

03 January 2020

City of Colorado Springs  
Planning and Community Development Department  
Attn: Lonna Thelen; Principal Planner  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, CO 80903

**Re: Technical Review Response to 12/10/2019 Letter  
Project Rodeo  
City of Colorado Springs, El Paso County, Colorado  
Langan Project No.: 620011104  
AR DP 19-00633, AR NV 19-00634, AR NV 19-00635**

Dear Ms. Thelen:

Enclosed please find the following documents for your review and approval:

- PLANS
- UPDATED DESCRIPTION

This letter is in response to technical comments received from your office in a letter dated December 10th, 2019. The comments are identified in italics and Langan's responses are in bold.

### **Supplemental Information**

*Drainage Report: First submittal Preliminary Drainage Report (PDR) reviewed and returned to applicant for revision on 10/10/2019; note that a PDR is an acceptable format for the purpose of supporting DP and GEC Plan approval; note that a Final Drainage Report (FDR) must be approved prior to construction drawing approval (and prior to recording the plat, if applicable) [i.e., this note is repeated as the revised drainage report has not yet been received]*

**Response: PDR has been resubmitted to SWENT and is currently under review.**

*Wastewater Master Facility Report: Submit to CSU*

**Response: Wastewater Master Facility Report has been submitted to CSU and is currently under review.**

HAR: Submit to CSU

**Response: HAR has been submitted and response is included in this deliverable.**

## **Development Plan**

### **Land Use Review**

1. Include the file number AR DP 19-00633 in the lower right hand corner of each page. *Partially addressed, include the file number on pages 39-52.*

**Response: The file number has been included in the lower right hand corner of each page.**

2. On page 4 a reference to the easement to be extinguished is made. Have you begun the process with City Real Estate Services to remove the easements? If so, state "Easements vacated per Rec. # \_\_\_\_\_" if the easements will not be removed prior to the DP being approved, show the existing easements. *Not addressed, the applicant statement states this will be removed, provide proof of the removal prior to approval of the plans.*

**Response: Easements have been vacated per the Public Improvement Corridor Vacation Certificate Amendment dated 12/13/2019. This document is attached for reference and the easement has been removed from the Development Plan set.**

3. Include the material type and color of the elevation materials. *Not addressed, numbers have been added, but staff is unable to find a legend. Explain where the legend is or add it if it has not been added.*

**Response: Legend and additional sheets specifying material and type has been added to the plans.**

### **Landscape Comments (Daniel Gould, 719-385-5375)**

1. Will the proposed ROW landscape and irrigation improvements between the proposed property line (areas between detached walk and curb) along Grinnell Boulevard/Integration Loop and tract B (along South Powers Road) be submitted as a Minor Modification at a future date (like the Jungle site)? If possible, Staff would like to see a note stating this on the landscape sheet LP501 under landscape notes. *Partly addressed – Staff did not see a note provided on the landscape sheets, please add the following note sheet LP-501 "The required ROW landscape and irrigation improvements along Grinnell Boulevard, Integration Loop and Tract B (required street trees along South Powers Boulevard – 1 Tree per 20LF) will be submitted by the off-site improvement designer and approved by City Staff before any irrigation or landscape construction takes place" Please contact me with any questions.*

**Response: Required note has been added to the plan set.**

2. *All Landscape Sheets:*

- a. *Please provide a retaining wall detail (Final Landscape Check List 18)*

**Response: Per discussion between Daniel Gould and Dan Bearse, the elevations and detail provided on sheets LG201 and LG202 of the Development Plan set. Spot elevation information for the walls can be found on sheets CG101 and CG105.**

- b. *The revised grading plans show disturbed areas all the way along South Powers Boulevard which need to be shown on the landscaping plans and provide revegetation (native seed).*

**Response: Landscape plans have been revised to show disturbed areas adjacent to South Powers Boulevard right-of-way.**

- c. *Update Landscape note 12 on sheet LP-501 "The Tenant.....All Maintenance, installation and future replacement of street trees, tree lawns, areas within the street R.O.W.'s and Tract B shall be the Responsibility of the metro district." Please contact me with any questions. Staff is assuming the proposed evergreen trees along the loading docks and all the irrigated native seed (located in Tract B) will be watered and maintained by the tenant and the required South Powers Boulevard trees will be watered and maintained by the Metro District. If needed, update this note to reflect who is responsible for what in tract B.*

**Response: Per coordination with Lonna Thelan and Daniel Gould, the note has been revised as follows:**

**The tenant of the property shall be responsible for maintenance of all on-site landscaping materials shown on the approved landscape plan within the property limits. All maintenance, installation, and future replacement of street trees, tree lawns, areas within the street R.O.W.'s, and Tract B shall be the responsibility of the metro district.**

**The trees adjacent to the northwest corner of the property and the retaining wall will be irrigated by Project Rodeo but maintenance and future replacement of said trees shall be the responsibility of the metro district.**

**Please see Maintenance Notes on Sheet LP-501.**

**Parks and Recreation (Connie Perry, 385-6533)**

*No Comments*

**Engineering Development Review (Patrick Morris, 719-385-5075)**

EDRD has no further comments on this item.

**Water Resource Engineering (Jonathan Scherer, 719-385-5546)**

All previous DP comments were adequately addressed; SWENT has no further comment on the DP.

**Traffic Engineering (Zaker Alazzeah – 719-385-5468)**

1. The proposed fence will need to be located at an appropriate distance near access points and driveways to allow adequate line of sight. Please show and callout "on the Development Plan" the speed line of sight with the adequate sight distance length (footage) for all proposed access points.

**Response:** Per discussion between Zaker Alazzeah and Dan Bearse, the requested information is included on sheet CS301 in the development plan set. For ease of review, a highlighted exhibit showing the on-site fences on the site triangle plan has been added to the deliverable.

2. Please add the following to the development plan general notes "The developer will be responsible to install all proposed signals shown on the development plan."

**Response:** Per discussion between Zaker Alazzeah and Dan Bearse, the note has been revised as follows:

**If signal is warranted per the traffic study to be completed by Kimley-Horn, the metro district will be responsible to install all proposed signals at that time.**

**City Surveyor (Cory Sharp – 719-385-5098)**

1. Please revise the legal description and acreage to match the description that will be used for the transfer of the property that will coincide with the property boundary adjustment. *Partially addressed: Please revise the acreage to match the acreage shown on the property boundary adjustment (69.247 shown on property boundary adjustment).*

**Response:** Acreage has been revised to match the acreage shown on the property boundary adjustment.

2. Is the 12' PIC along the common lot line of lot 4 and 5 going to be/or need to be vacated? *Partially addressed: Please depict and label the 12' PIC along the common lot line of lot 4 and 5 until it is vacated.*

**Response:** The 12' PIC has been vacated per the Public Improvement Corridor Vacation Certificate Amendment dated 12/13/2019. Document included with this

**submittal for ease of review/confirmation. Easement line has been removed from the plans.**

3. Please add the reception no. 219150340 to the notes in regards to the recorded property boundary adjustment.

**Response: Reception number has been added to the notes in regards to the recorded property boundary adjustment.**

4. Have the deeds for the transfer of the property (the 135' addition to lot 4) been recorded? If so the information should be added to the description. Please ensure that the description matches the deed.

