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# NEW BUSINESS CALENDAR

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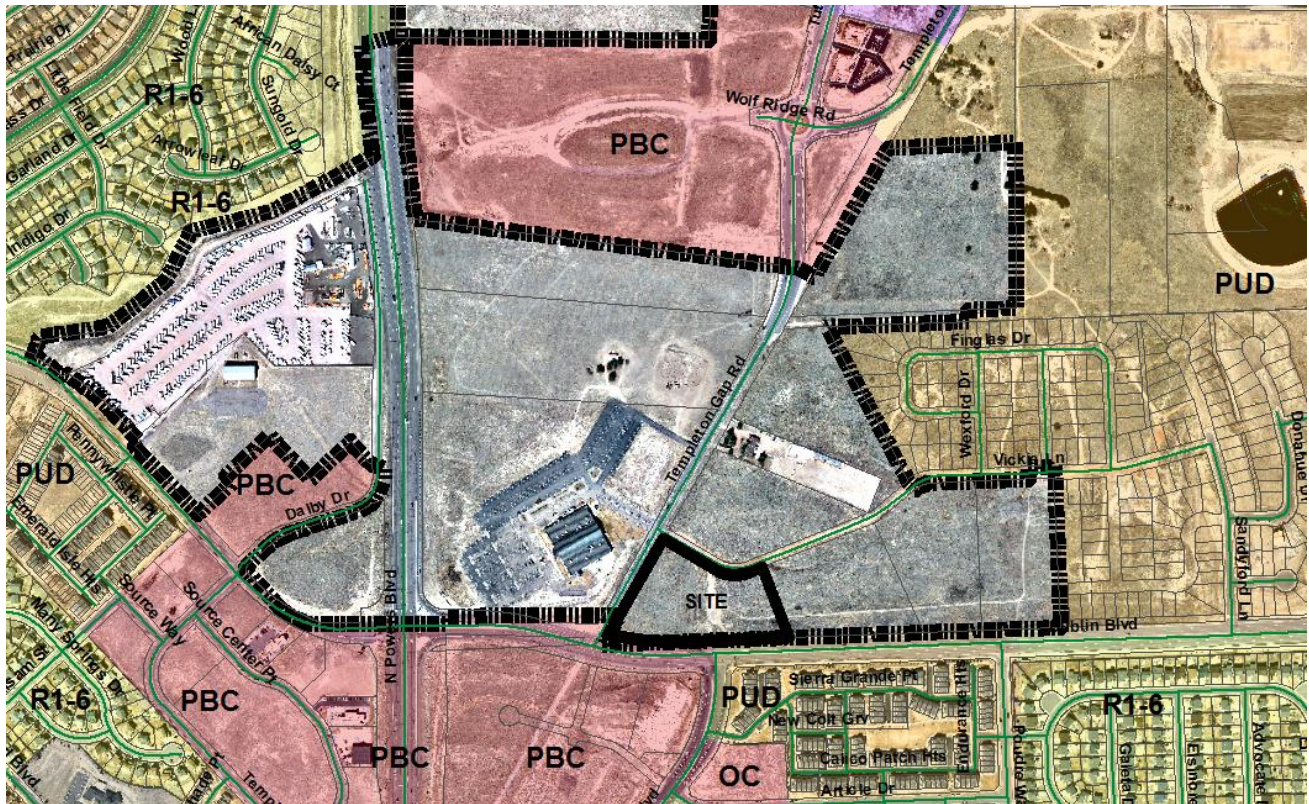
## CITY PLANNING COMMISSION AGENDA

ITEM NO.: 5.A -5.C

STAFF: MEGGAN HERINGTON

FILE NO(S):  
CPC A 14-00133 – LEGISLATIVE  
CPC ZC 14-00134 – LEGISLATIVE  
CPC CP 14-00135 – QUASI-JUDICIAL

**PROJECT:** TUTT CORNERS ADDITION  
**APPLICANT:** CONFLUENT DEVELOPMENT  
**OWNER:** MILLENNIUM VENTURE GROUP, INC.



### **PROJECT SUMMARY:**

1. Project Description: This project includes concurrent applications for annexation, zoning, and a concept plan for 4.8 acres located at the northeast corner of Templeton Gap Road and Dublin Boulevard.  
Zoning will establish the C-6/AO (General Business with Airport Overlay) zone for the property. The associated concept plan illustrates five potential commercial pad sites ranging in size from 0.4 acres to 1.4 acres. The extension of Tutt Boulevard through the property as well as private access is also illustrated. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications with one condition of approval for the annexation.

### **BACKGROUND:**

1. Site Address: The site is currently addressed as 6045 Vickie Lane.
2. Existing Zoning/Land Use: The property is currently in unincorporated El Paso County. The property is currently vacant with a rural residential land use assigned to the property.
3. Surrounding Zoning/Land Use:  
North: Unincorporated El Paso County/Vacant  
South: PBC and PUD (Commercial and Townhomes)  
East: Unincorporated El Paso County/Vacant  
West: Unincorporated El Paso County (Church for All Nations)
4. Comprehensive Plan/Designated 2020 Land Use: There is no 2020 Land Use designation because the site is not yet within the City.
5. Annexation: The property is not yet annexed.
6. Master Plan/Designated Master Plan Land Use: There is no existing or planned master plan for this property.
7. Subdivision: Lot 2 of AA Subdivision.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is vacant with no significant vegetation.

### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public process included posting the site and sending postcards to 228 property owners within 500 feet at application submittal and again prior to the Planning Commission hearing. No written comments were received.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911, and the Colorado Springs Airport.

### **ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

1. Review Criteria / Design & Development Issues:

#### Annexation

The request is to annex the property into the municipal limits of the City of Colorado Springs and develop commercial pad sites. The annexation consists of 6.3 acres; 1.5 acres of Templeton Gap Road Right-of-Way and the 4.8 acre lot. The site is part of a

larger enclave, an area completely surrounded by the City limits, and contiguous to the municipal limits of the City of Colorado Springs. Therefore, the property is eligible for annexation. Because the property is less than ten acres, there is no master plan requirement, only annexation, zoning and concept plan are required at this time. A development plan will be required in the future for the new structures.

A Fiscal Impact Analysis (FIA) is required for all annexation requests and is completed by the City Budget Office. The FIA was completed on March 14, 2015. The FIA states that there are minimal identifiable marginal costs of providing services to this development, as the surrounding infrastructure and roadways are already being maintained by the City as they fall within the service area of surrounding parcels. The result of the FIA is a positive cumulative cash flow for the City during the 10-year timeframe. **(FIGURE 3)**

The annexation agreement is attached as **FIGURE 4**. Because the property is adjacent to a fast growing part of the City, and the infrastructure is developing, there are a number of off-site requirements outlined in the agreement including right-of-way dedications and improvements to Dublin Boulevard to facilitate access. There is also a cost recovery filed for Dublin Boulevard that will need to be paid with future platting. The standard Police and Fire service fees will be collected.

#### C-6/AO Zoning

The zoning request is to zone the 4.8-acre property C-6/AO (General Business with Airport Overlay). This will allow future development of any allowed or conditional uses in this district including a mix of commercial. There is a large area of PBC (Planned Business Center) zoned property to the south and southwest and significant residential development in the area. It is appropriate to establish a commercial node to serve the abundant residential development growing in the area. The proposed zone also fosters a mix of land uses, brings neighborhood services to the area, and is in conformance with the review criteria for zone changes found in City Code Section 7.5.603.

#### Concept Plan - Design

The concept plan illustrates five future commercial pad sites ranging in size from 0.4 acres to 1.4 acres. Building setbacks and landscape setbacks are illustrated on the plans. Access is provided from the new extension of Tutt Boulevard. A right-in right-out to Dublin Boulevard and a three-quarter movement from the private access that will be the vacated Templeton Gap right-of-way to Dublin is also illustrated. Access will also be provided to Vickie Lane north of the property. There are two building phases planned and uses include restaurants, a convenience store and other service uses.

#### Concept Plan - Roadway Configuration

The alignment of the Tutt Boulevard extension north of Dublin Boulevard bisects this property. The construction of Tutt is a PPRTA project. As part of the annexation, the owner is required to dedicate 107 feet of right-of-way for Tutt. The extension of Tutt to Vickie Lane will be funded mainly by PPRTA. The developer is responsible for the dedication of the right-of-way, water and sanitary sewer design and installation. The developer is also required to escrow funds for curb and gutter. A sidewalk recovery will be collected for the adjacent lots at time of building permit. The city will construct the improvements and collect the reimbursements from the developer.

The developer is also responsible for the design and construction of Vickie lane adjacent to future Lot 1 as illustrated on the concept plan. A cost recovery may be filed against the property owner on the north side of Vickie Lane for the road construction.

The concept plan states that the Templeton Gap Road right-of-way adjacent to the site may be vacated at a later date. Because of the new construction of Tutt moving north, Templeton Gap is no longer a needed/required roadway. There are certain conditions that need to occur before the applicant can petition Council to vacate Templeton Gap. Those conditions are specified on the concept plan. In order to make the vacation work, the construction of Tutt must first be completed. Only then would staff recommend approval of the Templeton Gap Road right-of-way vacation. Therefore, the applicant has shown that right-of-way as being vacated in the future to be used as private access for this development. They have worked closely with the Church for All Nations to the west to coordinate the vacation and overall development.

All of these developer and City/PPRTA requirements are outlined under the notes section of the concept plan.

City Code Section 7.5.501 outlines the requirements and review criteria for a concept plan. The concept plan document is not required to show specific landscaping, screening and buffering, lighting or other site design aspects. That type of detail is specific to a development plan. Any future request for building permits will require the submission of a development plan, which will be reviewed administratively per City Code Section 7.5.502.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map: Since the property is not located within the City, it is not indicated with a land use on the 2020 Land Use Map; however, property will be included on the map as a continuation of the "Community Activity Center" that is shown on adjacent city properties at this corner.

The Comprehensive Plan and the Annexation Plat both highlight the importance of annexing enclave areas. The Comprehensive Plan strategies advocate a cooperative approach with the property owners and governmental entities to systematically eliminate enclaves.

**Policy CIS 202: Annexation will be a Benefit to the City of Colorado Springs**  
Evaluate proposed annexations to determine if the request is a benefit to the City.

**Policy LU 201: Promote a Focused, Consolidated Land Use Pattern**

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

**Strategy LU 203a: Locate the Places that People Use for Their Daily Needs and Activities Close to Each Other**

Group and link the places used for living, working, shopping, schooling, and recreating and make them accessible by transit, bicycle, and foot, as well as by car.

**Policy LUM 213: Potential Annexation Areas**

Utilize the Potential Annexation Area designation for areas that are likely to be incorporated by the City.

**Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.**

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

**Policy LU 301: Promote a Mixed Land Use Pattern**

Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

**Objective CCA 6: Fit New Development into the Character of the Surrounding Area**

Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

**Policy CCA 601: New Development Will Be Compatible with the Surrounding Area**

New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

*It is the finding of the Land Use Review Division that the Tutt Corners Addition annexation, zoning and concept plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.*

3. Conformance with the Area's Master Plan:  
There is no master plan for this area.

**STAFF RECOMMENDATION:**

**ITEM NO.: 5.A CPC A 14-00133 – ANNEXATION**

**Approve** the Tutt Corners Addition annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203 with the following condition of approval:

**ITEM NO.: 5.B CPC ZC 14-00134 – ESTABLISHMENT OF THE C-6 ZONE**

**Approve** the establishment of the C-6/AO (General Business with Airport Overlay) zone district, based upon the findings that the zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

**ITEM NO. : 5.C CPC CP 14-00135 – TUTT CORNERS CONCEPT PLAN**

**Approve** the Tutt Corners Concept Plan based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E



# TUTT CORNERS ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
 TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PERIMETER BOUNDARY = 2278'  
 CONTIGUOUS BOUNDARY = 911'  
 PERCENT OF CONTIGUITY = 39.99%  
 AREA = 6.331 ACRES



## SURVEYOR'S CERTIFICATE

I, Daniel L. Kupferer, a Professional Land Surveyor in the State of Colorado, do hereby certify that the map hereon is a true and correct copy of the original map of the described parcel of land and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

PRELIMINARY COPY  
 SUBJECT TO FINAL  
 CITY APPROVAL

Daniel L. Kupferer  
 Colorado Professional Land Surveyor No. 18465

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation of TUTT CORNERS ADDITION.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Director, Development Services

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by the City of Colorado Springs, El Paso County, Colorado, by action of the City Council of the City of Colorado Springs at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

ATTEST:  
 \_\_\_\_\_  
 City Clerk  
 President of City Council

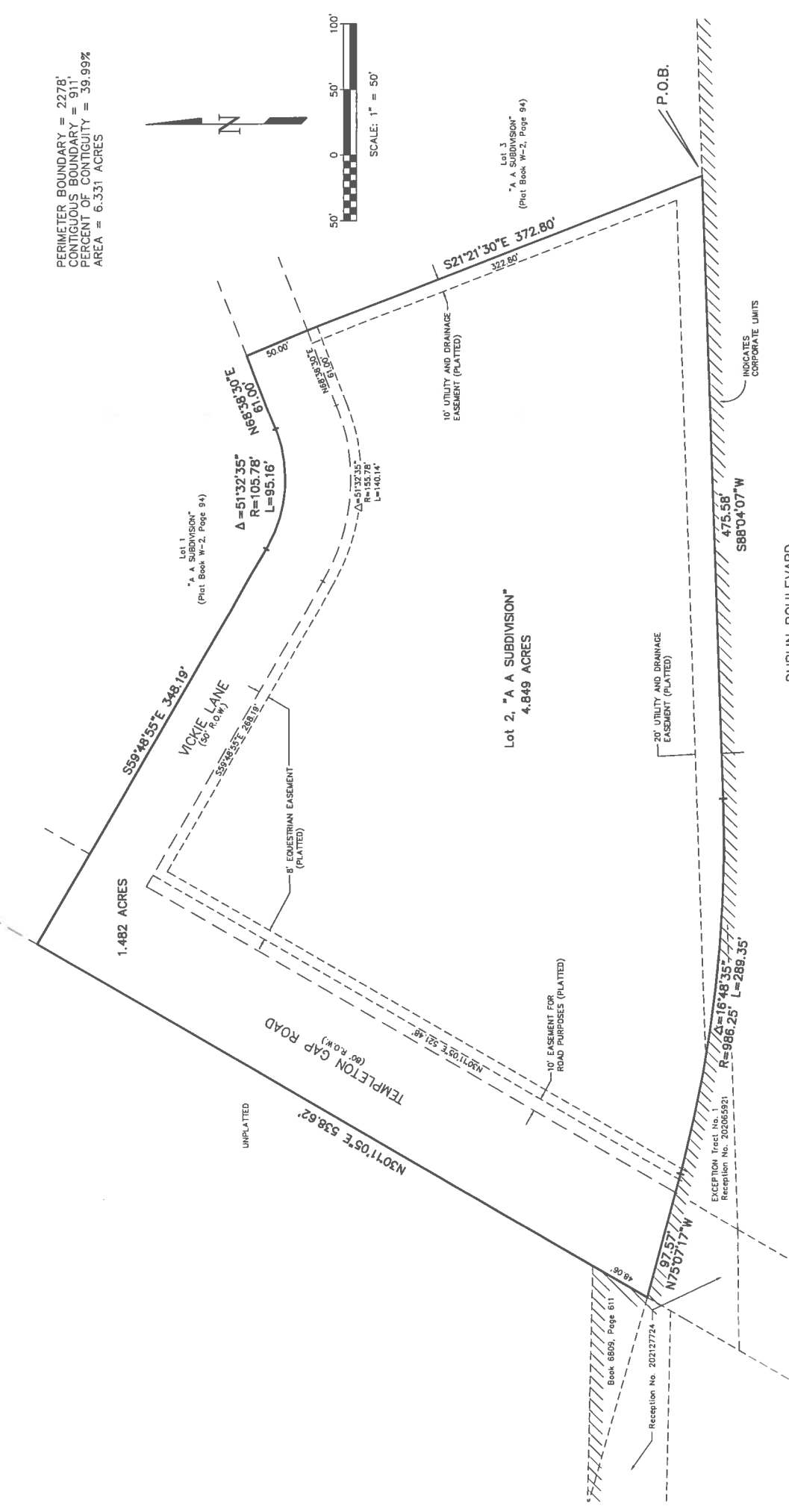
## RECORDING:

STATE OF COLORADO }  
 COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

Chuck Broerman, Clerk and Recorder

Fee: \_\_\_\_\_  
 By: \_\_\_\_\_ Deputy



"DUBLIN TOWNHOMES"  
 (Reception No. 203177844)

## IN WITNESS WHEREOF:

The aforementioned, MILLENNIUM VENTURE GROUP, INC., A DELAWARE CORPORATION, has executed this instrument:  
 MILLENNIUM VENTURE GROUP, INC., A DELAWARE CORPORATION

## NOTARIAL:

STATE OF COLORADO }  
 COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_ for MILLENNIUM VENTURE GROUP, INC., A DELAWARE CORPORATION.

Witness my Hand and Seal \_\_\_\_\_

My Commission Expires \_\_\_\_\_

## BE IT KNOWN BY THESE PRESENTS:

That MILLENNIUM VENTURE GROUP, INC., A DELAWARE CORPORATION, being the petitioner-of-interest for the annexation of the hereinafter described real property:

A tract of land being a portion of the Southwest Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being Lot 2, A A SUBDIVISION (Plat Book W-2, Page 94, El Paso County, Colorado records), EXCEPT that tract described by document (Reception No. 202065921, EXCEPTION Tract No. 1), said El Paso County records and TOGETHER WITH those adjacent portions of Templeton Gap Road (60' R.O.W.) and Vickie Lane (50' R.O.W.), in El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of said Lot 2 (all bearings in this description are relative to those platted in said SUBDIVISION);

thence S88°04'07"W along the Southerly line of said Lot 2, 475.58 feet to the Easterly corner of said EXCEPTION Tract No. 1; thence on a curve to the right and along the Northerly line of said Tract No. 1, said curve having a central angle of 16°48'35", a radius of 986.25 feet for an arc distance of 289.35 feet;

thence N75°07'17"W along said Northerly line of Tract 1 and as extended Northwesterly, 97.57 feet to a point on the Northwesterly right-of-way line of said Templeton Gap Road;

thence N30°11'05"E along said Northwesterly right-of-way line of Templeton Gap Road, 538.62 feet to a point on the Northwesterly extension of the Northerly right-of-way line of said Vickie Lane

The following 3 courses are along said Northwesterly extension and the Northerly right-of-way line of Vickie Lane

- 1) S59°48'55"E, 348.19 feet;
  - 2) on a curve to the left, said curve having a central angle of 51°32'35", a radius of 105.78 feet for an arc distance of 95.16 feet;
  - 3) N65°38'30"E, 61.00 feet to a point on the Northwesterly extension of the Easterly line of said Lot 2;
- thence S21°21'30"E along said Northwesterly extension and said Easterly line of Lot 2, 372.80 feet to the Point of Beginning; Containing 6.331 acres, more or less.

FIGURE 1



No.	Description	By	Date
1	CHANGE OWNER NAME	DKK	01/20/15
2	CITY COMMENTS	RDG	02/18/15

Designated By:	RDG	N/A
Checked By: <td>DKK</td> <td></td>	DKK	
Date: <td>09/23/14</td> <td></td>	09/23/14	

Land Development Consultants, Inc.  
 PLANNING - ENGINEERING - SURVEYING  
 www.ldc-hc.com TEL: (719) 528-6133 FAX: (719) 528-6648  
 3939 MAZZELLAND ROAD COLORADO SPRINGS, CO 80909

