

**GENERAL APPLICATION FORM**

Edited 9/25/18

Project Name:	Midtown at Wolf Ranch	Existing Zone:	PUD	Acreage:	13.68
Site Address:	Direction from Nearest Street Intersection:		West corner of Research Parkway and Wolf Valley Drive		
Tax Schedule Number(s):	5200000407,5200000427,520000429,5200000382				

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

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

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

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

Signature of Property Owner	12.18.19	Signature of Consultant	12-19-19
Signature of Developer	12.18.19		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner:	Nor'wood	Contact Name:	Tim Seibert
E-Mail:	tseibert@nor-wood.com	Phone:	(719) 593-2623
Developer:	Nor'wood	Contact Name:	Tim Seibert
E-Mail:	tseibert@nor-wood.com	Phone:	(719) 593-2623
Consultant/Main Contact name:	Classic Consulting, David Gibson	Phone:	(719) 785-0790
Address:	619 N. Cascade Ave Suite 200	City:	Colorado Springs
State:	CO	Zip Code:	80903
E-Mail:	dgibson@classicconsulting.net		

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ 8,531.00 Assigned to: Matthew Alcuran Date: 12/30/19

Receipt No.: 35819 City File No: AR FP 20-00010



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.

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input checked="" 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 type="checkbox"/>
<input checked="" type="checkbox"/> 2. A justification based on the review criteria addressing why the proposed plat should be approved; and	<input type="checkbox"/>
<input checked="" 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 type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Final Plat showing all "Plan Contents" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Geologic Hazard Report or Waiver	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	

SUBMITTAL CHECKLIST: Continued from previous page.

Applicant

Planner

- ☒ **Proof of Ownership** via title insurance, tax assessor's statement, or a deed. ☐
- ☒ **Ad Valorem Taxes** - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes. ☐
- ☒ A copy of the **Pre-Application Meeting Summary** letter from the assigned City Planner. ☐
- ☒ 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. ☐

Applicant

Planner

Access Provisions:

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

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

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

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

☒ 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. ☐

N/A 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. ☐

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-way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

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

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

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

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

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

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

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

☒ **N/A** Show all common ingress-egress, parking and access easements required by the development plan.

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

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." ☐



MIDTOWN AT WOLF RANCH FILING NO. 1 & 2

December 19, 2019

DEVELOPMENT PLAN FINAL PLATS PROJECT STATEMENT

Description:

Midtown at Wolf Ranch is a proposed 119 Lot detached single-family home community located at the southwest corner of Research Parkway and Wolf Valley Drive. This 13.68-acre community is located within the larger overall Wolf Ranch Master Plan. Zoning for this parcel has already been approved with CPC PUZ 04-00047 and City Ordinance No. 05-39. This parcel is listed as "D" Medium-High Density Residential with a maximum 11.99 DU/AC and a maximum building height of 45'. Utilization of the City of Colorado Springs Small Lot PUD Guidelines is proposed as a part of this Development Plan submittal. Adequate, directly adjacent public transportation and utility infrastructure is currently in place with the construction of Research Parkway and Wolf Valley Drive.

A concurrent submittal of various applications will be taking place now to support this project as described below:

The following applications are proposed:

1. **Small Lot PUD Development Plan** to reflect:
 - a. 13.68 acre two-phased PUD Development Plan reflecting a 119-lot single-family residential community with a gross density of 8.70 DU/AC is proposed. Small Lot PUD Guidelines are being adhered to for this community including provisions for common and private open space. 4.37 acres of common open space is being provided including the larger common areas within Tract B of Filing No. 1 and Tract C of Filing 2. The 300 SF private open space requirement (greenway-oriented units) is being accommodated on the individual lots with the "front yard" private open space being defined by the access sidewalks. Decks/Porches are also provided on many of the homes to further augment the private space being provided. The perimeter lots within the community that face "out" include additional landscape setbacks from the road right-of-way (as well as open space frontage) that is classified as common open space (allowing the 300 SF/home requirement to be used and met within the lots). Total required parking required is 298 spaces (including guest and owner parking). Total parking provided with construction of Filing 1 and Filing 2 is 537 spaces.
2. **Final Plats** reflecting:
 - 2 Final Plats submitted:
 - a. Filing No. 1: 79 Lots
 - b. Filing No. 2: 40 Lots

DEVELOPMENT PLAN REVIEW CRITERIA:

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

The project will be harmonious with the surrounding land uses and neighborhood. This area has been master-planned as Medium-High Density Residential and is Zoned PUD. This project will blend with the existing community.

