

September 24, 2025

To: Tamara Baxter
Colorado Springs Planning Department
30 S Nevada Ave #105
Colorado Springs, CO

From: Westwood Professional Services, Inc
10333 E Dry Creek Rd, Suite 400
Englewood, CO 80112

**RE: Colorado Springs Temple – Project Statement
2396 Veneto Way
Colorado Springs, CO 80921**

Ms. Baxter,

Westwood Professional Services on behalf of the property owner, the Church of Jesus Christ of Latter-Day Saints, is proposing a project to construct a Temple and associated structures within the City of Colorado Springs. This project is located near the Flying Horse Club Drive, and Barossa Valley Road intersection (Tax Schedule Numbers 6209303001, 6209303002, 3209303003).

This letter is intended to serve as the project statement for the Colorado Springs Temple.

Please contact me if you have any questions or require additional information. We look forward to working with the City of Colorado Springs staff for the Colorado Springs Temple project

Sincerely,
Westwood Professional Services, Inc.



Katie Gray, P.E.
Assistant Project Manager
Kaitlyn.gray@westwoodps.com
(720) 249-3579

Project Description

The proposed Colorado Springs Temple project is located near the Flying Horse Club Drive, and Barossa Valley Road intersection. Flying Horse Club Drive is adjacent to the northwest property line, Barossa Valley Road on the northeast side, Veneto Way on the southeast, and future Powers Boulevard on the southwest.

The proposed development consists of a Temple, Meeting House, Maintenance Building, pavilion, storage shed and two enclosures. One, to house mechanical equipment including a generator and chiller, and the other to house the trash bin. The proposed development has a defined land use of a religious institution. The meeting house is intended for regular attendance by church members. The meeting house plans to support church activities such as basketball, volleyball, and youth group activities in addition to regular worship services. The Temple will be utilized daily between Tuesday through Saturday and will support both small and larger groups but is intended for more formal and contemplative spaces. The maintenance building will store materials and equipment to maintain the site. Additionally, the space will include a retail use that is accessory to the Temple only where church members can purchase clothing to be used within the Temple. The pavilion will be utilized for local congregation activities. The storage shed will be used to house any equipment for the use of the church.

The site acreage is approximately 18.6 acres and currently zoned Mixed-Use Neighborhood (MX-N). The existing site slopes west roughly between three (3) and eight (8) percent with an elevation change of approximately 28-32 feet. The site will have three (3) points of access, one off Veneto Way for the use of the Temple and two (2) off Veneto Way adjacent to the Meeting House. Additionally, this development will include an onsite water quality and peak shaving detention pond near the west wide of the site.

On the west side of the project, a future roadway is planned, Powers Boulevard. An existing slope easement within the project boundary will be used for the future grading needs of this roadway. The Colorado Springs Temple project proposes to tie into the ultimate condition of the future build out of Powers Boulevard within the boundary of this easement. The Colorado Springs Temple development team will work with the City of Colorado Springs to coordinate construction phasing and needs for both projects.

Justification:

Below are the approval criteria per section 7.5.515.D.1 of the Colorado Springs Unified Development Code (UDC).

A. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;

- A. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied.
 - **The project site will be in compliance with the applicable criteria within the City's UCD.**
- B. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.
 - **The project site will be in compliance with the City's design manuals including but not limited to the Landscape Manual, Stormwater Manual, and Traffic Criteria Manual. Additionally, the development team will work with external agencies such as Colorado Springs Utilities (CSU) and the Colorado Department of Transportation (CDOT) to ensure compliance with their requirements in addition to meeting the City regulations.**
 - **The project site is designated as zone X (outside two (2) percent chance of flood) according to the federal emergency management agency (FEMA). Water quality requirements will be met within an onsite detention pond. Also, a grading and erosion control permit will be obtained from the City prior to construction.**
- C. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC.
 - **The project site will be in compliance with the City's engineering standards and utility requirements. For example, onsite drainage infrastructure is provided, including a water quality and peak shaving detention pond. Additionally, both a domestic water service and sanitary sewer service are provided to each building onsite. Also, access is proposed off the lowest classification roadway, Veneto Way. Internal to the site, fire access will be provided.**
- D. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03)
 - **Prior approvals impacting this development include the recorded plat and approved concept plan. The proposed development is within the Flying Horse No. 24 Filing No.1 plat**

boundary (rec no. 212713186) recorded February 13, 2012. Additionally, a concept plan was approved January 24, 2012. Appendix A includes both documents for reference.

B. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);

- The proposed Land Use of this project is a religious institution. Per Section 7.3.302, Religious Institutions are required to meet the following requirements:
 - 1. The minimum lot area for a Club, Lodge, Service Organization, or Religious Institution shall be two-and-a-half (2.5) acres if the principal auditorium in the use has a capacity of no more than three hundred (300) people, or four (4) acres if the capacity is larger than three hundred (300) people.
 - **The lot acreage is approximately 18.6 acres.**
 - 2. All principal and accessory buildings shall be set back at least fifty (50) feet from the property line. (Ord. 23-03)
 - **A fifty (50) setback from the property boundary will be provided to each building onsite.**

C. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;

- **The site design utilizes native grasses and trees that are indigenous to the local landscape. The building placement and overall site configuration allow for simplified drainage working with the existing topography. The buildings themselves are situated in a way that is more towards the center of the site, which allows for more space between the surrounding properties and circulation pathways around the site for both vehicular and pedestrian flow. The planned buildings also support the local community and members of the church itself.**

D. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

- **This development will include an onsite water quality and peak shaving detention pond near the west wide of the site. This pond is provided onsite to minimize any downstream impacts to the regional facility. In addition, a Traffic Impact Study has been provided to the Colorado Springs Engineering Department. The analysis for the traffic impact study completed for this is development, it was identified that the northbound left turn lane and the southbound right turn lane at the CO 83 and Flying Horse Club Drive are currently deficient prior to including the traffic generated by this development. Please see the discussion on traffic under the issues section of the project statement for more information.**

E. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;

- **The project site will be in compliance with the City's design manuals including but not limited to the Landscape Manual, Stormwater Manual, and Traffic Criteria Manual.**

F. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

- **The project site is zoned mixed use neighborhood (MX-N). Within MX-N, the minimum district area, lot area, and lot width are not applicable. Per section 7.3.302-B of the UDC, all principal and accessory uses for religious institutions shall be set back at least fifty (50) feet from the property line. This setback will be provided. Additionally, the front parking setback is required to be a minimum of twenty (20) feet. Per the Colorado Springs UDC 7.2.302, MX-N zoning is permitted a building height up to 45 feet, and per Table 7.4.2-F Exceptions and Encroachments, religious institution spires are permitted to exceed the maximum height limit provided the footprint of the spire tower does not exceed five (5) percent of the footprint of the primary structure from which it rises. The primary structure of the temple building is proposed to be thirty-nine (39) feet and the steeple structure is 140'-6" (to top of spire).**

G. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;

- **The project site will be in compliance with the applicable City's Engineering Criteria. With this application, a Final Drainage Report has been provided to the Stormwater Enterprise Team to show compliance with the City's criteria.**

H. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

- **Access and Connectivity**
 - **The site will have three (3) points of access, one off Veneto Way for the use of the Temple and two (2) off Veneto Way adjacent to the Meeting House. An internal road connects the parking areas for the Temple and Meeting House between the access points. Within the parking areas, twenty-six (26) foot wide access aisles are provided for two-way traffic. Due to the height of the Temple, aerial fire access will be provided around the Temple building. Additionally, this site is proposing to construct the sidewalks along Flying Horse Club Drive, Barossa Valley Drive, and Veneto Way to provide connectivity within the public right of way. Internally, pedestrian access is provided to each of the proposed structures as well as connecting to the public right of way.**
- **Landscape/Green Space requirements**
 - **The site will adhere to all landscaping and green space requirements. There are numerous existing and proposed easements on the property. Since trees cannot be planted within these easements, Westwood is proposing the required number of trees, but locating them to other areas of the site where there are no conflicts. In addition, on the west side of the site where a future roadway is planned, Powers Boulevard. Alternate compliance for this area is explained below in the Issues section of this document.**
- **Parking and Loading**
 - **This site proposes a total of 464 spaces, including 447 standard stalls, thirteen (13) accessible stalls, and four (4) van accessible spaces. In addition to the car park provided for standard vehicles, five (5) motorcycle stalls and one (1) space for buses are provided.**

Please note that there is no bus route adjacent to site. This will for private use of the development.