ANNEXATION PLAT  
 TUTT CORNERS ADDITION  
 Project No.: 14016  
 Sheet: 1 of 1

# CONCEPT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO TUTT CORNERS ADDITION MARCH 2015

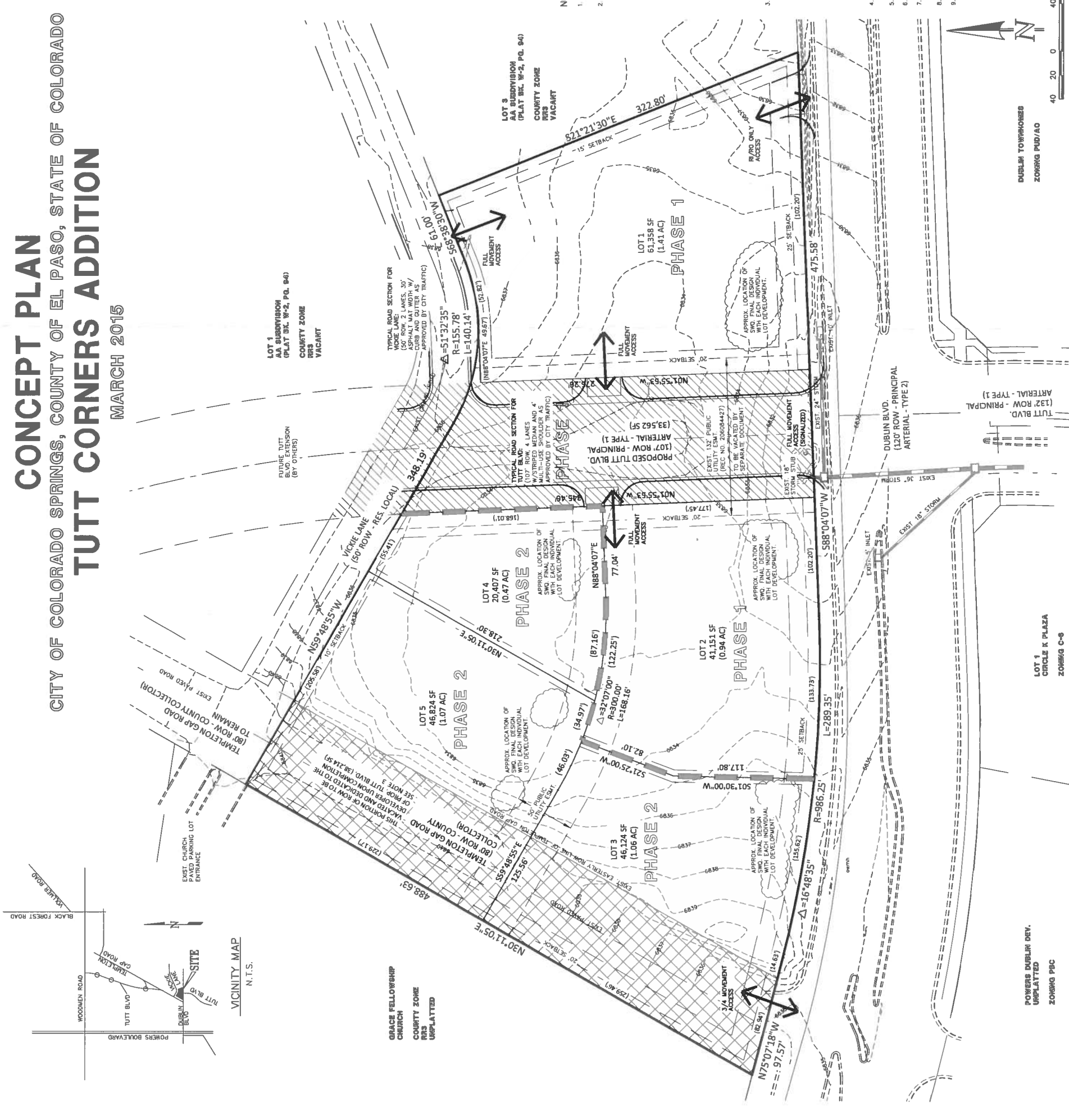
**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:  
**BASIS OF BEARINGS:** A PORTION OF THE WESTERLY BOUNDARY OF LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND AT THE SOUTHERLY END, AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND AT THE SOUTHERLY END, AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND IS ASSUMED TO BEAM S30°11'05"W, A DISTANCE OF 487.73 FEET TO THE POINT OF BEGINNING.  
 REAR AND SURVEYORS CAP STAMPPED "P.S. #1888" AND IS ASSUMED TO BEAM S30°11'05"W, A DISTANCE OF 487.73 FEET TO THE POINT OF BEGINNING.  
**LOT 2, AA SUBDIVISION** RECORDED IN PLAT BOOK W-2 AT PAGE 84 RECORDS OF EL PASO COUNTY, COLORADO  
 EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202065921, RECORDS OF EL PASO COUNTY, COLORADO  
 CONTAINING A NET CALCULATED AREA OF 4.849 ACRES  
 TOGETHER WITH THAT PORTION OF TEMPLETON GAP ROAD, ALSO KNOWN AS STATE HIGHWAY NO. 199 BEING MORE PARTICULARLY FOLLOWS:  
 COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.  
 THENCE S30°11'05"W, ON THE WESTERLY BOUNDARY OF SAID LOT 2, AA SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 487.73 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202065921, RECORDS OF EL PASO COUNTY, COLORADO, SAID CORNER BEING MONUMENTED AT THE NORTHERLY END AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND AT THE SOUTHERLY END, AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND IS ASSUMED TO BEAM S30°11'05"W, A DISTANCE OF 487.73 FEET TO THE POINT OF BEGINNING.  
 THENCE N57°07'18"W, ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 20217724, A DISTANCE OF 83.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID TEMPLETON GAP ROAD, SAID POINT BEING MONUMENTED AT THE NORTHERLY END AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND AT THE SOUTHERLY END, AT THE NORTHWESTERLY CORNER OF SAID LOT 2, BY NAIL AND DISK STAMPPED "P.S. #1887" AND IS ASSUMED TO BEAM S30°11'05"W, A DISTANCE OF 487.73 FEET TO THE POINT OF BEGINNING.  
 THENCE S89°48'55"E, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING  
 CONTAINING A CALCULATED AREA OF 0.877 ACRES  
 CONTAINING A TOTAL CALCULATED AREA OF 5.726 ACRES.

**SITE DATA:**

<b>OWNER/DEVELOPER:</b>	MILLENNIUM VENTURE GROUP, INC. DBA: MVC DEVELOPMENT 2240 BLAKE STREET, SUITE 200 COLORADO SPRINGS, CO 80905 303-339-5178	<b>TOTAL SITE AREA:</b>	5.726 ACRES
<b>PROPOSED USES:</b>	CONVENIENCE STORE W/GAS RESTAURANTS/FAST FOOD/DRIVE-IN RETAIL SALES/ AND OTHER ALLOWED USES IN C6 ZONE	<b>EXISTING ZONING:</b>	RR-5 (COUNTY) C6
<b>BUILDING SETBACKS:</b>	25' (PERIPHERY OF ZONE)	<b>MAX. BLDG. HEIGHT:</b>	50'
<b>LANDSCAPE SETBACKS:</b>	DUBLIN BLVD. (MAJOR ART.) 25' MIN. TUTT BLVD. (MINOR ART.) 20' MIN. ADJACENT TO RESIDENTIAL 15' MIN.	<b>PARKING REQUIREMENTS:</b>	CONVENIENCE STORE W/GAS 1 SPACE / 300 SF RESTAURANTS/FAST FOOD/DRIVE-IN 1 SPACE / 100 SF ALL OTHER PERMITTED USES IN C6 ZONE PER CHAPTER 1, CITY CODE
<b>ANTICIPATED CONSTRUCTION:</b>	FALL 2015 (PHASE 1) SPRING 2016 (PHASE 2)		

THIS PROPERTY HAS BEEN GRANTED A GEOLOGIC HAZARD EXEMPTION, PREPARED BY KUMAR & ASSOCIATES, INC. DATED JANUARY 2004  
 NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0337E, EFFECTIVE DATE MARCH 17, 1997  
 THIS AREA IS SUBJECT TO AN AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED UNDER RECEPTION NO. 20217724 OF THE EL PASO COUNTY RECORDS.

**NOTES:**  
 1. PROJECT WILL BE PLATTED, PERMITTED AND DEVELOPED OVER A SERIES OF TWO PHASES TO CONCLUDE WITH COMPLETION OF THE REQUIRED PUBLIC IMPROVEMENTS.  
 2. PHASE 1 INCLUDES THE FOLLOWING REQUIRED FOR DEVELOPMENT OF LOTS 1-2. REFERENCE THE FINAL PLAT FOR TUTT CORNERS FILMS NO. 1.  
 A. TUTT BLVD. IMPROVEMENTS: THE CONSTRUCTION OF THE EXTENSION OF TUTT BLVD. (FROM DUBLIN BLVD THRU WICKIE LANE) WILL BE FUNDED BY THE CITY OF COLORADO SPRINGS & PPIA WITH SPECIFIC CONTRIBUTIONS BY THE DEVELOPER. THE DESIGN WILL REQUIRE COORDINATION BETWEEN THE CIVIL CONSULTANT AND PPIA.  
 DEVELOPER RESPONSIBILITIES: DEDICATION OF 107' RIGHT-OF-WAY (DUBLIN BLVD TO WICKIE LANE), WATER & SANITARY SEWER DESIGN/INSTALLATIONS ALONG THIS PORTION OF ROADWAY. DEVELOPER WILL FILE COST RECOVERY FOR UTILITY INSTALLATIONS SERVING THE ADJACENT PROPERTY. THE CITY WILL COLLECT A RECOVERY FOR THE COST OF SIDEWALK BASED ON \$28.75/LF.  
 2 & 4. AT THE TIME OF BUILDING PERMIT PER INDIVIDUAL LOT, THE CITY WILL COLLECT A RECOVERY FOR THE COST OF SIDEWALK BASED ON \$28.75/LF.  
 CITY/PPIA RESPONSIBILITIES: ALL ROADWAY DESIGN AND CONSTRUCTION COSTS INCLUDING SIDEWALK/BIKE RAMP, STORM SEWER AND TRAFFIC SIGNAL (TUTT & DUBLIN) EXCEPT THOSE LISTED IN THE DEVELOPER RESPONSIBILITIES ABOVE. CITY AGREES TO COMMERCE CONSTRUCTION OF TUTT BLVD. AS SOON AS PRACTICAL AFTER DEVELOPER HAS COMPLETED THEIR UTILITY INSTALLATIONS AND CITY COMPLETED THE STORM SEWER CONST.  
 3. WICKIE LANE IMPROVEMENTS: DEVELOPER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SOUTH HALF OF THE ROADWAY ADJACENT TO LOT 1. HOWEVER, DEVELOPER AGREES TO DESIGN AND CONSTRUCT THE FULL WIDTH ROADWAY INCLUDING ASSOCIATED UTILITIES AND CURB AND CUTTER. DEVELOPER WILL FILE COST RECOVERY FOR THE NORTH HALF OF THE ROAD AND ASSOCIATED UTILITY INSTALLATIONS SERVING THE ADJACENT PROPERTIES. WICKIE LANE (EXTENDING FURTHER NORTH) ON THE PIONEER ROAD BETWEEN TUTT BLVD. AND TEMPLETON GAP (WHICH MAY BE VACATED WHEN TUTT BLVD. IS EXTENDED FURTHER NORTH) ON THE FOLLOWING: TUTT BLVD. IS NOT ALREADY EXTENDED NORTH OF WICKIE LANE OR THE PIONEER ROAD HAS NOT BEEN CONSTRUCTED BY OTHERS.  
 4. PHASE 2 INCLUDES THE FOLLOWING REQUIRED FOR THE DEVELOPMENT OF LOTS 3-5:  
 A. THE EXTENSION OF THAT PORTION OF TEMPLETON GAP RD. AS SHOWN ABOVE AND FINAL PLATTING OF LOTS 3 AND 5 CANNOT TAKE PLACE UNTIL ONE OF THE FOLLOWING:  
 - CONSTRUCTION OF TUTT BLVD. (DUBLIN BLVD. TO WICKIE LANE) AND TEMPORARY WICKIE LANE CONNECTION FROM TUTT BLVD. TO TEMPLETON GAP HAS BEEN COMPLETED ALONG WITH A DIRECT ACCESS POINT PROVIDED FOR THE CHURCH.  
 - CONSTRUCTION OF TUTT BLVD. (DUBLIN BLVD. TO WICKIE LANE) AND THE CITY HAS COMPLETED THE FUTURE TUTT BLVD. EXTENSION (WICKIE LANE NORTH TO TEMPLETON GAP) ALONG WITH A DIRECT ACCESS POINT PROVIDED FOR THE CHURCH.  
 B. UPON COMPLETION OF EITHER ITEM ABOVE, A SEPARATE RIGHT-OF-WAY VACATION REQUEST MAY BE SUBMITTED FOR THE PORTION OF TEMPLETON GAP SHOWN HEREON (DUBLIN BLVD. TO WICKIE LANE), DEDICATED TO DEVELOPER AS A PRIVATE ACCESS DRIVE FOR THE PROPOSED DEVELOPMENT, ALONG WITH A FINAL PLAT FOR THE DEVELOPMENT OF PHASE 2. TEMPLETON GAP WILL REMAIN OPEN FOR PUBLIC USE UNTIL SUCH TIME.  
 THE EXISTING 132' PUBLIC UTILITY EASEMENT WILL BE VACATED (VA SEPARATE DOCUMENT) AND REPLACED WITH THE PROPOSED 107' RIGHT-OF-WAY FOR TUTT BLVD. SEE FINAL PLAT FOR PHASE 1.  
 5. NO ADDITIONAL ROAD IMPROVEMENTS ALONG DUBLIN BLVD. ARE REQUIRED WITH THIS DEVELOPMENT EXCEPT FOR THOSE DESCRIBED IN NOTE 7.  
 6. ON-SITE STORMWATER QUALITY WILL BE HANDLED WITHIN EACH INDIVIDUAL LOT DEVELOPMENT.  
 7. DEVELOPER RESPONSIBLE FOR 6' DETACHED SIDEWALK ALONG THE NORTH SIDE OF DUBLIN BLVD. WITHIN ESMT. AS APPLICABLE. ON-SITE SIDEWALK DESIGN AND CONSTRUCTION WITH EACH INDIVIDUAL LOT DEVELOPMENT.  
 8. DEVELOPER TO COORDINATE WITH CSU RE. BOTH ON AND OFF-SITE UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS.  
 9. DEVELOPER ACKNOWLEDGES THE DUBLIN BLVD. COST RECOVERY FEE OF \$154.44/LF OF DUBLIN FRONTAGE WHICH WILL BE PAID AT FINAL PLATTING. (BASED ON THE PROPERTY FRONTAGE ADJACENT TO DUBLIN INCLUDING RIGHT-OF-WAY WIDTH FOR TUTT BLVD. BUT NOT TO INCLUDE RIGHT-OF-WAY WIDTH FOR TEMPLETON GAP) FEE IS SUBJECT TO A SIMPLE INTEREST OF 10% PER YEAR - \$154.44/LF IS FOR 2015.



