



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Flying Horse PAcel #13 Filing No. 2 Existing Zone: A Acreage: 23.465

Site Address: NA Direction from Nearest Street Intersection: NE of New Life Dr. and Mill Point Redding Water Dr. Running

Tax Schedule Number(s): 6200000697 \*portion

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

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

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

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

Signature of Property Owner/Applicant: [Signature] Date: 11-15-18

Signature of Consultant Representative: [Signature] Date: 11/15/18

**CONTACT INFORMATION (please print or type)**

Property Owner/Applicant: PULPIT ROCK INVESTMENTS LLC Contact Name: Drew Balsick

Address: 6382 Corporate Dr. Ste. 200 City: Colorado Springs Phone: (719) 785-3237

State: CO Zip Code: 80919 E-Mail: dbalsick@classichomes.com

Consultant Representative: John Maynard Phone: (719) 471-0073

Address: 619 N.. Cascade Ave Ste. 200 City: Colorado Springs

State: CO Zip Code: 80903 E-Mail: jmaynard@nescolorado.com

**PLANNER AUTHORIZATION: (CITY USE ONLY)**

Checklists  Distribution Form  Project Blurbs  E-mail to Admin. Initial Review Level:  AR  CPC  DRB  HP

Payment \$ 16,166.00 Assigned to: CATHERINE CARLEO Date: 2.21.19

Receipt No.: 33019 City File No.: AR FP 19-00115



## Final Plat Application Requirements

**REVIEW CRITERIA:** It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
  - 1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
  - 2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
  - 3. Promote design flexibility.
  - 4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
  - 5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
  - 1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
  - 2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
  - 3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
  - 1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
  - 2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
  - 3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
  - 4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
  - 1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
  - 2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
  - 3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

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

Applicant	Planner
<input type="checkbox"/> <b>General Development Application Form</b>	<input checked="" type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following:	
<input type="checkbox"/> 1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter;	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2. A justification based on the review criteria addressing why the proposed plat should be approved; and	
<input type="checkbox"/> 3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat.	
<input checked="" type="checkbox"/> 1 copy of a <b>Final Plat</b> showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite through email)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A <b>legal description</b> of the proposed project	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Report or Waiver</b>	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Drainage Study</b>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU) <i>to CSU</i>	<input type="checkbox"/>
Email completed form and map to <a href="mailto:wvmasterplansubmit@csu.org">wvmasterplansubmit@csu.org</a> prior to application submittal.	

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

Applicant

Planner

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

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

**General Information**

- Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.
- Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.
- Indication of standardized scale, both fractional and bar (i.e. 1" = 20')
- North arrow
- Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.
- Date of preparation of the plat
- Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.
- 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."*

- 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."**

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

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

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

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

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

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

All other information required by Colorado State law.

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

Scale Bar

North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-ways that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

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

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

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

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

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

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

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

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

**PLAN CONTENT REQUIREMENTS:** *Continued from previous pages.*

Applicant

Planner

**Surveyor's Statement**, which shall read:

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

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

Replat should include the following information:

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

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

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

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

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

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

If within an airport overlay, the following note must be added: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

## **Flying Horse Parcel #13 Capri– Project Statement**

**January 2019**

Flying Horse Parcel #13 (Capri) is located northeast of the intersection of Running Water Drive and New Life Drive. The site is bounded on north and east by vacant land within the Flying Horse Master Plan. Land use to the west is the Reserve at North Creek Subdivision, a small lot PUD. To the south across New Life Drive is the north campus of Pikes Peak Community College.

Flying Horse Parcel #13(Capri) is proposed as a Small Lot PUD with housing product similar to the Torino subdivision to the north also in Flying Horse. The design complies with criteria established for this type of housing. Access to the site will be from Running Water Drive and from a new street (Ceretto Road) that will intersect New Life Drive opposite the entrance to Pikes Peak Community College.

The applications associated with this request include: a Master Plan Amendment; a Zone Change to PUD; a PUD Development Plan; a Final Plat.

This parcel is currently designated for multi-family residential land use at 12-20 units per acre on the Flying Horse Master Plan. A master Plan amendment to reduce density is a part of this request. This Small Lot PUD proposes 100 lots on 23.465 acres for a density of 4.26 units per acre. The average lot size is 4500 square feet. Internal common open space areas function as pedestrian access ways to some units and as buffers between units. This space will also be programed for recreational amenities suited to preferences of buyers. 83 of the 100 lots have direct access to open spaces.

All internal streets, including the alleys are proposed as public streets. Landscape and common areas will be owned and maintained by a homeowners association.