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?

The proposed development will not overburden the capacities of existing infrastructure and public facilities. Facilities have or will be installed consistent with the master plan and existing uses.

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

The homes are limited in height by the existing PUD Concept plan. The proposed location of the buildings allows for landscape setbacks between the site and adjacent roads. Tracts and open space surround the development.

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?

Significant tract open space is situated between the exiting roadways (Research Parkway and Wolf Valley Drive) City Landscape Standards/setbacks will be met adjacent to collector roadways and arterial roadways.

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?

The internal drives and access points have been designed to channel traffic to and from the site conveniently, efficiently, and safely.

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

The proposed community is safely and conveniently accessible via the main access points on Research Parkway and Wolf Valley Drive.

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?

Internal drives are designed to discourage their use by through traffic.

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

Parking is provided to meet City's minimum parking requirements and additional spaces are provided to exceed parking requirements. The parking areas are located to provide safe and convenient access to the residential homes.

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?

Accessible ramps and appropriately sized sidewalks are provided to ensure adequate movement around the property for handicapped persons.

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

The design of the streets, drives, and parking areas with-in the project minimizes the area of devoted asphalt while accommodating the residents and visitors to the community.

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?

The pedestrian walkways are functionally separated from vehicular traffic and internal driveways by parking or by landscaped areas.

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?

There are no significant natural features on this property.

Issues List:

No issues were listed in the Pre-Application meeting and summary.

We respectfully request your approval on the above items.



JOB NO. 2555.00-02
NOVEMBER 21, 2019
PAGE 1 OF 2

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

LEGAL DESCRIPTION: MIDTOWN AT WOLF RANCH FILING NO. 1

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR AND 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 10377" WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N89°15'58"E, A DISTANCE OF 1309.88 FEET.

COMMENCING AT MOST WESTERLY CORNER OF RESEARCH PARKWAY AS PLATTED IN RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5 RECORDED UNDER RECEPTION NO. 217714017 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN RESEARCH PARKWAY AT WOLF RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 208712741;

THENCE S62°39'13"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN SAID RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5, A DISTANCE OF 495.40 FEET TO THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY OF RESEARCH PARKWAY AS PLATTED IN SAID RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5 THE FOLLOWING (2) TWO COURSES;

1. S62°39'13"E, A DISTANCE OF 602.00 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA \angle 90°00'00", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT, SAID POINT BEING THE NORTHWESTERLY CORNER OF WOLF VALLEY DRIVE AS PLATTED IN ACADEMY SCHOOL DISTRICT 20 ELEMENTARY SCHOOL #20 AT WOLF RANCH SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 217714019;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID WOLF VALLEY DRIVE THE FOLLOWING (3) THREE COURSES;

1. S27°20'47"W, A DISTANCE OF 38.46 FEET;
2. S22°16'03"W, A DISTANCE OF 22.59 FEET;
3. S27°20'47"W, A DISTANCE OF 463.89 FEET;

THENCE N62°39'13"W, A DISTANCE OF 406.50 FEET;

THENCE N67°09'01"W, A DISTANCE OF 47.65 FEET;

THENCE N62°39'13"W, A DISTANCE OF 30.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°39'13"E, HAVING A DELTA \angle OF 04°59'56", A RADIUS OF 115.00 FEET AND A DISTANCE OF 10.03 FEET TO A POINT ON CURVE;

THENCE N69°43'57"W, A DISTANCE OF 96.46 FEET;

THENCE N20°16'03"E, A DISTANCE OF 184.48 FEET;