**TUTT CORNERS ADDITION  
 CONCEPT PLAN**

**CLASSIC**  
 CONSULTING  
 ENGINEERS & SURVEYORS

3305 Corporate Drive, Suite 101  
 Colorado Springs, Colorado 80919  
 (719)765-0790  
 (719)765-0799 (Fax)

DESIGNED BY	MAW	SCALE	DATE	4-18-15
DRAWN BY	MAW	(H) 1" = 40'	SHEET	1 OF 1
CHECKED BY	(V) 1" = 1/4"	N/A	JOB NO.	2467.00

**FIGURE 1**



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

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## TUTT CORNERS LEGAL DESCRIPTION

A tract of land being a portion of the Southwest Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being Lot 2, A A SUBDIVISION, Plat Book W-2, Page 94, El Paso County, Colorado records, EXCEPT that tract described by document at Reception No. 202065921 (Exception Tract No. 1) said El Paso County records and TOGETHER WITH those adjacent portions of Templeton Gap Road (80' right-of-way) and Vickie Lane (50' right-of-way) in El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of said Lot 2 (all bearings in this description are relative to those platted in said SUBDIVISION);

thence S88°04'07"W along the Southerly line of said Lot 2, 475.58 feet to the Easterly corner of said EXCEPTION Tract No. 1;

thence on a curve to the right and along the Northerly line of said Tract No. 1, said curve having a central angle of 16°48'35", a radius of 986.25 feet for an arc distance of 289.35 feet;

thence N75°07'17"W along said Northerly line of Tract No. 1 and as extended Northwesterly, 97.57 feet to a point on the Northwesterly right-of-way line of said Templeton Gap Road;

thence N30°11'05"E along said Northwesterly right-of-way line of Templeton Gap Road, 538.62 feet to a point on the Northwesterly extension of the Northerly right-of-way line of said Vickie Lane

The following three (3) courses are along said Northwesterly extension and the Northerly right-of-way line of said Vickie Lane

1) S59°48'55"E, 348.19 feet;

2) on a curve to the left, said curve having a central angle of 51°32'35", a radius of 105.78 feet for an arc distance of 95.16 feet;

3) N68°38'30"E, 61.00 feet to a point on the Northwesterly extension of the Easterly line of said Lot 2;

thence S21°21'30"E along said Northwesterly extension and said Easterly line of Lot 2, 372.80 feet to the Point of Beginning;

Containing 6.331 acres, more or less.

A circular blue seal for Daniel Lee Kuperer, a Colorado Registered Professional Surveyor. The seal contains the text 'COLORADO REGISTERED', 'DANIEL LEE KUPERER', 'PROFESSIONAL SURVEYOR', and the number '18465'. Below the seal is a handwritten signature in blue ink.

**FIGURE 1**





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## TUTT CORNERS PROPERTY DESCRIPTION

Lot 2, A A SUBDIVISION, as recorded in Plat Book W-2, Page 94, Reception No. 932138 of the records of El Paso County, Colorado, EXCEPT that portion conveyed to the City of Colorado Springs by deed recorded April 24, 2002 at Reception No. 202065921, County of El Paso, State of Colorado.

A handwritten signature in blue ink is written over a circular professional seal. The seal contains the text: "COLORADO REGISTERED", "DANIEL LEE KUPERER", "18465", "A-27-2015", and "PROFESSIONAL LAND SURVEYOR".

**TUTT CORNERS  
PROJECT STATEMENT**

February 2, 2015

The Tutt Corners project consists of 6.331 acres located on the north side of Dublin Boulevard at Tutt Boulevard. The property is currently in unincorporated El Paso County and has been submitted to the City of Colorado Springs for Annexation. The property is currently platted as Lot 2, AA Subdivision and includes the adjacent portions of Templeton Gap Road and Vickie Lane. This is essentially an infill annexation as the City boundary is adjacent on the south side and is one property away on the west and less than a quarter mile to the north.

The approval of the annexation, zoning and platting will allow for the development of Tutt Boulevard north of Dublin Boulevard and construction of a variety of commercial uses, including restaurants and a convenience store.

The property owner, MVG Development (MVG), is requesting a zone change from County RR-5 to City C-6 for the entire site. This will allow for a variety of retail uses. A Zone Change request, Concept Plan and Final Plat is being submitted for concurrent review. Project will be platted, permitted and developed over a series of two phases to coincide with completion of public improvements.

Tutt Corners Concept Plan details the phased development obligations for MVG and City of Colorado Springs.

Phase 1 - The construction of the extension of Tutt Blvd (from Dublin Blvd North to Vickie Lane) will be funded by the City of Colorado Springs & PPRTA. MVG will dedicate 107 feet of right-of-way needed for Tutt Boulevard and be responsible for utility design/construction and sidewalk/pedestrian ramps with each development plan. In return, the City will support the vacation of the 132' public utility easement within the same area. MVG is also responsible for the design and construction of south half of Vickie Lane east of Tutt Boulevard. Developer will propose cost recoveries for utility installations benefiting adjacent properties.

Phase 2 –The City will support the Templeton Gap ROW vacation and dedication to MVG once one of the following is completed:

- City's construction of Tutt Blvd and MVG's construction (temporary) of the Vickie Lane connection from Tutt to Templeton Gap has been completed; or
- City's construction of Tutt Blvd, and City has completed the future Tutt Blvd. extension to Templeton Gap.

Templeton Gap will remain open to the public until such time.

**FIGURE 2**

**TO:** Meggan Herington, Principal Planner

**FROM:** Michael Miles, Senior Analyst

**DATE:** March 24, 2015

**SUBJECT: Tutt Corners Annexation - Fiscal Impact Analysis**

A copy of the fiscal impact analysis for the Tutt Corners is attached. At the request of the Planning Department, the Budget Office prepared a fiscal impact analysis estimating the City General Fund and Public Safety Sales Tax (PSST) Fund revenue and expenditures attributable to the Tutt Corners development for the period 2015-2024.

The fiscal review criteria of the City Code states city costs related to infrastructure and service levels shall be determined for a ten-year time horizon for only the appropriate municipal funds.

The methodology used for the fiscal impact analysis is a case study approach, where a mini-budget process is undertaken in which City units are asked to project the increased marginal cost of providing services to the development for 2015-2024. The Budget Office estimates the city revenue, as outlined in the Revenue Notes, stemming from the development.

Most departments indicated that there were no identifiable marginal costs of providing services to this development, as the area is currently being serviced by public safety agencies, and the surrounding infrastructure and roadways are already being maintained by the City as they fall within the service area of surrounding parcels. The Fire Department (\$32-\$38), Police Department (\$325-\$378) and Streets Division (\$5,070-\$6,493) identified marginal increases in operation costs annually.

The result of the fiscal impact analysis is a positive cumulative cashflow for the City during the 10-year timeframe.

The Summary of Expenditures and Revenues is attached. Also, the Expenditure and Revenue Notes are attached that provide the methodology for calculating the expenditures and revenues.