**Response: The property is scheduled to transfer on January 16.**

**Fire (Steven Smith, 719-385-7362)**

1. It appears the mountable curb detail on sheet CS501 is a Type 4 curb. For apparatus use, a Type 5 curb must be provided.

**Response: Type 5 curb has been provided in lieu of Type 4 curb for apparatus use.**

**Utilities (Mike Gackle, 719-668-8262, [mgackle@csu.org](mailto:mgackle@csu.org))**

1. Please submit a hydraulic grade line (HGL) form to [waterplanning@csu.org](mailto:waterplanning@csu.org). Link is <https://www.csu.org/CSUDocuments/requesthydrauliclinegrade.pdf>. Once the report has been received, it will be used to determine if additional modeling, utility reconfigurations, and/or additional mainline extensions are required. If all requirements from the resulting reports are met, this action item will have been addressed. *Item has not been addressed. Please submit response letter.*

**Response: As discussed with Mike Gackle, this was submitted on 10/16/2019 and a response was received on 10/18/2019. See response letter submitted with this package.**

2. Submit a wastewater master facility form (WWMFF) to [wwmasterplansubmit@csu.org](mailto:wwmasterplansubmit@csu.org). Link is <https://www.csu.org/CSUDocuments/wwmasterfacilityform.pdf>. Once the report has been received, it will be used to determine if additional modeling, utility reconfigurations, and/or additional mainline extensions are required. If all requirements from the resulting reports are met, this action item will have been addressed. *Item has not been addressed. Please submit response letter.*

**Response: The WWMFF has been submitted and we are awaiting a response from the CSU.**

3. Callout size of sanitary sewer lines. *Sanitary mains cannot be 10' diameter, need to be 8 or 12" diameter.*

**Response: Private sanitary sewer mains have been upsized to 12".**

**CSPD, Street Name Administrator (Bootsy Jones, 719-385-5362)**

1. *Ensure the streets provided match the approved sheets. One sheet shows Innovation Parkway. It is not an approved street name.*

**Response: Street names have been remedied.**

**Airport Overlay, Colorado Springs Airport (Kris Andrews)**

1. *Sheet 1*
  - a. *Update legal description, the property equates to 69.247 Acres not 69.252 Acres. See attached legal.*

**Response: Legal description has been updated to reflect the revised acreage.**

- b. *Development Plan Size under the Site Data should be 69.247 AC*

**Response: Acreage has been revised to be 69.247 ac.**

2. *Sheet 8*
  - a. *Relabel the 30' Proposed Sanitary Sewer Easement to the following 30' Proposed Sanitary Sewer Public Improvement Corridor (PIC)*

**Response: Easement has been relabeled.**

3. *Sheet 39*
  - a. *Show property line on all landscape plan sheets*
  - b. *Use the following native seed mix for all areas disturbed outside Rodeo's property. This seed mix is used throughout Peak Innovation Park*

*Big Bluestem 40%*

*Prairie Sandreed 30%*

*Blue Grama 12%*

*Side Oats Grama 10%*

*Little Bluestem 6%*

*Needle & Thread 2%*

**Response: Native seed mix revised.**

4. *Sheet 42, 43, 45, 46, 48, 49*

- a. *Building square footage of 836,610 differs from the square footage identified on sheet 3 of 823,173. Please update.*

**Response: Building footprint square footage has been updated on all sheets.**

**El Paso County – Nina Ruiz**

*El Paso County Planning and Community Development Engineering staff has the following comments (Jeff Rice 719-520-7877):*

1. *It is not clear what the traffic impacts of this project will be on El Paso County roads, including Grinnell Blvd., Fontaine Blvd., and Bradley Road. Please provide an update on the traffic study identifying the anticipated directional distribution and required improvements to any County roads and intersections that are impacted by the proposed development.*

**Response: The Airport is providing an updated traffic study for their Peak Innovation Park which includes Rodeo traffic.**

**CDOT- Valarie Sword**

1. *The Traffic Compliance Letter dated October 4, 2019 has been reviewed by a CDOT Operations Engineer. Their comments state:*
  - *CDOT cannot make official comments until a new Traffic Impact Study prepared.*

**Response: The Airport is providing an updated traffic study for their Peak Innovation Park which includes Rodeo traffic.**

2. *The Preliminary Drainage Study dated October 4, 2019 has been submitted to a CDOT Hydraulics Engineer for review. Additional comments will be forthcoming upon completion of their review.*

**Response: Acknowledged.**

3. *The Ecological Study dated October 2, 2018 has been reviewed by a CDOT Environmental Manager. Their comments state:*
  - *CDOT's previous comments regarding wildlife have been adequately addressed.*

**Response: Acknowledged.**

4. *It is understood that the developer intends to have a new traffic analysis prepared for the entire Peak Innovation Park master site plan. CDOT will require review and approval of the new report before providing highway improvement requirements.*

**Response: The Airport is providing an updated traffic study for their Peak Innovation Park which includes Rodeo traffic.**

5. *Also, the developer has verbally expressed the desire to not complete the previous access permit issued to them for Project Jungle in lieu of a new permit that would address the full build-out improvements. CDOT requests the request be in writing to formally withdraw their current permit and reapply for a new CDOT Access Permit for the full build-out.*

**Response: The access permit for Jungle was submitted by Enertia and/or Urban Frontier. These groups are working on the Peak Innovation Park as a whole, but are not developing or designing the Rodeo project. This request will be passed on to Enertia and Urban Frontier.**

6. *On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 546-5758 for any questions regarding advertising devices.*

**Response: Acknowledged.**

7. *Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.*

**Response: Noted.**

**Nonuse Variances**

**Land Use Review**

1. *Traffic: The proposed fence will need to be located at an appropriate distance near access points and driveways to allow adequate line of sight.*

**Response: Per discussion between Zaker Alazzeah and Dan Bearse, the requested information is included on sheet CS301 in the development plan set. For ease of review, a highlighted exhibit showing the on-site fences on the site triangle plan has been added to the deliverable.**



Should you have any questions, or should you require additional information, please do not hesitate to contact me at (303) 262-2014.

Sincerely,

**Langan Engineering and Environmental Services, Inc.**

A handwritten signature in blue ink, reading "Daniel E. Bearse". The signature is fluid and cursive, with the first name "Daniel" being the most prominent.