### **MASTER PLAN**

Since adoption of the Flying Horse Master Plan, the land to the west of this parcel has been annexed, planned and developed as a Small Lot PUD. The proposed change in land use is consistent with and compatible with this adjacent land use. Infrastructure is in place to serve this project. Land suitability analysis for this site and all of Flying Horse was prepared with the original Master Plan. This site is relatively flat and has no environmental constraints making it appropriate for this product type.

### **ZONE CHANGE REVIEW CRITERIA**

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

***Response: The proposed land use will provide for sale housing at a moderate price point and will therefore add diversity to the housing stock in this region of the City.***

2. The proposal is consistent with the goals and policies of the Comprehensive Plan.

***Response: The Comprehensive Plan encourages a range of product types. The proposed land use is residential in an area where residential use is currently planned.***

3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

***Response: The proposed use will be consistent with the Flying Horse Master Plan as proposed to be amended by these applications.***

#### **DEVELOPMENT PLAN REVIEW CRITERIA:**

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

***Response: Yes. The proposed land use is similar to the adjacent land use to the west.***

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

***Response: Yes. The site is currently served by streets and utilities and is compatible with adjacent land use. Parks within the Flying Horse Master Plan serve this parcel.***

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

***Response: Yes. These will be single family residences.***

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?

***Response: Yes. Landscape setbacks and plantings will provide buffers to the south and east; compatible land use is to the west; open space (slope) will abut this parcel to the north.***

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?



***Response: Yes. Access to the site is confined to two existing locations.***

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

***Response: Yes. The Small Lot PUD guidelines are met; those guidelines were designed to meet this criterion.***

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

***Response: Yes.***

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

***Response: Each unit will have a two car garage. Guest parking is provided throughout the site.***

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

***Response: Yes. ADA requirements are met and sidewalks are provided throughout the site.***

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

***Response: Yes, per Small Lot PUD guidelines.***

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

***Response: Yes. Sidewalks and walkways are located throughout the site.***

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

***Response: There are no significant natural features on this site.***



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

JOB NO. 1171.36-03  
FEBRUARY 12, 2019  
PAGE 1 OF 2

### LEGAL DESCRIPTION: FILING NO. 2 BOUNDARY

A PORTION OF SECTIONS 16 AND 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK RECORDED UNDER RECEPTION NO. 217713990, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 820;

THENCE N00°04'57"E, ON THE EASTERLY BOUNDARY OF SAID THE RESERVE AT NORTH CREEK AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 725.95 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT A DELTA OF 10°51'39", A RADIUS OF 225.00 FEET AND A LENGTH OF 42.65 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT HAVING A CENTER BEARING S79°13'18"W, A DELTA OF 9°04'04", A RADIUS OF 225.00 FEET AND A DISTANCE OF 35.61 FEET TO A POINT ON CURVE;

THENCE N43°43'45"E, A DISTANCE OF 840.33 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S06°23'25"W, HAVING A DELTA OF 15°23'27", A RADIUS OF 175.00 FEET AND A DISTANCE OF 47.01 FEET TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°55'09", A RADIUS OF 865.00 FEET AND A DISTANCE OF 164.85 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°48'40"E, HAVING A DELTA OF 261°45'50", A RADIUS OF 105.00 FEET AND A DISTANCE OF 479.71 FEET TO A POINT ON CURVE;

THENCE S31°54'50"W, A DISTANCE OF 4.39 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°12'23", A RADIUS OF 86.50 FEET AND A DISTANCE OF 30.51 FEET TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°48'51", A RADIUS OF 611.50 FEET AND A DISTANCE OF 126.09 FEET TO A POINT OF TANGENT;

THENCE S00°04'57"W, A DISTANCE OF 483.87 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°02'41", A RADIUS OF 306.50 FEET AND A DISTANCE OF 91.18 FEET TO A POINT ON CURVE;

THENCE S73°02'16"W, A DISTANCE OF 110.31 FEET;

THENCE N89°55'03"W, A DISTANCE OF 210.00 FEET;

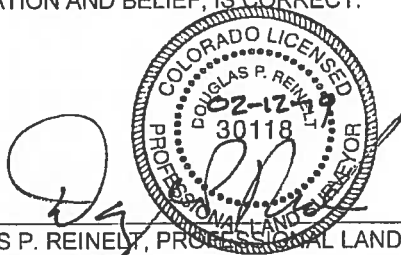
THENCE N00°04'57"E, A DISTANCE OF 350.00 FEET;