**GENERAL FUND FISCAL IMPACT ANALYSIS  
 SUMMARY OF EXPENDITURES AND REVENUE FOR TUTT CORNERS**

	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024
<b>EXPENDITURES</b>										
<u>Total Salaries, Operating, and Capital Outlay</u>										
Police	0	325	329	336	342	349	356	363	371	378
Fire	32	32	33	34	34	35	36	37	37	38
Public Works - Streets		317	327	337	347	357	368	379	390	472
Public Works - Transportation Engineering	0	0	0	0	0	0	0	0	0	0
Public Works - City Engineering	0	0	0	0	0	0	0	0	0	0
Public Works - Traffic	0	4,753	4,896	5,042	5,194	5,349	5,510	5,675	5,846	6,021
Parks, Recreation and Cultural Services	0	0	0	0	0	0	0	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>32</b>	<b>5,428</b>	<b>5,585</b>	<b>5,749</b>	<b>5,917</b>	<b>6,091</b>	<b>6,270</b>	<b>6,454</b>	<b>6,644</b>	<b>6,909</b>
<b>REVENUES</b>										
Property Taxes	0	0	2,420	4,664	4,804	4,948	5,096	5,249	5,407	5,569
Specific Ownership Taxes	0	0	283	546	562	579	596	614	633	652
Road & Bridge Revenue	0	0	93	180	185	190	196	202	208	214
Sales Tax Revenue (Commercial Uses)	0	6,544	53,886	69,689	71,780	73,933	76,151	78,435	80,789	83,212
Sales and Use Tax Revenue (Building Materials)	15,600	14,000	0	0	0	0	0	0	0	0
Miscellaneous Revenue	0	0	0	0	0	0	0	0	0	0
<b>General Fund Sub-Total</b>	<b>15,600</b>	<b>20,544</b>	<b>56,682</b>	<b>75,078</b>	<b>77,330</b>	<b>79,650</b>	<b>82,040</b>	<b>84,501</b>	<b>87,036</b>	<b>89,647</b>
<u>Public Safety Sales Tax Fund</u>										
Sales Tax Revenue (Commercial Uses)	0	1,309	10,777	13,938	14,356	14,787	15,230	15,687	16,158	16,642
Sales and Use Tax Revenue (Building Materials)	3,120	2,800	0	0	0	0	0	0	0	0
<b>Public Safety Sales Tax Fund Sub-Total</b>	<b>3,120</b>	<b>4,109</b>	<b>10,777</b>	<b>13,938</b>	<b>14,356</b>	<b>14,787</b>	<b>15,230</b>	<b>15,687</b>	<b>16,158</b>	<b>16,642</b>
<b>TOTAL REVENUE</b>	<b>18,720</b>	<b>24,652</b>	<b>67,459</b>	<b>89,016</b>	<b>91,686</b>	<b>94,437</b>	<b>97,270</b>	<b>100,188</b>	<b>103,194</b>	<b>106,290</b>
<b>REVENUE SURPLUS/DEFICIT</b>										
(Total Rev. less Total Exp.)										
<b>ANNUAL</b>	<b>18,688</b>	<b>19,224</b>	<b>61,875</b>	<b>83,267</b>	<b>85,769</b>	<b>88,346</b>	<b>91,000</b>	<b>93,734</b>	<b>96,550</b>	<b>99,381</b>
<b>CUMMULATIVE</b>	<b>18,688</b>	<b>37,913</b>	<b>99,787</b>	<b>183,055</b>	<b>268,824</b>	<b>357,170</b>	<b>448,170</b>	<b>541,904</b>	<b>638,454</b>	<b>737,834</b>

**FIGURE 3**



## **REVENUE NOTES**

### **Tutt Corners Annexation**

### **General Fund/Public Safety Sales Tax Fund Fiscal Impact Analysis, 2015-2024**

#### **PROPERTY TAX:**

It is assumed property taxes will be collected in the year 2017 based upon beginning construction in 2015 because of the time lag associated with placing assessed value onto the assessment rolls. The 2017 revenue is calculated by multiplying the City mill levy of 4.279 mills by the projected increase in City assessed valuation resulting from the proposed development. This assumes there is no change in the commercial assessment ratio of 29%. The cumulative assessed valuation includes a 3% annual increase in market values.

#### **ROAD & BRIDGE REVENUE:**

The Road & Bridge Revenue is calculated at 3.85% of the property tax revenues. This is based on the 2012 actual City road & bridge revenues as a percent of property tax revenue.

#### **SALES AND USE TAX:**

The revenue calculation assumes the existing General Fund tax rate and existing collection practices. Projections include sales tax revenue from the commercial sales projected to be completed at the stores in Tutt Corners area and the sale of building materials used in the projected construction of the commercial buildings in the development.

The Sale Tax Revenue for commercial businesses is projected by analyzing each type of business proposed for the development. The 4 proposed businesses are a convenience store with gasoline, two restaurants, and a coffee shop. Projected sales data was attained through small business data public websites. The projections assume a reduced percentage of the average expected sales because the area does not have a full build out of residential units. The sales tax projection on the convenience store assumes 10% of sales are taxable due to the product mix of gas and cigarettes along with other non-taxable food items. Both the restaurants and the coffee shop sales projections are based on a per employee sales assumption. The projections assume 15 employees for the coffee shop and 35 for each restaurant. Also, the projections assume there is a one-year construction/revenue collection lag. Projections include a 3% annual increase for inflation.

The Sales Tax Revenue for Building Materials is calculated based on sales taxable materials at 40% of the value of residential property.

**EXPENDITURE NOTES:**

**Tutt Corners Annexation**

**General Fund/Public Safety Sales Tax (PSST) Fund Fiscal Impact Analysis, 2015-2024**

**POLICE:**

As development occurs, the Police Department is responsible for regular police patrol and first response services in the area. However, the proposed annexation area is located within a serviced area, and the addition of 6.331 acres and 4 commercial lots will have a small identifiable marginal increase in cost of services for the Police Department within the next ten years of approximately \$325 to \$378 annually.

**FIRE:**

As part of the Annexation Agreement, the Annexor will pay their fair and equitable share of the expenses and equipment costs for the nearest fire station but this property is located within a currently serviced area. The only additional, operational, identifiable marginal costs of providing service to the annexed area are fuel, medical supplies and maintenance (~\$32-\$38 annually).

**PUBLIC WORKS – STREETS, TRAFFIC ENGINEERING, CITY ENGINEERING:**

There are small additional public infrastructure and maintenance obligations associated with this annexation in the next ten years. The parcel is an infill parcel so infrastructure adjacent the parcel is already existing and serving other parcels but streets, lighting and signage will need to be added to reach and address all lots. The identifiable increased costs to Public Works, are in the Traffic Division for lanes striping, signage, street lights, and a traffic light (\$4,750-\$6,050), and Streets Division to account for marginal increased costs of maintenance of roadway and drainage (\$320-\$475).

**PUBLIC WORKS -TRANSIT:**

There are currently no transit services in this area. There are no current plans to expand transit services to this area within the next ten years, thus there are no identifiable marginal costs within the next ten years.

**PARKS:**

There are currently no parks services in this area. There are no current plans to expand parks services to this area within the next ten years, thus there are no identifiable marginal costs within the next ten years.

## **TUTT CORNERS ADDITION ANNEXATION ANNEXATION AGREEMENT**

THIS ANNEXATION AGREEMENT ("Agreement"), dated this 24<sup>th</sup> day of April, 2015, is between the City of Colorado Springs, a home rule city and Colorado municipal corporation ("City"), and Millennium Venture Group, Inc. ("Owner" or "Property Owner").

### I. INTRODUCTION

The Owner owns all of the real property located in El Paso County, Colorado, identified and described on the legal description attached as Exhibit A (the "Property").

The growth of the Colorado Springs metropolitan area makes it likely that the Property will experience development in the future. The Owner will be required to expend substantial amounts of funds for the installation of infrastructure needed to service the Property and, therefore, desires to clarify Owner's obligations for installation of or payment for any off-site infrastructure or improvements and with regard to the City's agreements with respect to provision of services to the Property and cost recoveries available to Owner. Subject to the terms and conditions set forth in this Agreement, both the City and Owner wish to annex the Property into the City to ensure its orderly development. In consideration of the mutual covenants contained in this Agreement, the receipt and sufficiency of which are acknowledged by each of the parties, the City and Owner agree as follows.

### II. ANNEXATION

The Owner has petitioned the City for annexation of the Property. The annexation will become effective upon the effective date of the ordinance documenting final approval by the City Council of the annexation (the "annexation ordinance") after satisfying all conditions precedent to annexation identified in this Agreement and the recording of (a) certified copies of the annexation ordinance and annexation plat in accordance with C.R.S. 31-12-113, (b) a fully-executed original of this Agreement, and (c) a fully-executed Tutt Corners Addition special warranty deed and irrevocable consent to the appropriation, withdrawal, and use of groundwater as forth in Exhibit B with the El Paso County Clerk and Recorder.

All references to the Property or to the Owner's Property are to the Property described in Exhibit A except as otherwise indicated.

### III. LAND USE

The Tutt Corners Addition Concept Plan for the Property has been proposed and submitted to the City for approval. Owner will comply with the approved Concept Plan or an amended Concept Plan approved in accord

with applicable provisions of the Code of the City of Colorado Springs 2001, as amended or recodified ("City Code").

#### IV. ZONING

A. Zoning. The Planning and Development Department of the City agrees to recommend that the initial zone for the Owner's Property shall be zoned C-6 upon annexation. Owner acknowledges and understands that the City Council determines what an appropriate zone is for the Property, and this recommendation does not bind the Planning Commission or City Council to adopt the recommended zone for the Property.

B. Change of Zoning. Any future change of zone request shall conform to the Concept Plan, as approved or as amended by the City in the future. Rezoning in accord with the zones reflected on the Concept Plan will occur prior to actual development of the site.

#### V. PUBLIC FACILITIES

A. General. As land is annexed into the City it is anticipated that land development will occur. In consideration of this land development, the City requires public facilities and improvements to be designed, extended, installed, constructed, dedicated and conveyed as part of the land development review and construction process. Public facilities and improvements are those improvements to property which, after being constructed by the Owner and accepted by the City, shall be maintained by the City or another public entity. Generally, the required public facilities and improvements and their plan and review process, design criteria, construction standards, dedication, conveyance, cost recovery and reimbursement, assurances and guaranties, and special and specific provisions are addressed in Chapter 7, Article 7 of the City Code (the "Subdivision Code"). Public facilities and improvements include but are not necessarily limited to: (1) Utility facilities and extensions for water, wastewater, fire hydrants, electric, gas, streetlights, telephone and telecommunications (for water, wastewater, gas and electric utility service, refer to Chapter 12 of the City Code and Section VI. "Utilities Services" and Section VII. "Water Rights" of this Agreement.); (2) Streets, alleys, traffic control, sidewalks, curbs and gutters, trails and bicycle paths; (3) Drainage facilities for the best management practice to control, retain, detain and convey flood and surface waters; (4) Arterial roadway bridges; (5) Parks; (6) Schools; and (7) Other facilities and improvements warranted by a specific land development proposal.

It is understood that all public facilities and improvements shall be subject to the provisions of the Subdivision Code, unless otherwise specifically provided for under the terms and provisions of this Agreement. Those specifically modified public facilities and improvements provisions are as follows:

B. Metropolitan Districts. Not Applicable

C. Streets, Bridge and Traffic Control. Unless agreed to elsewhere in this Agreement the Owner agrees to construct, at the Owner's expense, those street, bridge and/or traffic improvements adjacent to or within the Property. These improvements shall also include mutually-acceptable dedications of right-of-way and easements, and extension of streets and right-of-way. The provisions of City Code §§ 7.7.706 (Reimbursements) and 7.7.1001-1006 (Arterial Roadway Bridges) are excluded. City participation or



reimbursement for Arterial Streets and Arterial Bridges within the Property will not be allowed.