Daniel E. Bearse, P.E.  
Senior Project Manager

cc: Taylor Nelson, Trammell Crow Company  
Richard Burrow, Michael Golias, Dylan Frost:Langan

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## **HGL Response Form NO HAR Needed**

**Date:** 10/18/2019

**Project Name:** Project Rodeo

**Project Number:** NA

**Project Location:** Grinnell and Integration **Map Page(s):** O-41 ,42

**Engineer's Name:** Daniel Bearse **Company:** Langan Engineering

**Phone/Fax:** 303-262-2014/303-262-2001 **Email:** dbearse@langan.com

**Developer:** Trammel Crow Denver Development III, Inc. tnelson@tramellcros.com

**Date HGL Request Form received:** 10/18/2019

**Is Hydraulic Analysis Report (HAR) Required?** No

CSU has verified offsite hydraulic requirements and this development will participate in advance recovery for offsite extensions.

Please verify fire flow requirements with CSFD prior to construction drawing submittal. At the time the construction drawings are submitted to UDS, please also submit a UDCF through DDS, and notify WPD of the UDCF receipt number, along with hydrant flange elevations and required flows. Developer/Engineer can model available fire flow prior to construction drawing submittal using the following HGL information. See HAR modeling requirements on requirements for fire flow modeling.

### **HGL Information**

Pressure Zone(s): Lowline

HGL at Max Day Demand (lowest system pressure): 6219

HGL at Min Day Demand (maximum system pressure): 6225

Max Day to Average Day (MD/AD) peaking factor: 2.00

### **Available Fire Flow at Existing Hydrant near Site as Reference**

Hydrant Number: Design Hydrant Hydrant Flange elevation: 5970

Hydrant Location: North of Grinnell and Integration on Grinnell 16"

Theoretical Available Fire Flow at 20 psi residual: 3700 GPM

Static pressure at max day demands: 108 psi

*\*The Fire Flow information above is provided solely as a reference. An official Fire Flow report must be requested by the engineer and provided by Colorado Springs Utilities Water Planning prior to sign off of construction plans by Colorado Springs Utilities and Colorado Springs Fire Department.*

**Looping Requirements:** A minimum of 2 connections are needed for looping, for redundancy and water quality purposes.

**Existing System Notes:** Please note that for pressures 200 psi or greater, DIP is required.

Meg Tucker

719.668.4064

Water Planning & Design

mtucker@csu.org | [www.csu.org](http://www.csu.org)

**PUBLIC IMPROVEMENT CORRIDOR VACATION CERTIFICATE AMENDING THE PUBLIC  
IMPROVEMENT CORRIDOR CERTIFICATE RECORDED ON DECEMBER 11, 2019, UNDER  
RECEPTION NUMBER 219156270**

A. The City of Colorado Springs (the "City"), as owner, recorded Colorado Springs Municipal Airport Filing 1D on April 23, 2019, at reception number 219714312 in the El Paso County, Colorado Public Records ("Filing 1D"), attached hereto as **Exhibit A**, creating Lots 4 and 5 as separate lots.

B. Within Filing 1D, the City also recorded that certain public improvement corridor ("PIC") as originally described and depicted on Filing 1D located contiguous to the northern boundary of Lot 4 as legally described on **Exhibit B**, attached and incorporated herein ("Lot 4 Northern PIC").

C. The City, in accordance with City Code § 7.7.501, approved and recorded a boundary line adjustment for Lots 4 and 5 of Filing 1D, where the northern boundary of Lot 4 was adjusted 135 feet, more or less, north as shown on the Property Boundary Adjustment, A Certified Property Survey for Lots 4 & 5, Colorado Springs Airport Filing No. 1D recorded on November 27, 2019 at reception number 219150340 in the El Paso County Public Records ("Boundary Line Adjustment"), attached hereto as **Exhibit C**.

D. Since recording Filing 1D, including the Lot 4 Northern PIC, the City has made no transfers of right, title, or interest in Lot 4 or the Lot 4 Northern PIC and no utilities or public improvements have been installed upon or under the Lot 4 Northern PIC.

E. The City has determined that, as a result of the Boundary Line Adjustment, the Lot 4 Northern PIC is no longer needed to conduct City business. The City has also determined that no current or future utilities or public improvements will be affected as a result of vacating the Lot 4 Northern PIC.

F. On December 11, 2019, the City recorded the original Public Improvement Corridor Vacation Certificate, under reception number 219156270 in the El Paso County, Colorado Public Records ("December 11, 2019, PIC Vacation Certificate").

G. After recording the December 11, 2019, PIC Vacation Certificate, an error with the legal description on **Exhibit B** was discovered.

H. Based upon the foregoing reasons, the City desires to amend the December 11, 2019, PIC Vacation Certificate vacating the Lot 4 Northern PIC.

NOW THEREFORE, IT IS HEREBY ORDERED THAT:

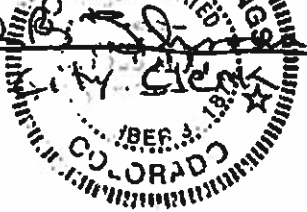
The Lot 4 Northern PIC is hereby vacated resulting in no easement or PIC within the area of land legally described on the attached Exhibit B, which amends Exhibit B attached to the December 11, 2019, PIC Vacation Certificate.

APPROVED this 13<sup>th</sup> day of December, 2019.

CITY OF COLORADO SPRINGS

By: John W. Suthers  
John W. Suthers, Mayor

A Hes +: James B. Suthers  
City Clerk



## **EXHIBIT A**

**(Colorado Springs Municipal Airport Filing 1D on April 23, 2019, at reception number  
219714312 in the El Paso County, Colorado Public Records)**

A REPLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1C,  
LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,  
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

[illegible]

CRIMINAL RECORDS SECTION  
RECORDS OF EL PASO COUNTY  
DATE: 10-23-2005 TIME: 08:54

THE FOLLOWING INFORMATION IS FOR THE USE OF THE UNITED STATES GOVERNMENT. IT IS NOT TO BE RELEASED TO THE PUBLIC OR TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE WRITTEN PERMISSION OF THE UNITED STATES GOVERNMENT. IT IS TO BE KEPT IN THE OFFICE OF THE DIRECTOR OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION. IT IS TO BE DESTROYED WHEN THE INFORMATION CONTAINED HEREIN IS NO LONGER NEEDED FOR THE OPERATION OF THE GOVERNMENT. IT IS TO BE KEPT IN THE OFFICE OF THE DIRECTOR OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION. IT IS TO BE DESTROYED WHEN THE INFORMATION CONTAINED HEREIN IS NO LONGER NEEDED FOR THE OPERATION OF THE GOVERNMENT.