THENCE N89°55'03"W, A DISTANCE OF 504.03 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.834 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

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



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

\_\_\_\_\_  
FEB 12, 2019  
DATE

**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: 6200000640

**Property Valuation**

Total Assessed Land: \$670  
Total Assessed Improvements: \$0  
Total Assessed: \$670

**Owner Information**

Name: PULPIT ROCK INVESTMENTS LLC  
Mailing Address: 6385 CORPORATE DR STE 200  
COLORADO SPRINGS CO 80919-5912

[Assessment questions? Click here](#)

**Value**

Total Market Value: \$2,319

**Property Information**

Property Address: HIGHWAY 83  
Property Type: Real

**Taxes Billed**

Base Tax Amount: \$51.92  
Special Assessment Amount: \$0.00  
Improvement District Amount: \$0.00  
Total Current Year Taxes: \$51.92  
Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any. See Alerts.

**Legal Description**

T-HAT FT OF S2 OF SEC 16-12-66 & N2 OF SEC 21-12-66  
DESC AS FOLS: COM SE COR OF REC #097034010 SD PT  
BEING ON THE NLY R/W OF NEW LIFE DR (OLD  
ALIGNMENT OF CO HWY 83 BK 2105-820), TH ALG NLY R/W  
TH FOL COURSES, TH N 89<11'35" E 781.96 FT TO A PT ON  
CUR, TH ALG ARC OF CURVE TO L HAVING A RAD 1372.50  
FT WHOSE CENTER BEARS N 10<09'01" W A DIST OF  
203.03 FT TO THE POB, TH N 18<37'34" W 150.44 FT, TH  
ALG ARC OF CURVE TO R HAVING A RAD OF 506.00 FT A  
DIST OF 20.61 FT, TH N 16<15'50" W 1249.82 FT, N  
88<02'11" E 62.42 FT, TH ALG ARC CURVE TO L HAVING A  
RAD OF 486.70 FT A C/A 30<41'20" A DIST OF 260.69 FT, N  
57<20'51" E 180.15 FT, TH ALG ARC CURVE TO L HAVING A  
RAD OF 542.70 FT A DIST OF 477.31 FT, TH N 06<57'19" E  
318.96 FT, TH ALG ARC CURVE TO R HAVING A RAD OF  
313.30 FT A DIST OF 175.84 FT, TH N 39<06'44" E 24.03 FT,  
TH ALG A CURVE TO R HAVING A RAD OF 513.30 FT A DIST  
OF 189.42 FT, TH N 60<15'21" E 480.85 FT, TH S 15<48'12" E  
14.15 FT, TH ALG ARC OF CURVE TO R HAVING A RAD  
472.00 FT A C/A 42<18'12" A DIST OF 348.49 FT, TH S  
26<30'0" W 321.60 FT, TH ALG ARC OF CURVE TO L  
HAVING A RAD OF 526.00 FT A C/A 45<00'52" A DIST OF  
414.82 FT, TH ALG ARC OF A CURVE TO L HAVING A RAD  
OF 522.40 FT A C/A WHOSE CENTER BEARS N 74<19'35" E  
A C/A 18<44'44" A DIST OF 170.92 FT, TH ALG ARC OF  
CURVE TO L HAVING A RAD 536.00 FT A C/A 15<14'17"  
WHOSE CENTER BEARS N 53<06'04" A DIST OF 142.55 FT,  
TH S 52<08'13" E 151.67 FT TO PT ON THE WLY R/W LN OF  
HWY 83, TH ALG WLY R/W S 20<43'11" W 91.17 FT TO A PT  
ON THE WLY BOUNDARY OF REC #204057932, TH S  
26<11'32" W 1008.86 FT, TH ALG NLY R/W OF HWY 83 ON  
CURVE TO R HAVING A RAD 1372.50 FT A C/A N 49<04'52"  
W WHOSE CENTER BEARS N 49<04'52" W A DIST OF  
729.54 FT TO POB

**Alerts**

N/A

**Current Year Payments Due as of 2/12/2019**

**Option 1:**

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	February 28	\$25.96	\$0.00	\$25.96	True	<input type="button" value="Pay"/>
Second Half:	June 15	\$25.96	\$0.00	\$25.96	False	<input type="button" value="Pay"/>

Current Tax Liability: \$51.92

**OR**

**Option 2:**

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	April 30	\$51.92	\$0.00	\$51.92	True	<input type="button" value="Pay"/>