1. On-Site or Adjacent Streets: Owner agrees to comply with timing and phasing of construction responsibilities outlined specifically on the Concept Plan at City file number CPC CP 14-00135.
  - a. Vickie Lane: Vickie Lane will be constructed by Owner as designated on the City approved development plans and as approved by City Engineering, Traffic and Transportation as part of this annexation. The Owner agrees to construct Vickie Lane adjacent to the north property line of the Property from the east boundary of the Property to Tutt Boulevard to City standards for a local residential street. The Owner further agrees to use the existing right-of-way and extend and construct Vickie Lane from Tutt Boulevard west to existing Templeton Gap Road, to pioneer road design standards if Tutt Boulevard has not been constructed. A cost recovery for Vickie Lane may be imposed.
  - b. Dublin Boulevard: Dublin Boulevard already exists adjacent to the Property. No further right-of-way or street improvements are necessary at this time, except Owner agrees to construct a pedestrian sidewalk as part of this annexation and the Tutt Corners project. Construction of the sidewalk will occur with the development of each lot that abuts Dublin Boulevard. The Certificate of Occupancy for buildings on each lot that abuts Dublin Boulevard will be conditioned upon the completion of the sidewalk adjacent to that lot. A cost recovery for Dublin Boulevard exists and the Owner agrees to pay its pro rata fair share cost.
  - c. Tutt Boulevard: Construction of Tutt Boulevard through the Property is a PPRTA project. Owner is responsible for installation of all utilities prior to the commencement of the construction of Tutt Boulevard. If the City installs the utilities, the City will collect cost recovery from the Owner for the cost of the utility installation, which shall be due upon demand.. The City will collect cost recovery from the Owner at the time of issuing building permits for each lot in the Property for the cost of sidewalk, curb and gutter. The amount of cost recovery for curb and gutter will be based on \$19.60 per linear foot and for the cost of sidewalk based on \$26.75 per linear foot.
2. Off-Site Streets and Bridges: Not Applicable.
3. Traffic Control Devices. Owner shall pay for installation of traffic and street signs, striping, and traffic control devices, and permanent barriers, together with all associated conduit for all streets within or contiguous to the Property as determined necessary by the City and in accord with uniformly applied criteria set forth by the City. Traffic signals will be installed only after the intersection warrants signals, as outlined in the Manual on Uniform Traffic Control Devices in use at the time or another nationally accepted standard. Once the intersection meets the outlined criteria, the City will notify the Owner in writing and the Owner will install the traffic signal within one hundred eighty (180) days after receipt of that notice. The Owner will be responsible for all components of the traffic signal, except the City will supply the controller equipment and cabinet (Owner will reimburse the City for its reasonable costs of the equipment and cabinet).

Street Cost Recovery. In addition to what is included in Section C(1) of this Article above, Owner shall pay for existing improvements to Dublin Boulevard east of Powers to Jim Morely on behalf of Ridgeview Development, LLC. The current (2015) cost shall be calculated at \$154.44 per linear foot of Right of Way along Dublin Boulevard adjacent to the annexation, but not including the Templeton Gap right-of-way that may be vacated in the future. The cost recovery is due at the time of final plat and is subject to an annual 10% inflation factor

commencing on January 1 of each year.

D. Drainage. A Master Development Drainage Plan shall be prepared and submitted by the Owner to the City and approved by the City Engineer. Final Drainage Reports and Plans shall be prepared and submitted by the Owner to the City and approved by the City Engineer, prior to recording subdivision plats. Owner shall comply with all drainage criteria, standards, policies and ordinances in effect at the time of development, including but not limited to the payment of any drainage, arterial bridge and detention pond fees and the reimbursement for drainage facilities constructed. The Owner shall provide water quality for all developed areas; to be owned and maintained by the Owner. Owner shall be responsible for conformance with the Sand Creek Drainage Basin Planning Study. The obligations set forth in this Section V(D) shall be appurtenant to and run with the Property.

E. Parks: Any future residential uses are subject to standard parks fees.

F. Schools: Any future residential uses are subject to standard school fees.

G. Improvements Adjacent to Park and School Lands. Streets and other required public improvements adjacent to park and school lands dedicated within the Property will be built by the Owner without reimbursement by the City or any school district.

## VI. UTILITY SERVICES

A. Colorado Springs Utilities' ("CSU") Services: CSU's water, non-potable water, wastewater, electric, streetlight, and gas services ("Utility Service" or together as "Utility Services") are available to eligible customers upon connection to CSU's facilities or utility systems on a "first-come, first-served" basis, provided that (among other things) the City and CSU determine that the applicant meets all applicable City ordinances and regulations, and applicable CSU tariff requirements and regulations for each application for Utility Service. In addition, the availability of Utility Services is contingent upon the terms detailed herein and the dedication of public rights-of-way, private rights-of-way, or easements that CSU determines are required for the extension of any proposed Utility Service from CSU system facilities that currently exist or that may exist at the time of the proposed extension.

Owner shall ensure that the connection and/or extension of Utility Services to the Property are in accord with all codes and regulations in effect at the time of Utility Service connection and/or extension, including but not limited to CSU's tariffs, rules, and policies, City ordinances, resolutions, and policies, and Pikes Peak Regional Building Department codes. Further, as specified herein below, Owner acknowledges responsibility for the costs of any extensions or utility system improvements that are necessary to provide Utility Services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property as determined by CSU.

CSU's connection requirements may require the Owner to provide a bond(s) or Letter of Credit, and to execute a Revenue Guarantee Contract or other CSU-approved guarantee for the extension of any Utility Service before CSU authorizes the extension of Utility Services and/or other utility systems improvements, and/or any request for service connection to the Property by Owner. Owner acknowledges that such connection requirements shall include Owner's payment of all applicable development charges, recovery-agreement charges, advance

recovery-agreement charges, aid-to-construction charges and other fees or charges applicable to the requested Utility Service, and any costs CSU incurs to acquire additional service territory for the Utility Service to be provided, including those costs specified in paragraph C below. Because recovery agreement charges, advance recovery-agreement charges, and aid-to-construction charges may vary over time and by location, Owner is responsible for contacting CSU's Customer Contract Administration at (719) 668-8111 to ascertain which fees or charges apply to the Property.

Owner acknowledges that annexation of the Property does not imply a guarantee of water supply, wastewater treatment system capacity, or any other Utility Service supply or capacity, and CSU does not guarantee Utility Service to the Property until such time as permanent service is initiated. Accordingly, no specific allocations or amounts of Utility Services, facilities, capacities or supplies are reserved for the Property or Owners upon annexation, and the City and CSU make no commitments as to the availability of any Utility Service at any time in the future.

B. Dedications and Easements: Notwithstanding anything contained in Section XI of this Agreement to the contrary, Owner, at Owner's sole cost and expense, shall dedicate by plat and/or convey by recorded document, all property (real and personal) and easements that CSU, in its sole discretion, determines are required for all utility-system facilities necessary to serve the Property or to ensure development of an integrated utility system, including but not limited to, any access roads, gas regulation or electric substation sites, electric transmission and distribution facilities, water storage reservoir/facility sites, and wastewater or water pump station sites. CSU, in its sole discretion, shall determine the location and size of all property necessary to be dedicated or otherwise conveyed.

Owner shall provide CSU all written, executed conveyances prior to platting or prior to the development of the Property as determined by CSU in its sole discretion. Owner shall pay all fees and costs applicable to and/or associated with the platting of the real property to be dedicated to the City, and all fees and costs associated with the conveyance of real property interests by plat or by separate instrument, including but not limited to, Phase 1 and Phase 2 environmental assessments, 'closing' costs, title policy fees, and recording fees for any deeds, permanent or temporary easement documents, or other required documents. Dedicated and/or deeded properties and easements are not, and shall not be, subject to refund or reimbursement and shall be deeded or dedicated to the City free and clear of any liens or encumbrances, with good and marketable title and otherwise in compliance with City Code § 7.7.1802.

Further, all dedications and conveyances of real property must comply with the City Code, the City Charter, and any applicable CSU policies and procedures, and shall be subject to CSU's environmental review. Neither the City nor CSU has any obligation to accept any real property interests. All easements by separate instrument shall be conveyed using CSU's then-current Permanent Easement Agreement form without modification.

If Owner, with prior written approval by CSU, relocates, requires relocation, or alters any existing utility facilities within the Property, then the relocation or alteration of these facilities shall be at the Owner's sole cost and expense. If CSU, in its sole discretion, determines that Owners' relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities using CSU's then-current Permanent Easement Agreement form without modification. CSU will only relocate existing gas or electric facilities during time frames and in a manner that CSU determines will minimize outages and loss of service.

C. Extension of Utility Facilities by CSU: Subject to the provisions of this Article, including sections A and B above, and all applicable CSU tariffs, rules, regulations, and standards, CSU will extend electric and gas service to the Property if CSU, in its sole discretion, determines that there will be no adverse effect to any Utility Service or utility easement. Owner shall cooperate with CSU to ensure that any extension of gas or electric facilities to serve the Property will be in accord with CSU's Line Extension and Service Standards.

1. Natural Gas Facilities: If prior to annexation any portion of the Property is located outside CSU's gas service territory, then upon annexation, CSU will acquire the gas service territory within the Property from the then-current gas service provider. Accordingly, Owner shall be solely responsible for all costs and expenses, including but not limited to attorneys' fees, that CSU incurs due to any Colorado Public Utilities Commission ("CPUC") filings made or arising from annexation of the Property. Owner shall support and make any CPUC filings necessary to support CSU's filings to the CPUC.
2. Electric Facilities: CSU, in its sole discretion, may require Owner to enter into a Revenue Guarantee Contract for the extension of any electric service or facilities, including any necessary electric transmission or substation facilities. If any portion of the Property is located outside CSU's electric service territory, then upon annexation, CSU will acquire the electric service territory within the Property that is not served by CSU from the then-current electric service provider in accord with C.R.S. §§ 40-9.5-201 *et seq.*, or 31-15-707, and Owner shall be solely responsible for all costs and fees, including but not limited to attorneys' fees, that CSU incurs as a result of or associated with the acquisition of such electric service territory. Accordingly, Owner agrees to pay the then-current electric service provider, directly, for the costs associated with CSU's acquisition of the electric service territory as specified in C.R.S. §§ 40-9.5-204 (1) (a) and 40-9.5-204 (1) (b) within 30 days of receipt of an invoice for such costs. Owners also agree to pay CSU for the costs associated with CSU's acquisition of the electric service territory as specified in C.R.S. §§ 40-9.5-204 (1) (c) and 40-9.5-204 (1) (d) within 30 days of receipt of an invoice for such costs.

Further, Owner acknowledges sole responsibility for the costs that CSU incurs in the conversion of any overhead electric lines to underground service and the removal of any existing electric distribution facilities (overhead or underground) that were previously installed by the then-current electric service provider. These costs shall be paid by Owner concurrent with the execution of a contract between the Owner and CSU that obligates Owner to reimburse CSU for such conversion or removal of existing electrical facilities.

3. Water and Wastewater Facilities by CSU: Owner shall pay any advance recovery-agreement charges, recovery-agreement charges, or other fees or charges that are not currently approved by CSU for the Property, but which may become applicable as a result of any on-site or off-site water or wastewater system facilities that CSU or other developers may design and construct in order to ensure an integrated water or wastewater system supplying the Property. Additionally, Owner shall be subject to cost recovery for the engineering, materials and installation costs incurred by CSU in its design, construction, upgrade or improvement of any water pump stations, water suction storage facilities, water transmission and distribution pipelines, or other water system facilities and appurtenances and any wastewater pump stations or treatment facilities, wastewater pipeline facilities, or other wastewater collection facilities and appurtenances that CSU, in its sole discretion, determines are necessary to serve the Property.