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1. The following is a list of the names of the persons who have been appointed to the various positions in the Department of the Interior, for the term of years indicated:

[illegible]

THE ABOVE NAMED PERSONS



**REMARKS:** A 170 BOMBARDIER DC-970 EN ROUTE TO  
ALBUQUERQUE, NM, REPORTEDLY IN LIP FOR A PROBLEM OF  
AFTER CROSSLING.

4/22/19  
4/23/2019  
4/23/2019  
4/24/19

1. The above information was obtained from a review of the files of the FBI, New York Office, and the files of the FBI, New York Office, and the files of the FBI, New York Office.

NAME John J. Smith  
 ADDRESS 123 Main St.  
 CITY Springfield  
 STATE Ill.  
 ZIP 62761

**RECEIVED**

Colomado Springs Airport REPLAT	For: CHS
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8-16-79	11/2	<b>POLARIS SURVEYING, INC.</b> 1800 Lakeway Street, Suite 102 Colorado Springs, CO 80909 (719) 534-0244 FAX (719) 534-0222
		Page 6

DATE	DESCRIPTION	AMOUNT
1/1/20	OPENING BALANCE	100.00
1/15/20	PAYROLL	50.00
1/31/20	CLOSING BALANCE	150.00

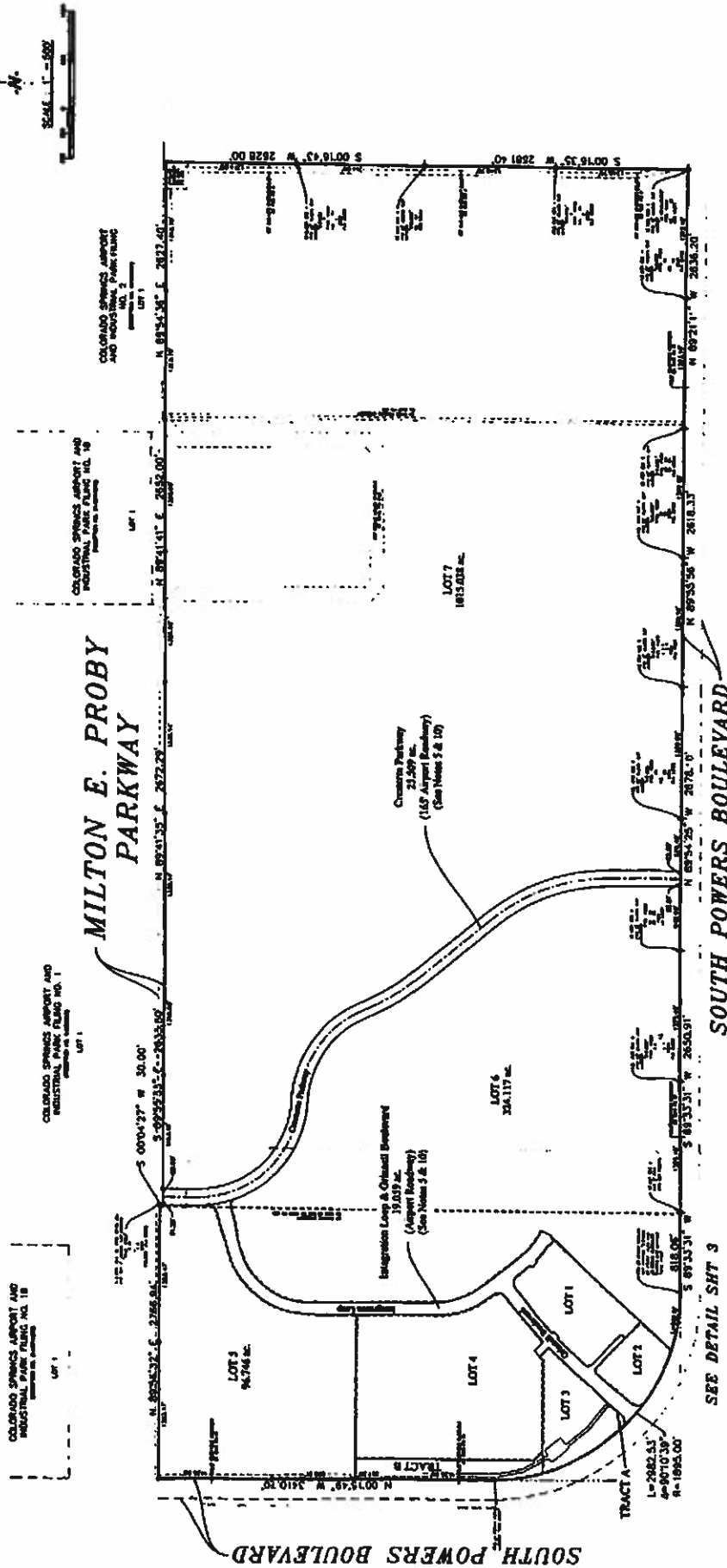
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**ADO SPRINGS AIRPORT  
FILING NO. 1D**

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# COLORADO SPRINGS AIRPORT FILING NO. 1D

A REPLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1C,  
LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 63 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,  
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SEE DETAIL SHT 3