Per the Unified Development Code, one (1) space per six (6) seats in the main assembly area is required for religious institutions. The Meeting House has a more traditional seating area that was utilized to determine the required parking spaces for the site. The main seating area within the Meeting House can hold approximately 260 people, requiring forty-four (44) parking spaces. However, the site plan includes 447 standard parking stalls. Per section 7.4.1006 of the UDC, nine (9) access spaces and two (2) van accessible spaces are required when 401-500 parking spaces are provided. The site plan includes thirteen (13) accessible spaces and four (4) van accessible spaces. Therefore, these requirements have been exceeded.

I. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);

- **The project is located within the United States Air Force Academy Overlay (AF-O). The note required per section 7.5.515 of the UDC is shown on the cover sheet of the development plan.**

J. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;

- **No geological hazards have been identified on the project site. A geological hazard waiver has been approved by the City of Colorado Springs Engineering Department on April 21, 2025.**

K. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties;

- **There is an existing eighty (80) foot wide utility corridor near the center of the site that contains an existing sanitary sewer. The Temple and Maintenance Building service connections are proposed to connect to this line while the meeting house will be served off an existing sanitary sewer line within Veneto Way. Each building is proposed to have an individual domestic water service that will connect to the existing water main within Veneto Way. A fire line will also be provided for the Temple and Meeting House.**

L. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

- **With this application, a Traffic Impact Study has been provided to the Colorado Springs Engineering Department to show compliance with the City's criteria. The analysis for the traffic impact study completed for this is development, it was identified that the northbound left turn lane and the southbound right turn lane at the CO 83 and Flying Horse Club Drive are currently deficient prior to including the traffic generated by this development. Please see the discussion on traffic under the issues section of the project statement for more information.**

Issues:

Below are issues identified during the pre-application process and discussions on how they have been addressed.

Fire Access:

The Temple building will exceed thirty (30) feet in height, requiring an aerial fire apparatus road. Typically, the aerial access road is required to be located within fifteen (15) to thirty (30) feet from the building. However, the development team has coordinated with Steve Smith from the Colorado Springs Fire Department on this requirement. Westwood provided an exhibit showing that an aerial apparatus could reach the roof from the proposed aerial access road shown on the development plan with this application. This exhibit is included in Appendix B for reference. A twenty six (26) foot-wide fire lane will be provided onsite. In addition, smoke vents will be provided following the requirements of the International Fire Code 910.3.3 Equation 9-4 (sprinklered). The Meeting House and Maintenance Building will not require aerial fire access.

Traffic:

During the analysis for the traffic impact study completed for this development, it was identified that the northbound left turn lane and the southbound right turn lane at the CO 83 and Flying Horse Club Drive are currently deficient prior to including the traffic generated by this development. The northbound left turn lane at the CO 83 and Flying Horse Club Drive is deficient by 275 feet under current conditions based on the SHAC and is projected to be deficient by 300 feet during the 2050 background scenario. Based on projected 2050 total left turn volumes, including site generated traffic, this lane is expected to be deficient by 325 feet, an additional 25 feet as a result of the development of the LDS Temple and Meeting House. The southbound right turn lane at this intersection is deficient by 50 feet under current conditions based on the SHAC. Given that this deficiency is solely based on the speed limit, the development of the LDS Temple and Meeting House will have no impact, and this lane will still be deficient in the 2050 total scenario. Please see the traffic impact study for more information.