D. Water and Wastewater System Extensions by Owners: Owner must extend, design, and construct all potable and non-potable water system facilities and appurtenances, and all wastewater collection system facilities, wastewater pump stations, and any water or wastewater service lines to and within the Property at



Owners' sole cost and expense in accord with all applicable CSU tariffs, rules, regulations, including CSU's Line Extension and Service Standards, and all City ordinances and regulations in effect at the time of each specific request for water or wastewater service. Consistent with City Code 7.7.1102 (B), Owners shall complete the design, installation and obtain preliminary acceptance of such utility facilities prior to CSU's approval of Owners' water and wastewater service requests.

Owner shall be solely responsible for all costs and fees associated with engineering, materials, and installation of all water system facilities and appurtenances, and all wastewater collection facilities and appurtenances, whether on-site or off-site, that are necessary to serve the Property or to ensure development of an integrated water or wastewater system serving the Property and areas outside the Property as determined by CSU. Further, Owner acknowledges that CSU may require that such water or wastewater system facilities be larger than necessary to serve the Property itself, and may require the Owner to participate with other development projects on a fair-share, pro rata basis in any necessary off-site system facilities improvements.

The plans, specifications and construction of the water facilities and appurtenances, and the wastewater facilities and appurtenances are each subject to CSU's inspection and written acceptance, and CSU shall make the final determination as to the size, location, point(s) of connection and the required appurtenances of the system facilities to be constructed. No work shall commence on any proposed water or wastewater extension facilities until CSU provides written approval of Owners' water or wastewater construction plans and copies of such approved plans are received by CSU's Planning and Engineering Department. Owners may only connect newly-constructed facilities to CSU's existing water or wastewater system upon CSU's inspection and written acceptance of such facilities.

As part of any development plan submittal for the Property, Owner acknowledges that a Preliminary Utility Plan, Wastewater Master Facility Report, Hydraulic Grade Line Request Form, and Hydraulic Analysis Report (as determined by CSU) are required and must be completed and approved by CSU.

The water distribution system facilities must meet CSU's criteria for quality, reliability and pressure. The water distribution system shall ensure capacity, pressure and system reliability for both partially completed and fully completed conditions and the static pressure of the water distribution system shall be a minimum of 60 psi. Also, to ensure the protection of public health and to maintain compliance with state regulatory requirements, the detailed plans for all customer-owned, non-potable water distribution systems, including irrigation systems, must be approved by CSU.

Further, Owner recognizes that the extension of water system facilities may affect the quality of water in CSU's water system. Consequently, Owner acknowledges responsibility for any costs that CSU, in its sole discretion, determines necessary to incur in order to maintain water quality in its system as a result of Owners' water system extensions, including but not limited to, the cost of any lost water, materials and labor from pipeline-flushing maintenance activities, temporary pipeline loop extensions, or other appurtenances and measures that CSU determines are necessary to minimize pipeline flushing and to maintain water quality ("Water-quality Maintenance Costs"). Owner shall reimburse CSU for such Water-quality Maintenance Costs within thirty (30) days of receipt of an invoice for such costs.

E. Limitation of Applicability: The provisions of this Agreement set forth the requirements of the City and CSU in effect at the time of the annexation of the Property. These provisions shall not be construed as a limitation upon the authority of the City or CSU to adopt different ordinances, rules, regulations, resolutions, policies or

codes which change any of the provisions set forth in this Agreement so long as these apply to the City generally and are in accord with the then-current tariffs, rates, regulations and policies of CSU. Subject to the provisions of the Article of this Agreement that is labeled "WATER RIGHTS," CSU's tariffs, policies, and/or contract agreements, as may be modified from time to time, shall govern the use of all Utilities Services, including but not limited to, groundwater and non-potable water for irrigation use by Owner for the Owner's exclusive use.

F. Southeastern Colorado Water Conservancy District: Notice is hereby provided that upon annexation the Property is subject to subsequent inclusion into the boundaries of the Southeastern Colorado Water Conservancy District ("District") pursuant to C.R.S. § 37-45-136 (3.6) as may be amended, and the rules and procedures of the District and shall be subject thereafter to a property tax mill levy for the purposes of meeting the financial obligations of the District. Owner acknowledges that water service for the Property will not be made available by CSU until such time as the Property is formally included within the boundaries of the District. District inclusion requires consent by the Bureau of Reclamation ("Reclamation"). Owner shall be responsible for taking all actions necessary for inclusion of the Property into the boundaries of the District, including but not limited to, any action required to obtain consent from Reclamation for inclusion into the District.

## VII. WATER RIGHTS

As provided in the Special Warranty Deed and Irrevocable Consent to the Appropriation, Withdrawal and Use of Groundwater ("Deed"), which is attached to this Agreement and hereby incorporated by reference, Owner grants to the City, all right, title and interest to any and all groundwater underlying or appurtenant to and used upon the Property, and any and all other water rights appurtenant to the Property (collectively referred to as the "Water Rights"), together with the sole and exclusive right to use the Water Rights and all rights of ingress and egress required by the City to appropriate, withdraw and use the Water Rights. The Deed conveying the Water Rights shall be executed by Owner concurrently with this Agreement and shall be made effective upon the date of the City Council's final approval of the annexation of the Property. The Deed shall be recorded concurrent with the recording of the annexation agreement, annexation ordinance and plat at the El Paso County Clerk and Recorder's office.

Furthermore, pursuant to C.R.S. § 37-90-137(4), as now in effect or hereafter amended, on behalf of Owner and all successors in title, Owner irrevocably consents to the appropriation, withdrawal and use by the City of all groundwater underlying or appurtenant to and used upon the Property.

In the event the City chooses to use or further develop the Water Rights that have been conveyed, Owner agrees to provide any and all easements required by the City prior to the construction and operation of any City well or water rights related infrastructure on the Property. Wells constructed by the City outside the Property may withdraw groundwater under Owner's Property without additional consent from Owner.

Upon annexation of the Property, any wells or groundwater developed by Owner prior to annexation will become subject to CSU's applicable tariffs, Rules and Regulations, and rates as amended in the future. Owner's uses of groundwater shall be subject to approval by the City and CSU, and shall be consistent with CSU's standards, tariffs, policies, and the City's ordinances, resolutions and policies for the use of groundwater now in effect or as amended in the future. No commingling of well and City water supply will be permitted.

VIII.  
FIRE PROTECTION

After annexation of the Property to the City, fire protection services will be provided by the City through its Fire Department. After annexation, the Property will be assessed property taxes payable to the City.

IX.  
FIRE PROTECTION FEE

Owner agrees to pay a fee of \$1,631.00 per gross acre of the entire annexed area ("Fire Protection Fee") as the Owner's share of the capital cost of a new fire station and the initial apparatus purchase required to service this annexation as well as adjacent areas of future annexation. The Fire Protection Fee will be due with the recordation of each future subdivision filing. The City agrees as future annexations occur within the service area of the proposed fire station the owners of future annexations will be required to pay a per-acre Fire Protection Fee to the City for the capital improvements to the fire station.

X.  
POLICE SERVICE FEE

The Owner agrees to pay a fee of \$670.00 per gross acre of the entire annexed area ("Police Service Fee") as Owner's share of the capital cost of a new police station and the initial equipment purchase required to service this annexation as well as adjacent areas of future annexation. The Police Service Fee will be due with the recordation of each future subdivision filing. The City agrees as future annexations occur within the service area of the proposed police station the owners of future annexations will be required to pay a per-acre Police Service Fee to the City for the capital improvements to the police station.

XI.  
PUBLIC LAND DEDICATION

Owner agrees that all land dedicated or deeded to the City for municipal or utility purposes, including park and school sites, shall be platted and all applicable development fee obligations paid.

Owner agrees that any land dedicated or deeded to the City for municipal or utility purposes, including park and school sites, shall be free and clear of liens and encumbrances. All fees that would be applicable to the platting of land that is to be dedicated to the City (including park and school land) shall be paid by Owner. Fees will be required on the gross acreage of land dedicated as of the date of the dedication in accord with the fee requirements in effect as of the date of the dedication. All dedications shall be platted by the Owner prior to conveyance, unless otherwise waived by the City.

In addition, any property dedicated by deed shall be subject to the following:

- A. All property deeded to the City shall be conveyed by General Warranty Deed.
- B. Owner shall convey the property to the City within 30 days of the City's written request.

C. Any property conveyed to the City shall be free and clear of any liens and/or encumbrances.

D. All property taxes levied against the property shall be paid by the Owner through the date of conveyance to the City.

E. An environmental assessment of the property must be provided to the City for review and approval, unless the City waives the requirement of an assessment. Approval or waiver of the assessment must be in writing and signed by an authorized representative or official of the City.

XII.  
SPECIAL PROVISIONS

Not applicable

XIII.  
ORDINANCE COMPLIANCE

Owner will comply with all tariffs, policies, rules, regulations, ordinances, resolutions and codes of the City which now exist or are amended or adopted in the future, including those related to the subdivision and zoning of land, except as expressly modified by this Agreement. This Agreement shall not be construed as a limitation upon the authority of the City to adopt different tariffs, policies, rules, regulations, ordinances, resolutions and codes which change any of the provisions set forth in this Agreement so long as these apply to the City generally.

XIV.  
ASSIGNS AND DEED OF TRUST HOLDERS

Where as used in this Agreement, the term "the Owner" or "Property Owner," shall also mean any of the heirs, executors, personal representatives, transferees, or assigns of the Owner and all these parties shall have the right to enforce and be enforced under the terms of this Agreement as if they were the original parties hereto. Rights to specific refunds or payments contained in this Agreement shall always be to the Owner unless specifically assigned to another person.

Owner affirmatively states that there exist no outstanding deeds of trust or other similar liens or encumbrances against the Property.

XV.  
RECORDING

This Agreement shall be recorded with the Clerk and Recorder of El Paso County, Colorado, and constitute a covenant running with the land. This Agreement shall be binding on future assigns of the Owner and all other persons who may purchase land within the Property from the Owner or any persons later acquiring an interest

in the Property. Any refunds made under the terms of this Agreement shall be made to the Owner and not subsequent purchasers or assigns of the Property unless the purchase or assignment specifically provides for payment to the purchaser or assignee and a copy of that document is filed with the City.

XVI.  
AMENDMENTS

This Agreement may be amended by any party, including their respective successors, transferees, or assigns, and the City without the consent of any other party or its successors, transferees, or assigns so long as the amendment applies only to the property owned by the amending party. For the purposes of this article, an amendment shall be deemed to apply only to property owned by the amending party if this Agreement remains in full force and effect as to property owned by any non-amending party.