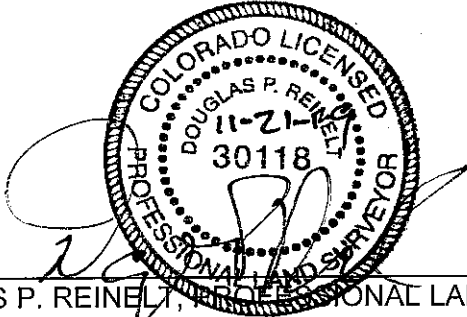
THENCE N22°02'21"W, A DISTANCE OF 134.33 FEET;

THENCE N27°20'47"E, A DISTANCE OF 379.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.585 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

Nov 21, 2019
DATE

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

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

Schedule (Account) No: 52000-00-406

2018 TAXES PAYABLE 2019

Owner Per Tax Record: JENKINS DAVID D

Property Type: Real Estate

Property Location: BLACK FOREST RD

Property Description: S2SE4, SE4SW4 SEC 31-12-65 N2NE4 EX RD, NE4NW4 SEC
06-13-65, EX PART CONV BY REC #206088610, EX PT
PLATTED TO RECREATION CENTER AT WOLF RANCH SUB FIL NO
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

** Outed **

Assessed Value

Land	\$	1660
Improvement	\$	0
TOTAL	\$	1660

Tax District: JEN

	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007738	12.85
EPC ROAD & BRIDGE SHARE	0.000165	0.27
CITY OF COLORADO SPRINGS	0.004279	7.10
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	0.27
ACADEMY SCHOOL NO 20 - GEN	0.044235	73.43
ACADEMY SCHOOL NO 20 - BOND	0.015981	26.53
* PIKES PEAK LIBRARY	0.004000	6.64
SOUTHEASTERN COLO WATER CONSERVANCY	0.000944	1.57
BLACK FOREST FIRE PROTECTION (OPS)	0.000837	1.39
UPPER COTTONWOOD CREEK METRO #4	0.055289	91.78
TOTAL	0.133633	221.83

***Temporary tax rate reduction/tax credit**

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

Balance due on 2018 taxes:

0.00

Amount due valid through DECEMBER 31st, 2019.

\$

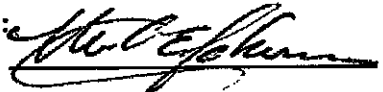
0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 02nd day of DECEMBER A.D. 2019

Issued to: epcltrscrites

Treasurer

Mark Lowderman
Treasurer, El Paso County

By: 

Fee for issuing this certificate \$10.00

20191202 48693

Supplemental Information

Schedule (Account) No: 52000-00-406

Date of Issue: 02nd day of DECEMBER A.D. 2019

Full Property Description:

1 PLAT #12462, EX PT CONV BY REC #208038856 & PT TO CITY BY REC #214045953, & EX TR CONV BY REC 216061658 & 217075932 *** NEW PARCELS NUMBER FOR 2019 ARE 52000-00-429, 53062-00-007 ***

Alerts:

Owners:

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

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

Schedule (Account) No: 52000-00-402

2018 TAXES PAYABLE 2019

Owner Per Tax Record: JENKINS CAROLYN S
C/O NORWOOD DEV

Property Type: Real Estate

Property Location: 31-12-65

Property Description: N2S2, S2N2, SEC 31-12-65 EX TR OF LAND IN E2 SEC
31-12-65 DES AS FOLS: COM AT NW COR OF SE4 SEC
36-12-66, TH S 00<34'40" E 1323.05 FT TO SW COR OF
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

**** Outed ****

Assessed Value

Land	\$	1090
Improvement	\$	0
TOTAL	\$	1090

Tax District: JEN

Tax Rate

Tax Amount

EL PASO COUNTY	0.007738	8.43
EPC ROAD & BRIDGE SHARE	0.000165	0.18
CITY OF COLORADO SPRINGS	0.004279	4.66
EPC COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	0.18
ACADEMY SCHOOL NO 20 - GEN	0.044235	48.22
ACADEMY SCHOOL NO 20 - BOND	0.015981	17.42
* PIKES PEAK LIBRARY	0.004000	4.36
SOUTHEASTERN COLO WATER CONSERVANCY	0.000944	1.03
BLACK FOREST FIRE PROTECTION (OPS)	0.000837	0.91
UPPER COTTONWOOD CREEK METRO #4	0.055289	60.27
TOTAL	0.133633	145.66