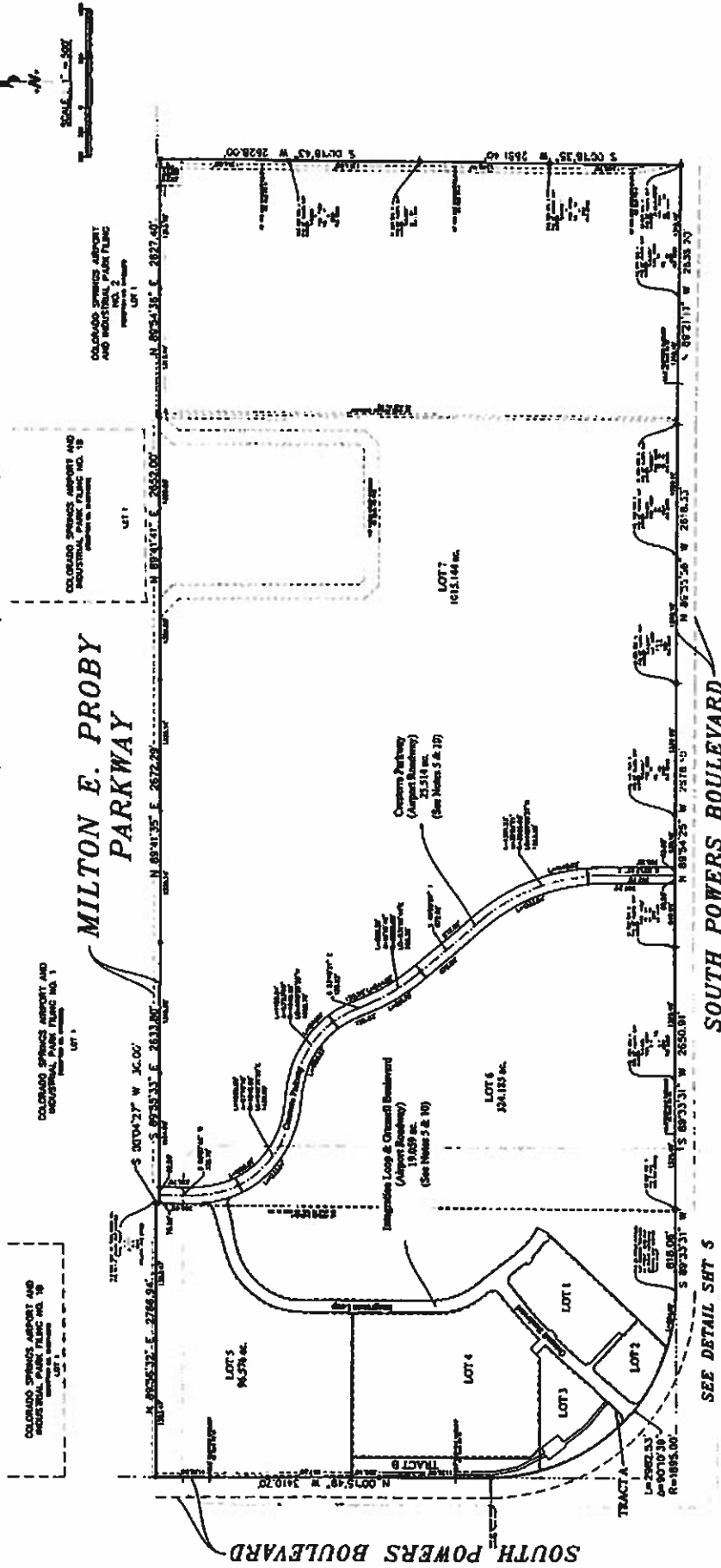
AS PLATTED

COLORADO SPRINGS AIRPORT  
FILING NO. 1D

CITY FILE NO. AS OF 10/20/2023		Colorado Springs Airport REPLAT	
POLARIS SURVEYING, INC.		POLARIS SURVEYING, INC.	
1000 Main Street, Suite 100		1000 Main Street, Suite 100	
Colorado Springs, CO 80905		Colorado Springs, CO 80905	
(719) 444-4444 FAX (719) 444-4444		(719) 444-4444 FAX (719) 444-4444	
DATE		DATE	
10/20/2023		10/20/2023	
BY		BY	
J. J. J.		J. J. J.	
CHECKED BY		CHECKED BY	
J. J. J.		J. J. J.	
APPROVED BY		APPROVED BY	
J. J. J.		J. J. J.	
DATE		DATE	
10/20/2023		10/20/2023	

# COLORADO SPRINGS AIRPORT FILING NO. 1D

A REPLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1C,  
LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 63 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,  
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



AS REPLATTED

COLORADO SPRINGS AIRPORT  
FILING NO. 1D

CITY FILE NO. AS RP 14-00003  
Colorado Springs Airport  
REPLAT  
Fec.  
COSA 2017.1.10

APLARS SURVEYING, INC.  
1001 Loring Street, Suite 100  
Colorado Springs, CO 80904  
(719) 594-0000 Fax (719) 594-0000

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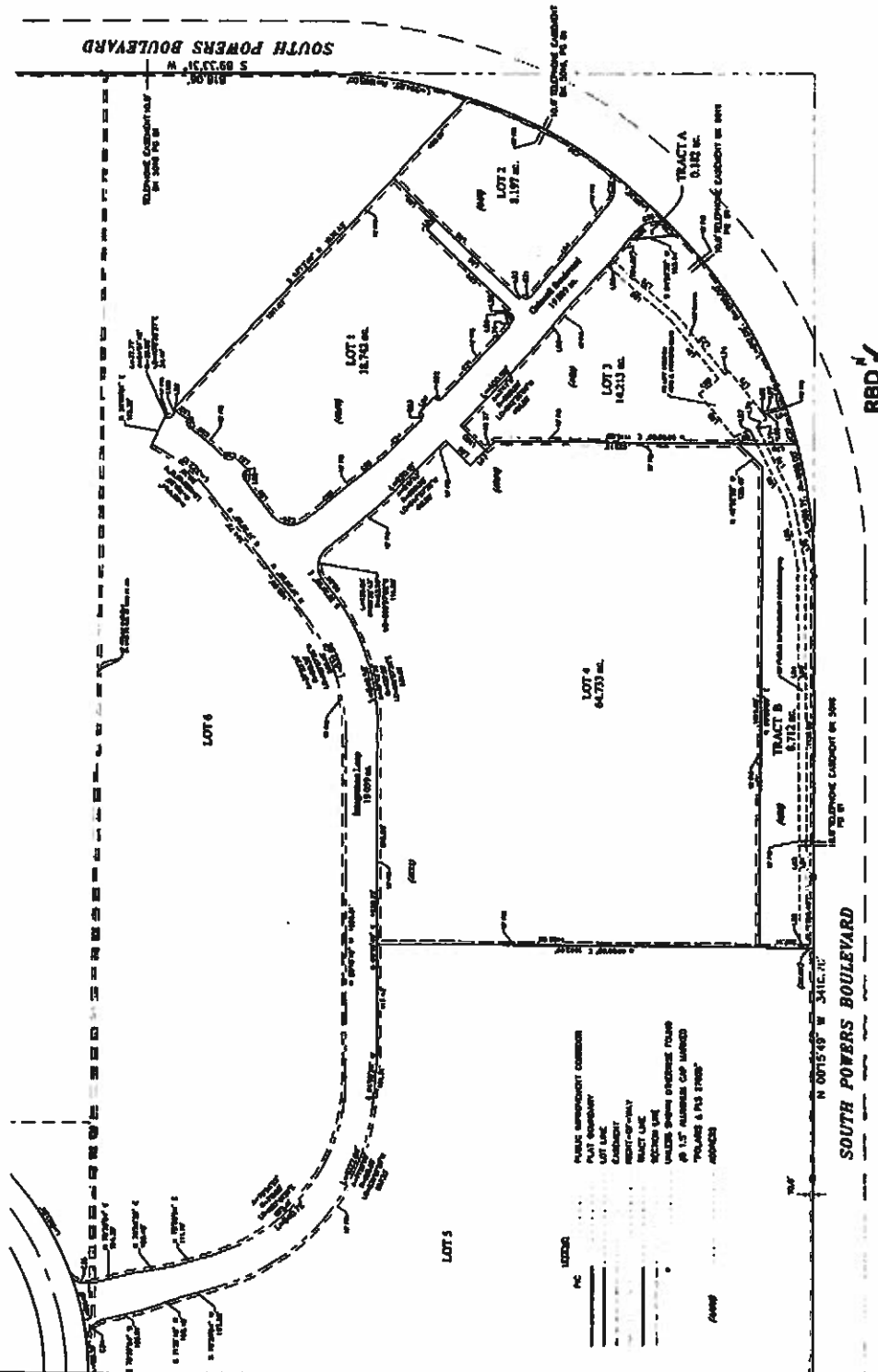
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A REPLAY OF COLORADO SPRINGS AIRPORT FILING NO. 1C,  
LOCATED IN A PORTION OF SECTIONS 4, 5 AND 8 OF TOWNSHIP 15 SOUTH, RANGE 85 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,  
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