Any amendment shall be recorded in the records of El Paso County, shall be a covenant running with the land, and shall be binding on all persons or entities presently possessing or later acquiring an interest in the property subject to the amendment unless otherwise specified in the amendment.

XVII.  
HEADINGS

The headings set forth in the Agreement for the different sections of the Agreement are for reference only and shall not be construed as an enlargement or abridgement of the language of the Agreement.

XVIII.  
DEFAULT AND REMEDIES

If either Owner or City fails to perform any material obligation under this Agreement, and fails to cure the default within thirty (30) days following notice from the non-defaulting party of that breach, then a breach of this Agreement will be deemed to have occurred and the non-defaulting party will be entitled, at its election, to either cure the default and recover the cost thereof from the defaulting party, or pursue and obtain against the defaulting party an order for specific performance of the obligations under this Agreement and, in either instance, recover any actual damages incurred by the non-defaulting party as a result of that breach, including recovery of its costs and reasonable attorneys' fees incurred in the enforcement of this Agreement, as well as any other remedies provided by law.

XIX.  
GENERAL

Except as specifically provided in this Agreement, City agrees to treat Owner and the Property in a non-discriminatory manner relative to the rest of the City. In addition, any consent or approval required in accord with this Agreement from the City shall not be unreasonably withheld, conditioned or delayed. City agrees not to impose any fee, levy or tax or impose any conditions upon the approval of development requests, platting, zoning or issuance of any building permits for the Property, or make any assessment on the Property that is not uniformly applied throughout the City, except as specifically provided in this Agreement or the City Code. If the annexation of the Property or any portion of the Property is challenged by a referendum, all provisions of this Agreement, together with the duties and obligations of each party, shall be suspended, pending the outcome of the referendum election. If the referendum challenge to the annexation results in the disconnection of the Property from the City, then this Agreement and all its provisions shall be null and void and of no further effect. If the referendum challenge fails, then Owner and City shall continue to be bound by all terms and provisions of this Agreement.

XX.  
SEVERABILITY

If any provision of this Agreement is for any reason and to any extent held to be invalid or unenforceable, then neither the remainder of the document nor the application of the provisions to other entities, persons or circumstances shall be affected.



IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first written above.

CITY OF COLORADO SPRINGS

BY: \_\_\_\_\_

\_\_\_\_\_  
President of City Council

ATTEST:

BY: \_\_\_\_\_

Sarah B. Johnson, City Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_

Renee Congdon, Attorney  
Office of the City Attorney

PROPERTY OWNER:

Millennium Venture Group, Inc.

By:   
Name: Carolyn S. Powell  
Its: Vice President

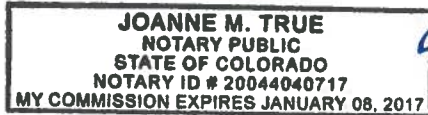
ACKNOWLEDGMENT

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF DENVER     )

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of April, 2015, by Carolyn S. Powell, as Vice President of and on behalf of Millennium Venture Group, Inc., as Owner.

Witness my hand and notarial seal.

My commission expires: 1-8-17




  
Notary Public  
Address: 2240 Blake St Ste 200  
Denver, CO 80205

EXHIBIT A

LEGAL DESCRIPTION

[On pages immediately following this page.]



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

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## TUTT CORNERS LEGAL DESCRIPTION

A tract of land being a portion of the Southwest Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being Lot 2, A A SUBDIVISION, Plat Book W-2, Page 94, El Paso County, Colorado records, EXCEPT that tract described by document at Reception No. 202065921 (Exception Tract No. 1) said El Paso County records and TOGETHER WITH those adjacent portions of Templeton Gap Road (80' right-of-way) and Vickie Lane (50' right-of-way) in El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of said Lot 2 (all bearings in this description are relative to those platted in said SUBDIVISION);

thence S88°04'07"W along the Southerly line of said Lot 2, 475.58 feet to the Easterly corner of said EXCEPTION Tract No. 1;

thence on a curve to the right and along the Northerly line of said Tract No. 1, said curve having a central angle of 16°48'35", a radius of 986.25 feet for an arc distance of 289.35 feet;

thence N75°07'17"W along said Northerly line of Tract No. 1 and as extended Northwesterly, 97.57 feet to a point on the Northwesterly right-of-way line of said Templeton Gap Road;

thence N30°11'05"E along said Northwesterly right-of-way line of Templeton Gap Road, 538.62 feet to a point on the Northwesterly extension of the Northerly right-of-way line of said Vickie Lane

The following three (3) courses are along said Northwesterly extension and the Northerly right-of-way line of said Vickie Lane

1) S59°48'55"E, 348.19 feet;

2) on a curve to the left, said curve having a central angle of 51°32'35", a radius of 105.78 feet for an arc distance of 95.16 feet;

3) N68°38'30"E, 61.00 feet to a point on the Northwesterly extension of the Easterly line of said Lot 2;

thence S21°21'30"E along said Northwesterly extension and said Easterly line of Lot 2, 372.80 feet to the Point of Beginning;

Containing 6.331 acres, more or less.



**FIGURE 4**

**SPECIAL WARRANTY DEED AND IRREVOCABLE CONSENT  
TO THE APPROPRIATION, WITHDRAWAL AND USE OF GROUNDWATER  
TUTT CORNERS ADDITION ANNEXATION**

Millennium Venture Group, Inc. ("Grantor"), whose address is 2240 Blake Street, Suite 200, Denver, CO 80205, in consideration of the benefits received pursuant to the Tutt Corners Addition Annexation Agreement dated April 24, 2015 ("Annexation Agreement"), which is executed by Grantor(s) concurrently with this Special Warranty Deed, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, sell and convey to the City of Colorado Springs, Colorado ("Grantee"), whose address is 30 S. Nevada Avenue, Colorado Springs, CO 80903, all right, title, and interest in any and all groundwater, if any, underlying or appurtenant to and used upon the property described in Exhibit A ("Property") and any and all other water rights appurtenant to the Property collectively referred to as the "Water Rights", together with the sole and exclusive right to use the Water Rights and all rights of ingress and egress required by the Grantee to appropriate, withdraw and use the Water Rights; and Grantor(s) warrants title to the same against all claims arising by, through or under said Grantor(s). The Water Rights include but are not limited to those described in Exhibit B.

Furthermore, pursuant to C.R.S. § 37-90-137(4) as now exists or may later be amended, Grantor(s), on behalf of Grantor(s) and any and all successors in title, hereby irrevocably consent in perpetuity to the appropriation, withdrawal and use by Grantee of all groundwater underlying or appurtenant to and used upon the Property.

This Special Warranty Deed and the consent granted herein shall be effective upon the date of the City of Colorado Springs-City Council's final approval of the Annexation Agreement.

Executed this 30th day of April, 2015.

GRANTOR:

MILLENNIUM VENTURE GROUP, INC.

By:

Name: Carolyn S. Powell

STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2015, by Carolyn S. Powell as Vice President of and on behalf of Millennium Venture Group, Inc., Grantor.

Witness my hand and official seal.



My Commission Expires: 7/11/2016  
*[Signature]*  
Notary Public

Accepted by the City of Colorado Springs

By: \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2015  
Real Estate Services Manager

By: \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Approved as to Form:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
City Attorney's Office



**Exhibit A**

LEGAL DESCRIPTION

To the  
Special Warranty Deed and Irrevocable Consent to the Appropriation, Withdrawal and Use of  
Groundwater executed by Millennium Venture Group, Inc., Grantor on April 24, 2015.

[On pages immediately following this page.]



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

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**TUTT CORNERS**  
**PROPERTY DESCRIPTION**

Lot 2, A A SUBDIVISION, as recorded in Plat Book W-2, Page 94, Reception No. 932138 of the records of El Paso County, Colorado, EXCEPT that portion conveyed to the City of Colorado Springs by deed recorded April 24, 2002 at Reception No. 202065921, County of El Paso, State of Colorado.

A handwritten signature in blue ink is written over a circular professional seal. The seal contains the text: 'COLORADO REGISTERED', 'DANIEL LEE KUPFERER', '18465', 'A-27-2015', and 'PROFESSIONAL LAND SURVEYOR'.

**Exhibit B**

To the  
Special Warranty Deed and Irrevocable Consent to the Appropriation, Withdrawal and Use of  
Groundwater executed by Millennium Venture Group, Inc. as Grantor on April 24, 2015.

All right, title and Interest in and to all water and water rights, whether such rights are  
adjudicated, determined or not as vested by virtue of the Warranty Deed attached on the  
following pages.

Recorded Electronically	
ID _____	
County _____	
Date _____	Time _____

**When recorded return to:**  
Millennium Venture Group, Inc.  
2240 Blake Street, Suite 200  
Denver, Colorado 80205  
Attention: General Counsel

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 30 day of January, 2015, between **TKO DEVELOPMENT, LLC, I/k/a TKO DEVELOPMENT, LIMITED LIABILITY COMPANY**, a Colorado limited liability company, as grantor ("Grantor"), and **MILLENNIUM VENTURE GROUP, INC.**, a Delaware corporation, whose legal address is 2240 Blake Street, Suite 200, Denver, Colorado 80205, of the County of Denver and State of Colorado, as grantee ("Grantee"):

**WITNESSETH**, that the Grantor, for and in consideration now paid to them, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell convey and confirm all right, title and Interest in and to all water and water rights, whether such rights are adjudicated, determined or not, along with all appurtenant rights therein, on or under the land described as follows:

Lot 2, AA Subdivision, as recorded in Plat Book W-2 at Page 94, Reception No. 932138 of the recorded of El Paso County, Colorado, EXCEPT that portion conveyed to the City of Colorado Springs by deed recorded April 24, 2002 at Reception No. 202065921, County of El Paso, State of Colorado.

Also known by street and number as: 6044 Vickie Lane, Colorado Springs, Colorado 80923

**[SIGNATURE AND AKNOWLEDGEMENT ON THE FOLLOWING PAGE]**



FD 503554  
16-

IN WITNESS WHEREOF, The Grantor has caused its corporate name to be hereunto subscribed by its Manager the day and year first above written.

GRANTOR:

**TKO DELOPMENT, LLC,**  
l/k/a **TKO DEVELOPMENT,**  
**LIMITED LIABILITY COMPANY,**  
a Colorado limited liability company

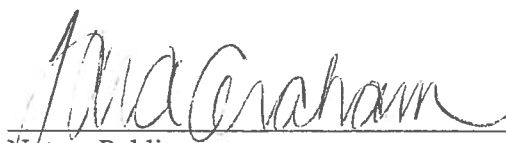
By:   
Name: Randy Ottaway, Manager

State of **Colorado** )  
County of **El Paso** )ss  
)

The foregoing instrument was acknowledged to before me this 29 day of January, 2015, by Randy Ottaway as Manager of TKO Development, Limited Liability Company, a Colorado limited liability company.

My commission expires:  
6/3/18

TARA K. GRAHAM  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20024017997  
MY COMMISSION EXPIRES JUNE 3, 2018

  
Notary Public