*Temporary tax rate reduction/tax credit

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

Balance due on 2018 taxes:

0.00

Amount due valid through DECEMBER 31st, 2019 :

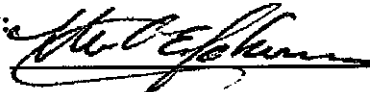
\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 02nd day of DECEMBER A.D. 2019

Issued to: epcltrscrites

Treasurer

Mark Lowderman
Treasurer, El Paso County

By: 

Fee for issuing this certificate \$10.00

20191202 48750

Supplemental Information

Schedule (Account) No: 52000-00-402

Date of Issue: 02nd day of DECEMBER A.D. 2019

Full Property Description:

NW4SE4 SEC 36, TH N 89<28'04" E 2640.08 FT TO SW COR OF NW4SW4 SEC 31-12-65, TH N 89<16'01" E 1399.97 FT TO SE COR OF NW4SW4, N 89<18'45" E 1310.18 FT, N 89<17'08" E 2098.83 FT FOR POB, N 00<42'46" W 2537.51 FT, N 89<89'17'14" E 519.94 FT TO A PT 30.00 FT W OF E LN OF NE4 OF SD SEC 31, S 00<03'24" E 1217.98 FT, S 00<11'52" E 1319.64 FT, S 89<17'08" W 494.13 FT M/L TO POB, & EX TR OF LAND IN W2 SEC 31-12-65 DES AS FOLS: COM AT NW COR OF SE4 SEC 36-12-66, TH S 00<34'40" E 1323.05 FT TO SW COR OF NW4SE4 SEC 36, TH N 89<28'04" E 2640.08 FT TO SW COR OF NW4SW4 SEC 31-12-65 FOR POB, N 00<35'21" W 1320.26 FT TO NW COR OF SW4 SEC 31, N 00<34'48" W ON W LN OF NW4 SD SEC 31 A DIST OF 1217.24 FT, N 89<17'14" E 1616.77 FT, S 00<42'48" E 2537.09 FT, S 89<18'45" W 222.47 FT TO SE COR OF NW4SW4 SEC 31, TH S 89<16'01" W 1399.97 FT M/L TO POB, EX TRS CONV BY REC #(99184521), (99185675), (200058951) & 217075931 *** NEW PARCEL NUMBERS FOR 2019 ARE PLATTED TO #14284 WOLF RANCH EAST FIL NO 1 52314-02-002 THRU 012, 52314-03-001 THRU 008, 52314-04-001 THRU 014, 52314-05-002 THRU 007, 52314-06-001 THRU 004 (LEFTOVER **Property Description Incomplete**

Alerts:

Owners:

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

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

Schedule (Account) No: 52000-00-407

2018 TAXES PAYABLE 2019

Owner Per Tax Record: JENKINS DAVID D
C/O NORWOOD DEV

Property Type: Real Estate

Property Location: 31-12-65

Property Description: TR IN NW4NE4SW4SE4 SEC 31-12-65, COM AT NW COR SE4 SEC 31-12-66, TH S 00<34'40" E ON W LN SE4 1323.05 FT TO SW COR NW4SE4 SEC 31, TH N 89<28'24" W ON S LN OF THE
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value

Land	\$	560
Improvement	\$	0
TOTAL	\$	560

Tax District: JEN

Tax Rate

Tax Amount

EL PASO COUNTY	0.007738	4.33
EPC ROAD & BRIDGE SHARE	0.000165	0.09
CITY OF COLORADO SPRINGS	0.004279	2.40
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	0.09
ACADEMY SCHOOL NO 20 - GEN	0.044235	24.77
ACADEMY SCHOOL NO 20 - BOND	0.015981	8.95
* PIKES PEAK LIBRARY	0.004000	2.24
SOUTHEASTERN COLO WATER CONSERVANCY	0.000944	0.53
BLACK FOREST FIRE PROTECTION (OPS)	0.000837	0.47
UPPER COTTONWOOD CREEK METRO #4	0.055289	30.96
TOTAL	0.133633	74.83