Landscape:

On the west side of the project, a future roadway is planned, Powers Boulevard. During the pre-application it was discussed to move trees further into the site along the future roadway with the intent of avoiding potential conflicts. In addition it was discussed for street trees in this area could be clustered for a more natural appearance rather than the required 30' spacing.

Westwood

Building Height:

During the pre-application meeting, there were discussions regarding the interpretation of maximum building height when applied to the Temple Building. Following the meeting, discussions between STG and the City determined that the main structure height is thirty-nine (39) feet. Per Table 7.4.2-F Exceptions and Encroachments, religious institution spires are permitted to exceed the maximum height limit provided the footprint of the spire tower does not exceed 5% of the footprint of the primary structure from which it rises. The steeple structure is 140 feet 6 inches tall to the top of the spire. Appendix C includes a graphic describe the compliance with the building height.

Exterior Lighting:

The exterior lighting systems specified for this project adhere to the Illuminating Engineering Society's standards for exterior environments, but they also give special consideration to the Colorado Springs Unified Development Code:

- A. All area lighting utilizes light fixtures that are "Full-Cutoff" with no uplight cast into the night sky.
- B. Decorative pedestrian lighting is also characterized as "Full-Cutoff" with no uplight component.
- C. Façade lighting employs shielded, low output, ground mounted wall wash lights that are tilted 45-degrees towards the building, with 98% of the illumination captured on the main façades. Spill lighting above the main building was calculated to not exceed 0.1 FC Average on the north and south façades, and 0.2 FC Average on the west façade. Refer to Figures C1, C2, C3, C4 and C5 below.