PUBLIC INFORMATION CATEGORY			
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Exemption		Exemption	
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Crew Totals				
Crew #	Length	Radius	Dates	Crew Length
C26	40.00	75.25	02/07/07	50.00
C27	30.00	30.00	02/07/07	50.00
C28	40.00	75.25	02/07/07	50.00
C29	40.00	75.25	02/07/07	50.00
C30	40.00	75.25	02/07/07	50.00
C31	40.00	75.25	02/07/07	50.00
C32	40.00	75.25	02/07/07	50.00
C33	40.00	75.25	02/07/07	50.00
C34	40.00	75.25	02/07/07	50.00
C35	40.00	75.25	02/07/07	50.00
C36	40.00	75.25	02/07/07	50.00
C37	40.00	75.25	02/07/07	50.00
C38	40.00	75.25	02/07/07	50.00
C39	40.00	75.25	02/07/07	50.00
C40	40.00	75.25	02/07/07	50.00
C41	40.00	75.25	02/07/07	50.00
C42	40.00	75.25	02/07/07	50.00
C43	40.00	75.25	02/07/07	50.00
C44	40.00	75.25	02/07/07	50.00
C45	40.00	75.25	02/07/07	50.00
C46	40.00	75.25	02/07/07	50.00
C47	40.00	75.25	02/07/07	50.00
C48	40.00	75.25	02/07/07	50.00
C49	40.00	75.25	02/07/07	50.00
C50	40.00	75.25	02/07/07	50.00
C51	40.00	75.25	02/07/07	50.00
C52	40.00	75.25	02/07/07	50.00
C53	40.00	75.25	02/07/07	50.00
C54	40.00	75.25	02/07/07	50.00
C55	40.00	75.25	02/07/07	50.00
C56	40.00	75.25	02/07/07	50.00
C57	40.00	75.25	02/07/07	50.00
C58	40.00	75.25	02/07/07	50.00
C59	40.00	75.25	02/07/07	50.00
C60	40.00	75.25	02/07/07	50.00
C61	40.00	75.25	02/07/07	50.00
C62	40.00	75.25	02/07/07	50.00
C63	40.00	75.25	02/07/07	50.00
C64	40.00	75.25	02/07/07	50.00
C65	40.00	75.25	02/07/07	50.00
C66	40.00	75.25	02/07/07	50.00
C67	40.00	75.25	02/07/07	50.00
C68	40.00	75.25	02/07/07	50.00
C69	40.00	75.25	02/07/07	50.00
C70	40.00	75.25	02/07/07	50.00
C71	40.00	75.25	02/07/07	50.00
C72	40.00	75.25	02/07/07	50.00
C73	40.00	75.25	02/07/07	50.00
C74	40.00	75.25	02/07/07	50.00
C75	40.00	75.25	02/07/07	50.00
C76	40.00	75.25	02/07/07	50.00
C77	40.00	75.25	02/07/07	50.00
C78	40.00	75.25	02/07/07	50.00
C79	40.00	75.25	02/07/07	50.00
C80	40.00	75.25	02/07/07	50.00
C81	40.00	75.25	02/07/07	50.00
C82	40.00	75.25	02/07/07	50.00
C83	40.00	75.25	02/07/07	50.00
C84	40.00	75.25	02/07/07	50.00
C85	40.00	75.25	02/07/07	50.00
C86	40.00	75.25	02/07/07	50.00
C87	40.00	75.25	02/07/07	50.00
C88	40.00	75.25	02/07/07	50.00
C89	40.00	75.25	02/07/07	50.00
C90	40.00	75.25	02/07/07	50.00

47 CITY FILE NO. AS P 19-00233

Colorado Springs Medical  
REPLAT

**POLARIS SURVEYING, INC.**  
1983 Liberty Street, Suite 102  
Colorado Springs, CO 80909  
(719) 596-8844 FAX (719) 596-2223

06-10-78	06/01	4 of 4
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Year	1999	2000	2001
1999	1999	1999	1999
2000	2000	2000	2000
2001	2001	2001	2001

Problem 39

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REPORT

SPRINGS AID  
G NO. 1D

**COLORADO**  
**FILING**

	
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It is not clear whether the  
author is referring to the  
fact that the author is a  
member of the same  
organization as the  
author of the other  
document, or whether  
the author is referring  
to the fact that the  
author is a member of  
the same organization  
as the author of the  
other document.

Further noted that "because of the way these children are being raised, they are growing into the next generation with the same attitudes and values that we have today, and that's why we're in this predicament."

**EXHIBIT B**

**(Lot 4, Norther PIC Legal Description)**

# EXHIBIT LEGAL DESCRIPTION

(THIS REVISES ONE RECORDED DECEMBER 11, 2019 AT RECEPTION NUMBER 219156270)

Lots 4 and 5, Colorado Springs Airport Filing No. 1D, according to the plat recorded under Reception Number 219714312, City of Colorado Springs, County of El Paso, State of Colorado, as modified pursuant to that certain Boundary Line Adjustment, A Certified Property Survey for Lots 4 & 5, Colorado Springs Airport Filing No. 1D recorded under Reception Number 219150340, City of Colorado Springs, County of El Paso, State of Colorado.