*Temporary tax rate reduction/tax credit

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

Balance due on 2018 taxes:

0.00

Amount due valid through DECEMBER 31st, 2019

\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 02nd day of DECEMBER A.D. 2019

Issued to: epc\trscrites

Treasurer

Mark Lowderman
Treasurer, El Paso County

By: 

Fee for issuing this certificate \$10.00

20191202 48384

Supplemental Information

Schedule (Account) No: 52000-00-407

Date of Issue: 02nd day of DECEMBER A.D. 2019

Full Property Description:

N2 SE4 SEC 31 2640.08 FT TO SW COR NW4SW4 SEC 31, TH N 89<16'01" E ON S LN OF NW4SW4 1399.97 FT TO THE SW COR NE4SW4 SEC 31, TH N 89<18'45" E 889.85 FT FOR POB, N 00<42'48" W 2537.38 FT, TH N 89<17'14" E ALG S LN 768.61 FT, TH S 00<42'48" E 2537.56 FT, S 89<17'08" W 348.28 FT TO THE SW COR NW4SE4, S 89<18'45" W 420.33 FT M/L TO POB, EX THAT PT LY W/IN 206074021 & THAT PT DESC BY REC 216010867 & 217075932

Alerts:

Owners:



Land Title Guarantee Company
Customer Distribution



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

Order Number: **SC55081095**

Date: **12/05/2019**

Property Address: **MIDTOWN AT WOLF RANCH, COLORADO SPRINGS, CO 80924**

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

For Closing Assistance

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

Closers Assistant

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

For Title Assistance

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

NORWOOD DEVELOPMENT GROUP
Attention: LORI JIBREEN
111 S TEJON #222
COLORADO SPRINGS, CO 80903
(719) 593-2600 (Work)
(719) 633-0545 (Work Fax)
ljibreen@nor-wood.com

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
Attention: DOUG REINELT
619 NORTH CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-0790 (Work)
(719) 785-0799 (Work Fax)
dreinelt@classicconsulting.net
Delivered via: Electronic Mail



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **SC55081095**

Date: 12/05/2019

Property Address: **MIDTOWN AT WOLF RANCH, COLORADO SPRINGS, CO 80924**

Parties: **A PURCHASER TO BE DETERMINED**

**DAVID D. JENKINS, AS TO A PORTION OF THE PROPERTY GRANTED BY DEEDS
RECORDED MAY 25, 2000 UNDER RECEPTION NO. 200058951 AND AUGUST 19, 2002
UNDER RECEPTION NO. 202137367; AND CAROLYN SUE JENKINS, AS TO A PORTION
OF THE PROPERTY GRANTED BY DEED RECORDED JUNE 22, 2000 UNDER
RECEPTION NO. 200072144; AND DAVID D. JENKINS AND CAROLYN S. JENKINS AND
CHRISTOPHER S. JENKINS AND BOBBY L. INGELS AND DELROY JOHNSON AND
TIMOTHY W. SEIBERT, AS TO A PORTION OF THE PROPERTY GRANTED BY DEED
RECORDED SEPTEMBER 12, 2019 UNDER RECEPTION NO. 219110220**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$271.00
	Total \$271.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

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

Chain of Title Documents:

**El Paso county recorded 09/12/2019 under reception no.
219110220**

**El Paso county recorded 08/19/2002 under reception no.
202137367**

**El Paso county recorded 06/22/2000 under reception no.
200072144**

**El Paso county recorded 05/25/2000 under reception no.
200058951**

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: SC55081095

Property Address:

MIDTOWN AT WOLF RANCH, COLORADO SPRINGS, CO 80924

1. Effective Date:

11/26/2019 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A PURCHASER TO BE DETERMINED