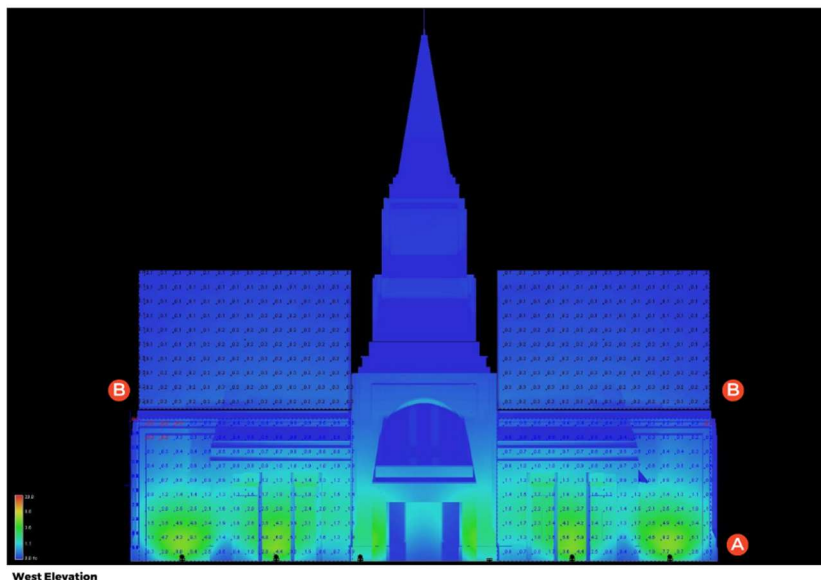


Figure C1: West Façade Photometric Analysis
Analysis

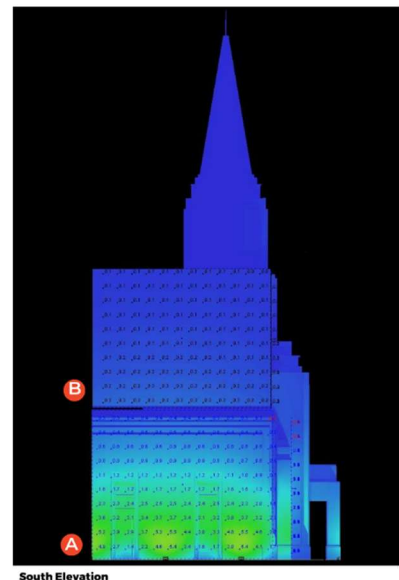


Figure C2: South Façade

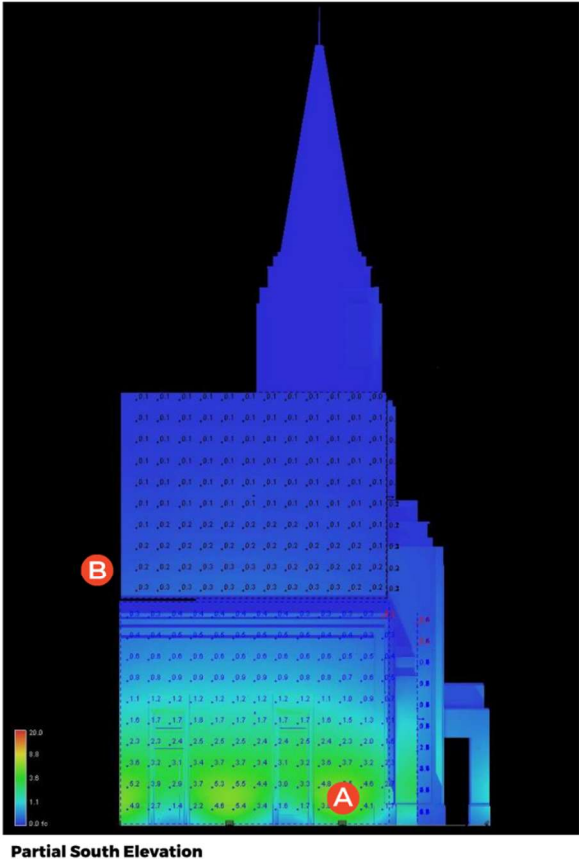


Figure C3: South Façade Photometric Analysis

Facade Lighting Photometric Statistics						
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
South Facade	+	1.8 fc	5.5 fc	0.2 fc	27.5:1	9.0:1
South Facade Spill Light	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
West Facade 1	+	1.6 fc	9.2 fc	0.2 fc	46.0:1	8.0:1
West Facade 1 - Spill Light	+	0.2 fc	1.3 fc	0.1 fc	13.0:1	2.0:1
West Facade 2	+	1.6 fc	9.3 fc	0.2 fc	46.5:1	8.0:1
West Facade 2 - Spill Light	+	0.2 fc	1.4 fc	0.1 fc	14.0:1	2.0:1