Current Tax Liability: \$51.92

**Current Year Payments Received**

N/A

**Prior Year(s) Transaction History**

Date	Amount
05/01/2018	\$51.73
04/28/2017	\$53.11
04/28/2016	\$53.02
04/30/2015	\$48.87

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

 [Print This Page](#)

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

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

For any questions, please contact the Treasurer's Office at: (719) 520-7900 or email to: [trsweb@elpasoco.com](mailto: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: 6200000697

**Owner Information**

Name: PULPIT ROCK INVESTMENTS LLC  
Mailing Address: 6385 CORPORATE DR STE 200  
COLORADO SPRINGS CO 80919-5912

**Property Valuation**

Total Assessed Land: \$154,370  
Total Assessed Improvements: \$0  
Total Assessed: \$154,370  
[Assessment questions? Click here](#)

**Value**

Total Market Value: \$532,322

**Property Information**

Property Address: HAWK STONE DR  
Property Type: Real

**Taxes Billed**

Base Tax Amount: \$18,639.26  
Special Assessment Amount: \$0.00  
Improvement District Amount: \$0.00  
Total Current Year Taxes: \$18,639.26  
Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any. See Alerts.

**Legal Description**

THAT PT OF SECS 8, 9, 16, 17, & 21 DESC AS FOLS: S2 OF SEC 9 LY WLY OF HWY 83 ELY OF STONE CROSSING AT MIDDLE CREEK FIL NO 3 AND SLY OF THE FOLLOWING: FLYING HORSE NO 1 WEST, FLYING HORSE NO 31A, FLYING HORSE CLUB DR FIL NO 1, FLYING HORSE NO 24 FIL NO 1, FLYING HORSE NO 25 TURIN FIL NO 2, FLYING HORSE NO 25 FIL NO 2, & FLYING HORSE METRO DIST #3 AS DESCRIBED IN REC #208132801 SEC 9-12-66 WITH 3/5 MR, THAT PT OF SE4 OF SEC 8-12-66 & NE4 OF SEC 17-12-66 AS DESC IN REC #206036938, THAT PT OF SEC 16-12-66 DESC AS FOLS: ALL OF SEC 16 LY WLY OF HWY 83 ELY OF STONE CROSSING AT MIDDLE CREEK FIL NO 3, EX N2SW4, EX WLY 22.50 AC OF S2SW4, EX SW4NW4 SEC 16-12-66, THAT PT OF N2N2 SEC 21-12-66 LY NLY & WLY OF HWY 83, SLY OF N SEC LN OF SD SEC 21 & ELY OF MCLEOD USA, LY ELY & NLY OF THAT PT DESC AS FOLS: TR IN NW4 SEC 21-12-66 DESC AS FOLS: BEG AT SE COR OF LOT 1 BLK 1 INTERNATIONAL BIBLE FIL NO 1, SD PT ALSO ON NLY R/W LN OF 160.00 FT WIDE CO ST HWY 83, TH N 00<01'38" W 700.62 FT, N 89<06'38" E 622.12 FT, S 00<03'26" W 700.95 FT M/L TO AFSD NLY R/W LN OF CO ST HWY 83, TH S 89<08'28" W ALG SD NLY R/W LN 621.08 FT M/L TO POB, EX THAT PT OF S2 OF SEC 16-12-66 & N2 OF SEC 21-12-66 DESC AS FOLS: COM SE COR OF REC #097034010 SD PT BEING ON THE NLY R/W OF NEW LIFE DR (OLD ALIGNMENT OF CO HWY 83 BK 2105-820), TH ALG NLY R/W TH FOL COURSES, TH N 89<11'35" E 781.96 FT TO A PT ON CUR, TH ALG ARC OF CURVE TO L HAVING A RAD 1372.50 FT WHOSE CENTER BEARS N 10<09'01" W A DIST OF 203.03 FT TO THE POB, TH N 18<37'34" W 150.44 FT, TH ALG ARC OF CURVE TO R HAVING A RAD OF 500.00 FT A DIST OF 20.61 FT, TH N 16<15'50" W 1249.82 FT, N 88<02'11" E 62.42 FT, TH ALG ARC CURVE TO L HAVING A RAD OF 486.70 FT A C/A 30<41'20" A DIST OF 260.69 FT, N 57<20'51" E 180.15 FT, TH ALG ARC CURVE TO L HAVING A RAD OF 542.70 FT A DIST OF 477.31 FT, TH N 06<57'19" E 318.96 FT, TH ALG ARC CURVE TO R HAVING A RAD OF 313.30 FT A DIST OF 175.84 FT, TH N 39<06'44" E 24.03 FT, TH ALG A CURVE TO R HAVING A RAD OF 513.30 FT A DIST OF 189.42 FT, TH N 60<15'21" E 480.85 FT, TH S 15<48'12" E 14.15 FT, TH ALG ARC OF CURVE TO R HAVING A RAD 472.00 FT A CA/ 42<18'12" A DIST OF 348.49 FT, TH S 26<30'0" W 321.60 FT, TH ALG ARC OF CURVE TO L HAVING A RAD OF 528.00 FT A C/A 45<00'52" A DIST OF 414.82 FT, TH ALG ARC OF A CURVE TO L HAVING A RAD OF 522.40 FT A C/A WHOSE CENTER BEARS N 74<19'35" E A C/A 18<44'44" A DIST OF 170.92 FT, TH ALG ARC OF CURVE TO L HAVING A RAD 536.00 FT A C/A 15<14'17" WHOSE CENTER BEARS N 53<06'04" A DIST OF 142.55 FT, TH S 52<08'13" E 151.67 FT TO PT ON THE WLY R/W LN OF HWY 83, TH ALG WLY R/W S 20<43'11" W 91.17 FT TO A PT ON THE WLY BOUNDARY OF REC #204057932, TH S 26<11'32" W 1008.86 FT, TH ALG NLY R/W OF HWY 83 ON CURVE TO R HAVING A RAD 1372.50 FT A C/A N 49<04'52" W WHOSE CENTER BEARS N 49<04'52" W A DIST OF 729.54 FT TO POB, EX THAT PT CONV TO D.O.T. BY REC #213147378, EX THAT PT PLATTED TO FLYING HORSE NO 1 SOUTH & FLYING HORSE NO 5 MILAN FIL NO 1, 2 & 4 & FLYING HORSE NO 2 CORTONA FIL NO 1 & FLYING HORSE NO 4 TORINO FIL NO 1 & TR IN NW4NW4 SEC 16-12-66 LY