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

A Fee Simple

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

DAVID D. JENKINS, AS TO A PORTION OF THE PROPERTY GRANTED BY DEEDS RECORDED MAY 25, 2000 UNDER RECEPTION NO. 200058951 AND AUGUST 19, 2002 UNDER RECEPTION NO. 202137367; AND CAROLYN SUE JENKINS, AS TO A PORTION OF THE PROPERTY GRANTED BY DEED RECORDED JUNE 22, 2000 UNDER RECEPTION NO. 200072144; AND DAVID D. JENKINS AND CAROLYN S. JENKINS AND CHRISTOPHER S. JENKINS AND BOBBY L. INGELS AND DELROY JOHNSON AND TIMOTHY W. SEIBERT, AS TO A PORTION OF THE PROPERTY GRANTED BY DEED RECORDED SEPTEMBER 12, 2019 UNDER RECEPTION NO. 219110220

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

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR AND 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 10377" WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N89°15'58E, A DISTANCE OF 1309.88 FEET.

COMMENCING AT MOST WESTERLY CORNER OF RESEARCH PARKWAY AS PLATTED IN RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5 RECORDED AUGUST 17, 2017 UNDER RECEPTION NO. 217714017 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN RESEARCH PARKWAY AT WOLF RANCH FILING NO. 4 RECORDED JANUARY 14, 2008 UNDER RECEPTION NO. 208712741;

THENCE S62°39'13"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN SAID RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5, A DISTANCE OF

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: SC55081095

495.40 FEET TO THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY OF RESEARCH PARKWAY AS PLATTED IN SAID RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5 THE FOLLOWING (2) TWO COURSES;

1. S62°39'13"E, A DISTANCE OF 602.00 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA F 90°00'00", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT, SAID POINT BEING THE NORTHWESTERLY CORNER OF WOLF VALLEY DRIVE AS PLATTED IN ACADEMY SCHOOL DISTRICT 20 ELEMENTARY SCHOOL #20 AT WOLF RANCH SUBDIVISION FILING NO. 1 RECORDED AUGUST 24, 2017 UNDER RECEPTION NO. 217714019;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID WOLF VALLEY DRIVE THE FOLLOWING (4) FOUR COURSES;

1. S27°20'47"W, A DISTANCE OF 38.46 FEET;
2. S22°16'03"W, A DISTANCE OF 22.59 FEET;
3. S27°20'47"W, A DISTANCE OF 475.13 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°57'20", A RADIUS OF 428.50 FEET AND A DISTANCE OF 59.50 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID WOLF VALLEY DRIVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THE FOURTH PARCEL DESCRIBED IN A DOCUMENT RECORDED JUNE 29, 2017 UNDER RECEPTION NO. 217075932;

THENCE ON THE WESTERLY BOUNDARY OF SAID FOURTH PARCEL THE FOLLOWING (2) TWO COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S70°36'34"E, HAVING A DELTA OF 19°17'28", A RADIUS OF 428.50 FEET AND A DISTANCE OF 144.27 FEET TO A POINT OF TANGENT;
2. S00°05'58"W, A DISTANCE OF 11.76 FEET;

THENCE N89°54'02"W, A DISTANCE OF 390.18 FEET;

THENCE N43°13'18"W, A DISTANCE OF 142.34 FEET;

THENCE N00°40'05"W, A DISTANCE OF 212.99 FEET;

THENCE N14°36'37"W, A DISTANCE OF 59.41 FEET;

THENCE N20°16'03"E, A DISTANCE OF 276.48 FEET;

THENCE N22°02'21"W, A DISTANCE OF 134.33 FEET;

THENCE N27°20'47"E, A DISTANCE OF 379.97 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR

NOVEMBER 21, 2019

COLORADO P.L.S. NO. 30118

JOB NO. 2555.00-01

FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SC55081095

All of the following Requirements must be met:

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

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

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

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

1. **LEGALLY SUFFICIENT, DULY EXECUTED AND PROPERLY ACKNOWLEDGED PLAT OF _____ SUFFICIENT TO CREATE THE PROPERTY TO BE INSURED HEREUNDER.**

NOTE: THE COMPANY RESERVES THE RIGHT TO AMEND THE DESCRIPTION CONTAINED HEREIN AND TO MAKE SUCH FURTHER REQUIREMENTS AND/OR EXCEPTIONS IT DEEMS APPROPRIATE UPON FINDING SAID PLAT OF RECORD.