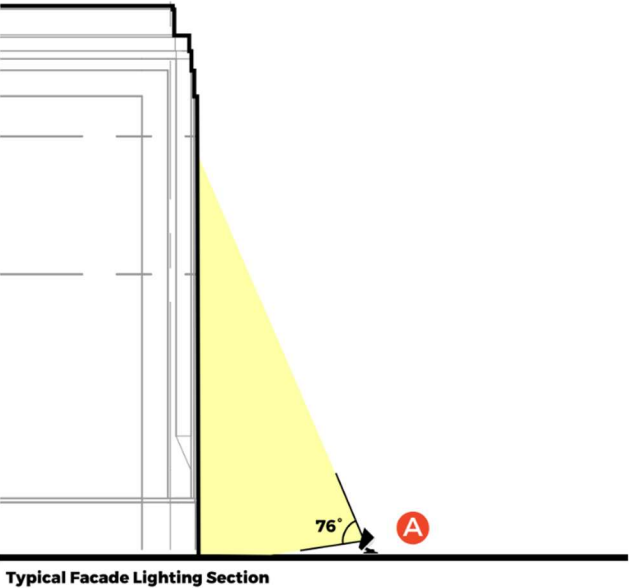


Figure C4: Typical Façade Lighting Section

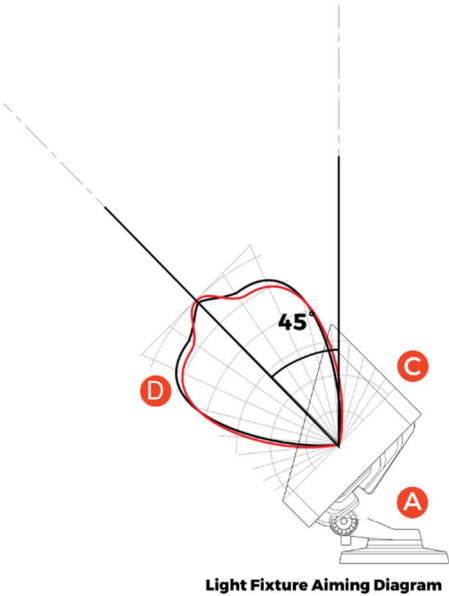


Figure C5: Light Fixture Aiming Diagram

- D. The steeple is similarly illuminated using low powered, extremely narrow distribution (8-degrees) spot lights tilted to a maximum of 27-degrees above horizontal and precision aimed at the steeple. The light fixtures themselves are fully shielded using Anti-Glare Visors. Refer to Figures D1 and D2 for candela distribution and glare shield.



Figure D1: Steeple Spot Light & Shield Distribution

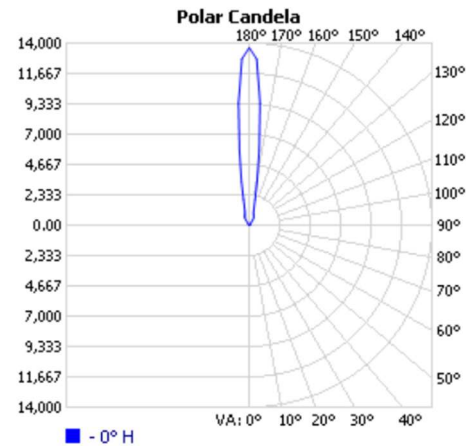


Figure D2: Spot Light Beam

City Wide Development Impact – Police and Fire Fees:

The table contains the square footage of the proposed buildings onsite. The City Wide Development Impact (CDI) fees was provided by Carolina Miller with the City of Colorado Springs Planning Department on with the first round of comments. This fee is included in Appendix D for reference.

Non-Residential

Building Type	Total Existing Use (sq-ft)	Total New Use (sq-ft)
Temple	0	43,134
Meeting Building	0	17,300
Maintenance Building	0	3,590

Appendix A

Prior Approvals

- A1. Flying Horse No. 24 Filing 1 Recorded Plat
- A2. Flying Horse No. 24 Approved Concept Plan

Appendix A1

Prior Approvals

A1. Flying Horse No. 24 Filing 1 Recorded Plat

FLYING HORSE NO. 24 FILING NO. 1

A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH,
RANGE 66 WEST OF THE SIXTH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
STATE OF COLORADO

13186

KNOW ALL MEN BY THESE PRESENTS:

THAT PULPIT ROCK INVESTMENTS, LLC, BEING THE OWNERS OF THE
FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS A PORTION OF THE WESTERLY RIGHT OF WAY LINE OF BAROSSA
VALLEY ROAD AS PLATTED IN FLYING HORSE NO. 25 FILING NO. 1
RECORDED UNDER RECEPTION NO. 206712904, RECORDS OF EL PASO
COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2"
ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR
S35°30'00"E, A DISTANCE OF 372.79 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF BAROSSA VALLEY ROAD AS PLATTED IN
FLYING HORSE NO. 25 FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712904, RECORDS
OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID BAROSSA VALLEY ROAD, THE
FOLLOWING (2) TWO COURSES:

1. S35°30'00"E, A DISTANCE OF 372.79 FEET;
2. S50°30'00"W, A DISTANCE OF 48.83 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S43°3'25"E,
HAVING A DELTA OF 09°46'35", A RADIUS OF 333.50 FEET AND A DISTANCE OF 56.91
FEET;