A strip of land located along the North line of said Lot 4, Colorado Springs Airport Filing 1D, Colorado described as follows:

Commencing at the Northeast Corner of said Lot 4, thence N00°00'00"W, 12.00 feet along the North line of said Lot 4 to the **TRUE POINT OF BEGINNING**;

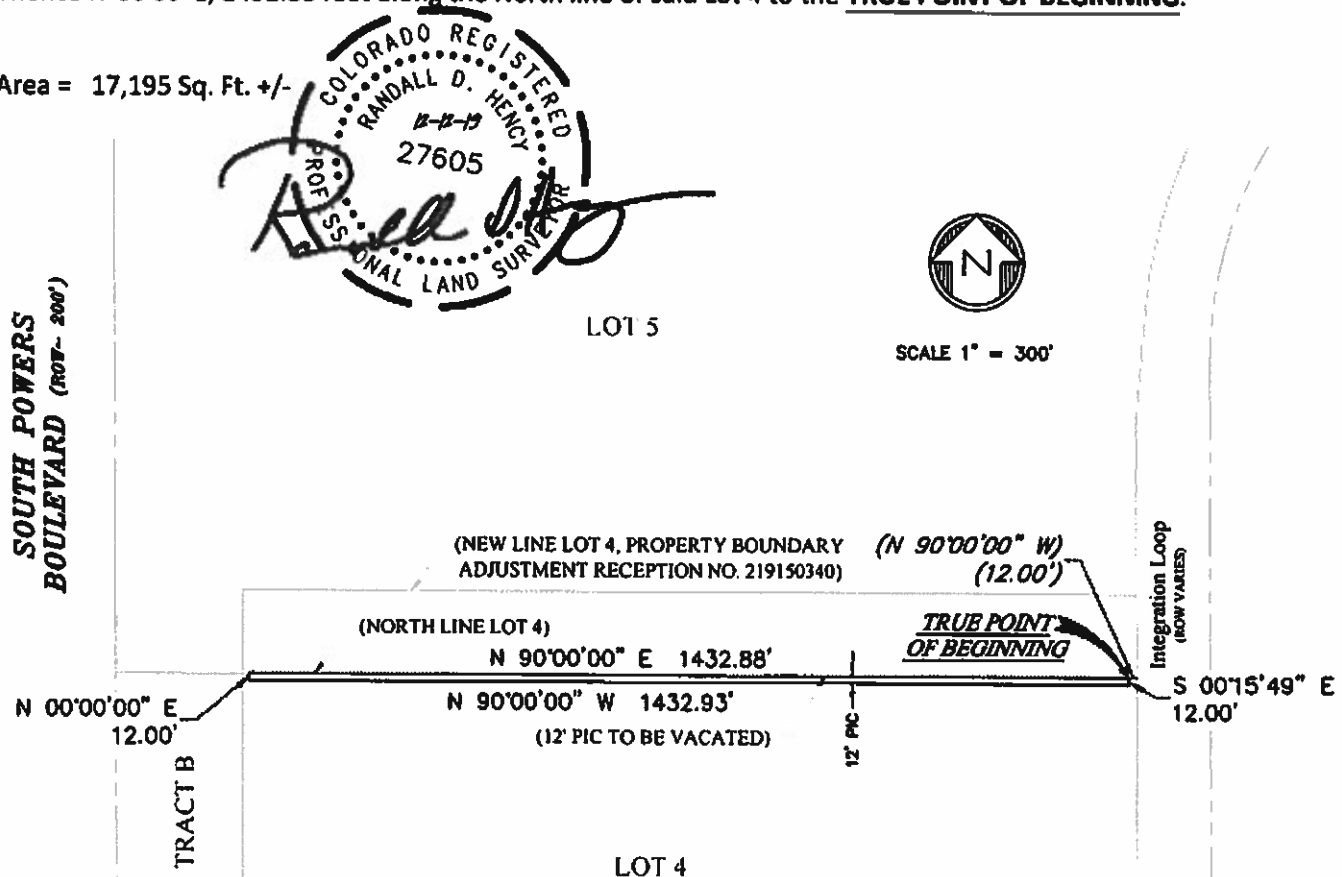
Thence S00°15'49"E, 12.00 feet along a line 12 feet east of and parallel with the the East line of said Lot 4;

Thence N90°00'00"W, 1432.93 feet along a line 12 feet south of and parallel with the North line of said Lot 4;

Thence N00°00'00"E, 12.00 feet along a line 12 feet east of and parallel with the West line of said Lot 4 to a point on the North line of said Lot 4;

Thence N°00'00"E, 1432.88 feet along the North line of said Lot 4 to the **TRUE POINT OF BEGINNING**.

Area = 17,195 Sq. Ft. +/-



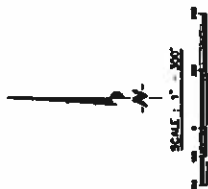
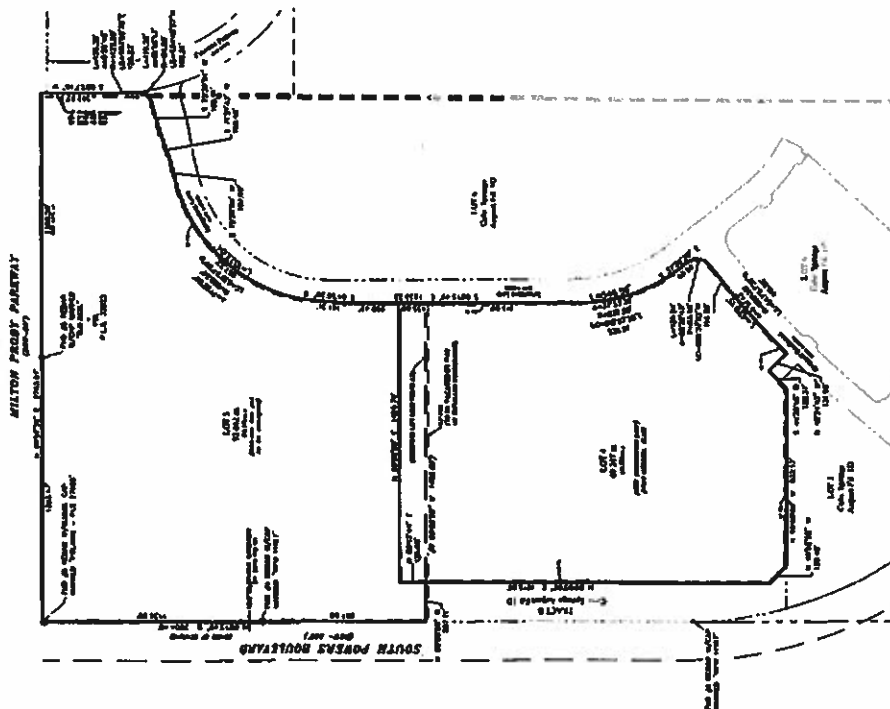
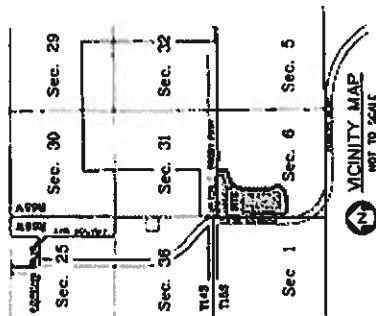
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FOR: CSUF

**EXHIBIT**  
PIC EASEMENT, LOT 4  
COLORADO SPRINGS AIRPORT FILING NO. 1D

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

**EXHIBIT C**  
**(Boundary Line Adjustment)**

LOCATED IN A PORTION OF SECTION 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN  
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

