone district as a conditional use. The site is located between Tutt Boulevard and Templeton Gap Road, southeast of Powerwood View, and consists of 20.39 acres.

Final Plat

Request by Chricowhitt, LLP, with representation by N.E.S., for approval of the new Ascent by Watermark Subdivision Plat. If approved, the plat would create one lot. The site is located between Tutt Boulevard and Templeton Gap Road, southeast of Powerwood View, and consists of 20.39 acres.

POSTCARD

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

- This project proposes a 360-unit multifamily development
- Parking provided on site
- The conditional use request is to permit multifamily residential development

POSTER

Fill out applicable information below:

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

Conditional Use and Final Plat for a 360-unit multi-family development

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

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

Planner Intake Date: **11/19/2019 - MJL**

Admin Receive Date: 11/21/19

Project Name: **Ascent by Watermark**

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

2. Date buckslip comments are due (21 calendar days after submittal): 12/10

3. HOA: (Note HOA number or write N/A) – Woodmen Heights/Dublin North

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barb.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera	Lois.Ruggera@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic - School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com Chris_Kelley3@cable.comcast.com

3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	dbryan@stratusiq.com

		mcline@stratusiq.com bkley@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Hannah.VanNimwegen@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ; Kayla.Battles@coloradosprings.gov
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	kbrady@springsgov.com
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

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