SLY & WLY OF FLYING HORSE NO 4 TORINA FIL NO 1, ELY OF W SEC LN & NLY OF TR DESC AS SW4NW4, EX THAT PT PLATTED TO FLYING HORSE NO 5 MILAN FIL NO 3, EX THAT PT PLATTED TO FLYING HORSE NO 4 PALERMO FIL NO 1

**Alerts**

N/A

**Current Year Payments Due as of 2/12/2019**

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	February 28	\$9,319.63	\$0.00	\$9,319.63	True	<input type="button" value="Pay"/>
Second Half:	June 15	\$9,319.63	\$0.00	\$9,319.63	False	<input type="button" value="Pay"/>

Current Tax Liability: \$18,639.26

**OR**

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	April 30	\$18,639.26	\$0.00	\$18,639.26	True	<input type="button" value="Pay"/>

Current Tax Liability: \$18,639.26

**Current Year Payments Received**

N/A

**Prior Year(s) Transaction History**

N/A

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

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

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

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



Capstone Title  
5555 Tech Center Drive, Suite 120  
Colorado Springs, CO 80919  
(719) 228-1060 Phone  
Fax

**AGENT FOR: Stewart Title Guaranty Company**

DATE: February 07, 2019  
ORDER NO.: 190062  
PROPERTY ADDRESS:  
SCHEDULE NO.: 62000-00-697 & 640  
BUYER/BORROWER:  
SELLER: PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

**PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:**

CLASSIC CONSULTING ENGINEERS &  
SURVEYORS  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: DOUG REINELT

**SPECIAL INSTRUCTIONS:**

**CLOSING QUESTIONS:**

**TITLE QUESTIONS:** Mike Betzer  
mike.betzer@capstonetitleco.com

ENCLOSED PLEASE FIND THE FOLLOWING IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. THANK YOU.

- |   |   |
|---|---|
| <input type="checkbox"/> Commitment         | <input type="checkbox"/> Revised Commitment             |
| <input type="checkbox"/> Tax Certificate    | <input type="checkbox"/> Identity Affidavit             |
| <input type="checkbox"/> Endorsement        | <input type="checkbox"/> Final Affidavit                |
| <input type="checkbox"/> Plat and Covenants | <input checked="" type="checkbox"/> Other NONCONCURRENT |
|   | <input type="checkbox"/> COMMITMENT & LINKED EXCEPTIONS |

**WIRE INSTRUCTIONS ATTACHED**

# stewart title

## ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### NOTICE

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

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

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

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

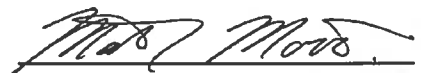
If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