2. **PARTIAL RELEASE OR WAIVER OF MEMORANDUM OF OPTION RECORDED DECEMBER 28, 2015 UNDER RECEPTION NO. 215138779 BY DEVELOPMENT MANAGEMENT, INC.**
3. **WARRANTY DEED FROM DAVID D. JENKINS AND CAROLYN SUE JENKINS ALSO KNOWN AS CAROLYN S. JENKINS AND CHRISTOPHER S. JENKINS AND BOBBY L. INGELS AND DELROY JOHNSON AND TIMOTHY W. SEIBERT TO A PURCHASER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.**

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.

NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

NOTE: UPON PROOF OF PAYMENT OF 2018 TAXES, ITEM 6 WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2019, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

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

Order Number: SC55081095

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

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY RIGHTS OR INTERESTS OF THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF COTTONWOOD CREEK.
10. ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL; AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND.
11. ANY AND ALL RIGHTS, RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENTS FROM THE UNITED STATES OF AMERICA RECORDED JUNE 8, 1881 IN BOOK 35 AT PAGE 110, MAY 31, 1885 IN BOOK 43 AT PAGE 105 AND OCTOBER 22, 1887 IN BOOK 35 AT PAGE 166.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS CONTAINED IN ORDINANCE RECORDED OCTOBER 07, 1982 IN BOOK 3619 AT PAGE 807 AND IN ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1982 IN BOOK 3646 AT PAGE 206.
13. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: SC55081095

14. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED OCTOBER 09, 2002 UNDER RECEPTION NO. 202174227 AND OCTOBER 25, 2002 UNDER RECEPTION NO. 202185229.
15. THE EFFECT OF DEEDS PURPORTING TO CONVEY WATER RIGHTS RECORDED DECEMBER 10, 2002 UNDER RECEPTION NO. 202219160 AND DECEMBER 1, 2005 UNDER RECEPTION NOS. 205192030, 205192031, 205192034 AND 205192037.
16. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENTS RECORDED NOVEMBER 19, 2002 UNDER RECEPTION NO. 202204061 AND FEBRUARY 11, 2003 UNDER RECEPTION NO. 203030971 AND MAY 03, 2006, UNDER RECEPTION NO. 206064295 AND MAY 22, 2006 UNDER RECEPTION NO. 206074023. SPECIAL DISTRICT PUBLIC DISCLOSURE AND MAP OF BOUNDARIES FOR UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NOS 2-5 RECORDED DECEMBER 22, 2014 UNDER RECEPTION NO. 214117395. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED APRIL 29, 2016 UNDER RECEPTION NO. 216045920.
17. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN COMMUNITY CHARTER FOR WOLF RANCH RESIDENTIAL PROPERTY RECORDED OCTOBER 29, 2003, UNDER RECEPTION NO. 203254733 AND COMMUNITY COVENANT FOR WOLF RANCH RECORDED OCTOBER 29, 2003 UNDER RECEPTION NO. 203254734, AND ANY AMENDMENTS THERETO.

NOTE: THE SUBJECT PROPERTY IS CURRENTLY SUBJECT TO ANNEXATION INTO THE WOLF RANCH COMMUNITY.

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF OPTION RECORDED DECEMBER 28, 2015 UNDER RECEPTION NO. 215138779.

NOTE: THIS EXCEPTION WILL BE DELETED UPON COMPLIANCE WITH THE REQUIREMENTS OF SCHEDULE B-1.