**PAID BY THE POST**

[illegible][illegible][illegible]

DATE 10/27/11  
SIGNED [Signature]

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1. 1990-1991

DATE OF DEPOSIT: 12-18-2001

LIBRARY: [Signature]

[illegible]

received a most caring letter, it's just so, dated at 4:40 PM, 4-26-68

**ACHIEVING BETTER RESULTS IN A COMPANY YOU REPRESENT IS EASY FOR THOMPSON TO DO. WE'VE BEEN HELPING BUSINESSES FOR OVER 100 YEARS. WE'VE DEVELOPED THE MOST EFFECTIVE AND EFFICIENT WAY FOR A BUSINESS TO GROW. WE'VE**

James Taylor 11/25/19

[illegible]

APPROVED BY THE CITY OF COLORADO SPRINGS

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CITY FILE NO. AS PMA 1

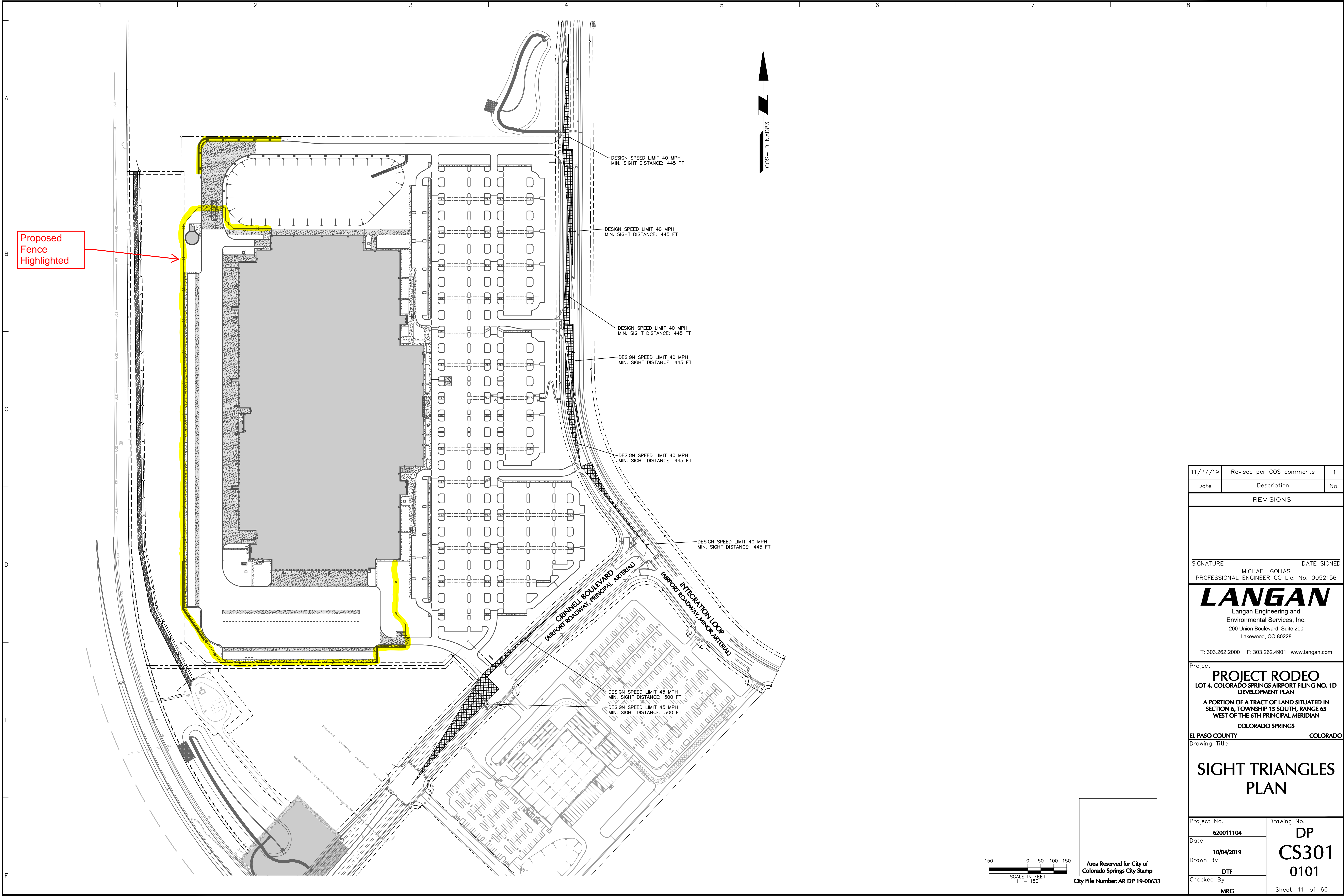
	10-08-19	
POLARIS SURVEYING, INC.		
Colorado Springs Area Property Boundary Map		

ACT	REMARKS	N/A	DATE	BY
			10/10/2004	10/10/2004

[illegible]

Year	Gender	Number of cases	Rate per 100,000
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1991	Male	10	0.0
1992	Male	10	0.0
1993	Male	10	0.0
1994	Male	10	0.0
1995	Male	10	0.0
1996	Male	10	0.0
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2015	Male	10	0.0
2016	Male	10	0.0
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2019	Male	10	0.0
2020	Male	10	0.0
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2087	Male	10	0.0
2088	Male		





11/27/19	Revised per COS comments	1
Date	Description	No.

REVISIONS

SIGNATURE MICHAEL GOLIAS DATE SIGNED  
PROFESSIONAL ENGINEER CO Lic. No. 0052156

**LANGAN**

Langan Engineering and  
Environmental Services, Inc.  
200 Union Boulevard, Suite 200  
Lakewood, CO 80228

T: 303.262.2000 F: 303.262.4901 www.langan.com

Project  
**PROJECT RODEO**  
LOT 4, COLORADO SPRINGS AIRPORT FILING NO. 1D  
DEVELOPMENT PLAN

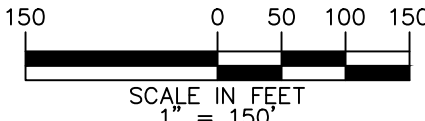
A PORTION OF A TRACT OF LAND SITUATED IN  
SECTION 6, TOWNSHIP 15 SOUTH, RANGE 65  
WEST OF THE 6TH PRINCIPAL MERIDIAN  
COLORADO SPRINGS

EL PASO COUNTY COLORADO

Drawing Title

**SIGHT TRIANGLES  
PLAN**

Project No. <b>620011104</b>	Drawing No. <b>DP CS301 0101</b>
Date <b>10/04/2019</b>	
Drawn By <b>DTF</b>	
Checked By <b>MRC</b>	Sheet 11 of 66



Area Reserved for City of  
Colorado Springs City Stamp  
City File Number: AR DP 19-00633