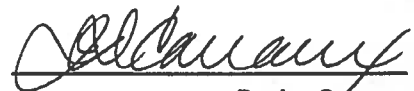


Authorized Countersignature

CBST Escrow, LLC  
5555 Tech Center Drive  
Suite 120  
Colorado Springs, CO 80919  
(719) 228-1060



**Matt Morris**  
President and CEO



**Denise Carraux**  
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

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

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File No. 190062  
ALTA Commitment For Title Insurance 8-1-16 (4-2-18)  
Page 1 of 3



## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
  - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
  - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
  - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
  - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I - Requirements;
  - (f) Schedule B, Part II - Exceptions; and
  - (g) a countersignature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

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

### 5. LIMITATIONS OF LIABILITY

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

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

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File No. 190062

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 2 of 3



- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

**8. PRO-FORMA POLICY**

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

**9. ARBITRATION**

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

**STEWART TITLE GUARANTY COMPANY**

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 77252-2029.

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File No. 190062

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 3 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Transaction Identification Data for reference only:**

Issuing Agent: CBST Escrow, LLC  
Issuing Office: 5555 Tech Center Drive, Suite 120, Colorado Springs, CO 80919  
Issuing Office's ALTA® Registry ID:  
Loan ID Number: N/A  
Commitment Number: 190062  
Issuing Office File Number: 190062  
Property Address:  
Revision Number:

1. **Commitment Date:** February 05, 2019 at 8:00 A.M.

2. **Policy to be issued:** **Proposed Policy Amount**

(a) ALTA Owner's Policy

Proposed Insured: NONE

(b) ALTA Loan Policy

Proposed Insured: NONE

3. **The estate or interest in the Land described or referred to in this Commitment is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. **The Land is described as follows:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STEWART TITLE GUARANTY COMPANY

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued



Authorized Countersignature

NONCONCURRENT COMMITMENT	\$500.00
<b>TOTAL</b>	<b>\$500.00</b>

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**EXHIBIT A  
SCHEDULE A**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 16 AND 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK RECORDED UNDER RECEPTION NO. 217713990, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 820, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°04'57"E, ON THE EASTERLY BOUNDARY OF SAID THE RESERVE AT NORTH CREEK AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 725.95 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'43", A RADIUS OF 225.00 FEET AND A DISTANCE OF 78.26 FEET TO A POINT ON CURVE;

THENCE N43°43'45"E, A DISTANCE OF 840.33 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S06°23'25"W, HAVING A DELTA OF 15°23'27", A RADIUS OF 175.00 FEET AND A DISTANCE OF 47.01 FEET TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°55'09", A RADIUS OF 865.00 FEET AND A DISTANCE OF 164.85 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°48'40"E, HAVING A DELTA OF 261°45'50", A RADIUS OF 105.00 FEET AND A DISTANCE OF 479.71 FEET TO A POINT ON CURVE;

THENCE S31°54'50"W, A DISTANCE OF 4.39 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°12'23", A RADIUS OF 86.50 FEET AND A DISTANCE OF 30.51 FEET TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°48'51", A RADIUS OF 611.50 FEET AND A DISTANCE OF 126.09 FEET TO A POINT OF TANGENT;

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## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

THENCE S00°04'57"W, A DISTANCE OF 483.87 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 28°10'43", A RADIUS OF 306.50 FEET AND A DISTANCE OF 150.74 FEET TO A POINT OF TANGENT;  
THENCE S28°05'45"E, A DISTANCE OF 155.05 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°28'11", A RADIUS OF 363.50 FEET AND A DISTANCE OF 60.08 FEET TO A POINT OF TANGENT;  
THENCE S18°37'35"E, A DISTANCE OF 139.56 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°48'57"W, HAVING A DELTA OF 09°39'56", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 231.54 FEET TO A POINT OF TANGENT;
2. S89°11'35"W, A DISTANCE OF 756.96 FEET TO THE POINT OF BEGINNING.