19. THE EFFECT OF NOTICE OF PRIVATE SANITARY SEWER SYSTEM, RECORDED MAY 03, 2019, UNDER RECEPTION NO. 219047004.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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

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

CB Rants

Senior Vice President



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

By *C. Monroe* President
Attest *David Wald* Secretary

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

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PRE-APPLICATION MEETING SUMMARY

Area: North Date: 11/25/19

Pre-Application No.: N19-258

Applicant(s) Present: Dave Gibson, Kyle Campbell

Lot Size: 13.68

Site Location: West corner of Research Parkway and Wolf Valley Drive

TSN: 5200000407, 5200000427, 5200000429

Project Description: Small-Lot PUD

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 type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Wolf Ranch ☐ 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 checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input checked="" type="checkbox"/> 1,000 ft. |
| | | <input type="checkbox"/> Custom distance: _____ |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input 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):

- Property zoned PUD allowing a mix of uses found in Ordinance 05-39.
- Property part of the Wolf Ranch Master Plan. Site is designated as medium-high density residential with a maximum of 11.99 du/ac.

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: 1 hard copy, 1 digital copy of all docs and plans; 2 copies of all reports

Hannah Van Nimwegen, AICP

Senior Planner
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105

P.O. Box 1575, MC 155

Colorado Springs, CO 80901-1575

Phone: (719) 385-5365

Fax: (719) 385-5167

hvannimwegen@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: December 30, 2019
Planner: Matt Alcuran
Planner email: Matthew.Alcuran@coloradosprings.gov
Planner phone number: (719) 385-7347
Applicant Email: DGibson@classicconsulting.net
Applicant Name: David Gibson
TSN: 5200000407, 5200000429

PROJECT: Midtown at Wolf Ranch

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

PUBLIC NOTICE:

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

PROJECT BLURB(S)

PUD Development Plan

Midtown at Wolf Ranch

Request by Nor'wood, with representation by Classic Consulting, for approval of the Midtown at Wolf Ranch Development Plan proposing 119 detached single-family residential units. The site is zoned PUD (Planned Unit Development), is located west of the intersection of Wolf Valley Drive and Research Parkway, and consists of 13.68 acres.

Final Plat

Midtown at Wolf Ranch Filing No. 1

Request by Nor'wood, with representation by Classic Consulting, for approval of the Midtown at Wolf Ranch Filing No. 1 Subdivision Plat proposing 79 lots intended for detached single-family residential. The site is zoned PUD (Planned Unit Development), is located west of the intersection of Wolf Valley Drive and Research Parkway, and consists of 9.58 acres.

Final Plat

Midtown at Wolf Ranch Filing No. 2

Request by Nor'wood, with representation by Classic Consulting, for approval of the Midtown at Wolf Ranch Filing No. 2 Subdivision Plat proposing 40 lots intended for detached single-family residential. The site is zoned PUD (Planned Unit Development), is located west of the intersection of Wolf Valley Drive and Research Parkway, and consists of 4.09 acres.

POSTCARD

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

- This project proposes 119 single-family detached residential units on 13.68 acres (8.69 dwelling units per acre) with associated landscaping and parking.
- The Wolf Ranch Master Plan designates the subject site "Residential D" allowing a residential density between 8 – 11.99 dwelling units per acre.

[Type text]

- A final drainage report was submitted for review.

Neighborhood Meeting Information:

Date: N/A

Time:

Location:

POSTER

Fill out applicable information below:

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

119 Single-family Residential Lots

Subtext (below bold letters, file number or additional information approx. 55 characters):

This is the file number area.

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

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

Planner Intake Date: **12/30/19**

Admin Receive Date: **12/31/19**

Project Name: **Midtown at Wolf Ranch Filing No. 1**

2. Date buckslip comments are due (21 calendar days after submittal): 1/23/20

3. HOA: (Note HOA number or write N/A) **Wolf Ranch, #161**
(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

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

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

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

5. SCHOOL DISTRICT:

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

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFADREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ; Kayla.Battles@coloradosprings.gov
5	<input checked="" type="checkbox"/> Upper Cottonwood Creek metro #4	josh.miller@claconnect.com
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	kbrady@springsgov.com
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:**Hard Copy Full sized plans**

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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