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# ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

## Requirements

File No.: 190062

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. NONE

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File No. 190062

CO ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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# ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

## Exceptions

File No.: 190062

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 will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments as may be indicated by a tax certificate when obtained.
9. Reservations contained in United States Patent recorded NOVEMBER 29, 1882 in Book 35 at Page 288 [LINK](#) as follows: Subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereof for ditches or canals constructed by the authority of the United States.
10. Terms, agreements, provisions, conditions and obligations as contained in PARTITION DEED recorded NOVEMBER 27, 1978 in Book 3112 at Page 810. [LINK](#)
11. The effect of Flying Horse Ranch Addition Annexation Plat recorded JANUARY 22, 2004 at Reception No. 204011499 [LINK](#) and Affidavit of Correction recorded APRIL 12, 2006 at Reception No. 206053074. [LINK](#)

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## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

12. Terms, agreements, provisions, conditions and obligations as contained in FLYING HORSE RANCH ANNEXATION AGREEMENT recorded JANUARY 22, 2004 at Reception No. 204011500 [LINK](#) and Deed of Trust holder acknowledgement recorded APRIL 30, 2004 at Reception No. 204070252. [LINK](#)
13. Terms, agreements, provisions, conditions and obligations as contained in ANNEXATION ORDINANCE recorded JANUARY 22, 2004 at Reception No. 204011501. [LINK](#)
14. Terms, agreements, provisions, conditions and obligations as contained in GOLF-PLAY EASEMENT AGREEMENT recorded APRIL 12, 2006 at Reception No. 206053073. [LINK](#)
15. Any tax, assessment, fee, charge or increase in mill levy resulting from the inclusion of the subject property in the FLYING HORSE METROPOLITAN DISTRICT NO. 2 as disclosed by Order for Inclusion recorded JULY 31, 2013 at Reception No. 213098577. [LINK](#)

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## DISCLOSURES

File No.: 190062

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

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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 Capstone Title conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

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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 Mechanic's 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.

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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.**

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**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.

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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.



## STG Privacy Notice 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 title 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?
<b>For our everyday business purposes</b> — 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
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### 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 law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> <li>▪ request insurance-related services</li> <li>▪ provide such information to us</li> </ul> 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.
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

## STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

### WHAT DO/DOES THE Capstone Title 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 Capstone Title, and its affiliates (" N/A "), 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 Capstone Title, 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?
<b>For our everyday business purposes</b> — 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
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### Sharing practices

<b>How often do/does Capstone Title notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do/does Capstone Title protect my personal information?</b>	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.
<b>How do/does Capstone Title collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <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>
<b>What sharing can I limit?</b>	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: Capstone Title, 5555 Tech Center Drive, Suite 120, Colorado Springs, CO 80919



# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 6/25/18

Pre-Application No.: N 18-132

Applicant(s) Present: John Maynard (NES)

Lot Size: \_\_\_\_\_

Site Location: Flying Horse

TSN: \_\_\_\_\_

Project Description: MP parcel # 13

Zone: PUD

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

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

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

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

### NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: \_\_\_\_\_  Neighborhood Meeting

### PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Pre-Application Stage    | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input type="checkbox"/> Postcard                 | <input type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft.               | <input type="checkbox"/> 1,000 ft.                 |
|   |  | <input type="checkbox"/> Custom distance: _____    |

### ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

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

**LDTC MEETING:**  Yes  No

**Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

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

Parcel 13: (same as Torino concept)  
MP - major amendment  
Zone Change/ DP/ Final Plat

\*Less than 6000 sqft - small lot PUD

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](mailto:kcarleo@springsgov.com)



**City of Colorado Springs  
Planning Department  
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$504.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$720.00		
LUR - Subdivision Plat	Land Use Review	\$390.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Subdivision Plat	Land Use Review	\$330.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$720.00		
Master Plan (New or Major Amendment)	CSU Utilities	\$111.00		
Master Plan (New or Major Amendment)	EDRD	\$120.00		
Master Plan (New or Major Amendment)	EDRD	\$1,052.00		
Master Plan (New or Major Amendment)	Fire Review	\$248.00		
Master Plan (New or Major Amendment)	Land Use Review	\$1,050.00		
Master Plan (New or Major Amendment)	Land Use Review	\$720.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$120.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$39.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$33.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$48.00		
<b>Total Fees</b>		<b>\$16,199.00</b>		

**Intake Staff:**

<b>Date:</b>	2/21/2019
<b>Planner:</b>	Katie Carleo
<b>Receipt Number:</b>	33019
<b>Check Number:</b>	14542
<b>Amount:</b>	\$16,166.00
<b>Received From:</b>	CLASSIC DEV-FLYING HORSE LLC; Flying Horse Parcel No.13 - Capri

PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

Date: February 21, 2019  
Planner: **CATHERINE CARLEO**  
Planner email: **KCARLEO@SPRINGSGOV.COM**  
Planner phone number: (719) 385-5060  
Applicant Email: [jmaynard@nescolorado.com](mailto:jmaynard@nescolorado.com)  
Applicant Name: John Maynard  
TSN:62000-00-697

**PROJECT: Flying Horse Parcel #13 - Capri**

<input type="checkbox"/>	Pre-application Notice	<input 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)**

**Major Master Plan Amendment**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of a major amendment to the Flying Horse Master Plan. The proposed changes a current master plan designation for multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential at a gross 4.26 DU/AC. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

**PUD Zone Change**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of a zone change to Flying Horse Parcel #13. The site is currently zoned A (Agricultural) and this request proposes a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

**Development Plan**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse Parcel #13, Capri, Development Plan. If approved the proposed would allow for Small Lot PUD, single-family residential, with housing product similar to the Torino subdivision to the north in Flying Horse. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

[Type text]

### **Final Plat**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse No. 13 Capri Filing No. 1 subdivision plat. If approved the proposed would establish lots for Small Lot PUD, single-family residential. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 12.63 acres.

### **Final Plat**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse No. 13 Capri Filing No. 2 subdivision plat. If approved the proposed would establish lots for Small Lot PUD, single-family residential. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 10.83 acres.

### **POSTCARD**

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

- A major amendment to the Flying Horse Master Plan from existing designation for multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential at a gross 4.26 DU/AC
- Establishment of a PUD (Planned Unit Development; single-family residential) zone district
- New Flying Horse No. 13 Capri Development Plan for small lot PUD single-family residential along with associated subdivision plats.

### **POSTER**

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*Fill out applicable information below:*

Flying Horse Master Plan major amendment from multi-family residential land use (12-20 DU/AC) to single-family residential with gross 4.26 DU/AC and establishing a new development plan for small lot PUD residential with associated subdivision plats.



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

Planner Intake Date: **KAC (2/21/2019)** Admin Receive Date: 2-21-19

Project Name: **FLYING HORSE NO. 13 CAPRI FILING NO. 2**

**2. Date buckslip comments are due (21 calendar days after submittal): MARCH 14, 2019**

**3. HOA: (Note HOA number or write N/A)**  
**(Add emails for HOA to mailing list if no email contact info)**

**4. STANDARD DISTRIBUTION:**

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

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:sdsmith@springsgov.com">sdsmith@springsgov.com</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	<a href="mailto:csharp@springsgov.com">csharp@springsgov.com</a>
66	<input type="checkbox"/> Real Estate Services	<a href="mailto:breinardy@springsgov.com">breinardy@springsgov.com</a>
14	<input type="checkbox"/> Lois Ruggera	<a href="mailto:lruggera@springsgov.com">lruggera@springsgov.com</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:coperry@springsgov.com">coperry@springsgov.com</a>
23	<input type="checkbox"/> Flood Plain / Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
98	<input type="checkbox"/> US Postal Service	<a href="mailto:Elaine.f.medina@usps.gov">Elaine.f.medina@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic - School Safety	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:thuggins@springsgov.com">thuggins@springsgov.com</a> <a href="mailto:Dscalfri@springsgov.com">Dscalfri@springsgov.com</a>
60	<input type="checkbox"/> Transit	<a href="mailto:kkarr@springsgov.com">kkarr@springsgov.com</a> <a href="mailto:czurcher@springsgov.com">czurcher@springsgov.com</a> <a href="mailto:raustin@springsgov.com">raustin@springsgov.com</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:Chris_Kelley3@cable.comcast.com">Chris_Kelley3@cable.comcast.com</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@csono.org">rdavis@csono.org</a> <a href="mailto:mcupp@csono.org">mcupp@csono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>



56	<input type="checkbox"/> PlanCOS	<a href="mailto:plancos@springsgov.com">plancos@springsgov.com</a>
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**5. SCHOOL DISTRICT:**

**Electronic plans**

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

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

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input checked="" type="checkbox"/> USAFA	<a href="mailto:Victoria.Williams@us.af.mil">Victoria.Williams@us.af.mil</a> <a href="mailto:carrie.muchow.ctr@us.af.mil">carrie.muchow.ctr@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input checked="" type="checkbox"/> Streamside Area Overlay	<a href="mailto:hvannimwegen@springsgov.com">hvannimwegen@springsgov.com</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:mdschultz@springsgov.com">mdschultz@springsgov.com</a> <a href="mailto:rteixeira@springsgov.com">rteixeira@springsgov.com</a>
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within 1/2 mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>

71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	<a href="mailto:kbrady@springsgov.com">kbrady@springsgov.com</a>

**8. LAND USE REVIEW:**

***Hard Copy Full sized plans***

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