THENCE S37°00'00"W, A DISTANCE OF 301.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'00", A RADIUS
OF 368.50 FEET AND A DISTANCE OF 336.80 FEET TO A POINT OF TANGENT;
THENCE S15°50'00"E, A DISTANCE OF 208.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43°50'00", A
RADIUS OF 301.50 FEET AND A DISTANCE OF 230.46 FEET TO A POINT OF TANGENT;
THENCE S28°00'00"W, A DISTANCE OF 229.26 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°14'19", A RADIUS
OF 368.50 FEET AND A DISTANCE OF 202.24 FEET TO A POINT ON CURVE;
THENCE S74°10'00"W, A DISTANCE OF 91.87 FEET;
THENCE N15°48'10"W, A DISTANCE OF 103.07 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N86°12'07"E,
HAVING A DELTA OF 17°04'15", A RADIUS OF 823.00 FEET AND A DISTANCE OF 245.19
FEET TO A POINT OF TANGENT;
THENCE N13°18'17"E, A DISTANCE OF 23.49 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 48°49'17", A RADIUS
OF 378.00 FEET AND A DISTANCE OF 320.06 FEET TO A POINT OF TANGENT;
THENCE N35°30'00"W, A DISTANCE OF 32.06 FEET TO A POINT ON THE SOUTHERLY RIGHT
OF WAY LINE OF FLYING HORSE CLUB DRIVE, AS PLATTED IN FLYING HORSE CLUB DRIVE
FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712332.

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N54°30'00"E, A DISTANCE OF 546.84 FEET;
2. N85°00'00"E, A DISTANCE OF 123.74 FEET;
3. S35°30'00"E, A DISTANCE OF 35.00 FEET;
4. N54°30'00"E, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18.812 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A
LOT AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY
DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THE EASEMENTS,
AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC
EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED
HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR OUTCLAIM ALL OR
ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF
COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS
"FLYING HORSE NO. 24 FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO.

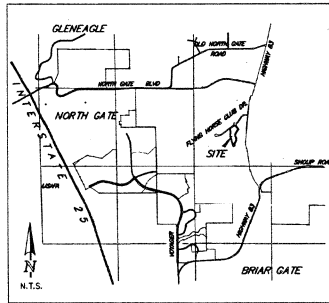
OWNER:

PULPIT ROCK INVESTMENTS, LLC HAS EXECUTED THIS INSTRUMENT THIS 25
DAY OF JANUARY, 2012, A.D.

BY: DOUGLAS M. STIMPLE, CEO
ELITE PROPERTIES OF AMERICA INC. MANAGER OF
PULPIT ROCK INVESTMENTS, LLC
STATE OF COLORADO }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY
OF JANUARY, 2012, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES
OF AMERICA INC. MANAGER OF PULPIT ROCK INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC EXPIRES: 12-02-2015 Christine R. Weiss
NOTARY PUBLIC



VICINITY MAP
N.T.S.

LIEN HOLDER:

J&S, FAMILY ENTERPRISE, L.L.P., HAS EXECUTED THIS INSTRUMENT THIS 26TH DAY OF
JANUARY, 2012, A.D.

BY: JEFFERY B. SMITH, GENERAL PARTNER
STATE OF COLORADO }
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY
OF JANUARY, 2012, A.D. BY JEFFERY B. SMITH, GENERAL PARTNER
OF J&S, FAMILY ENTERPRISE, L.L.P.,
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 12-02-2015 Christine R. Weiss
NOTARY PUBLIC

LIEN HOLDER:

THE THOMAS WALTER BLAKE TRUST, AS SUCCESSOR IN INTEREST TO THOMAS
WALTER BLAKE, HAS EXECUTED THIS INSTRUMENT THIS 20TH DAY OF SEPTEMBER,
2012, A.D.

BY: Bill Patterson, Managing Trustee
STATE OF NEBRASKA }
COUNTY OF NEBRASKA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY
OF SEPTEMBER, 2012, A.D. BY BILL PATTERSON, MANAGING TRUSTEE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-4-2014 Christine R. Weiss
NOTARY PUBLIC

LIEN HOLDER:

ACADEMY BANK, N.A., HAS EXECUTED THIS INSTRUMENT THIS 20TH DAY OF
SEPTEMBER, 2012, A.D.

BY: Tommy Betts, Sr.
STATE OF MISSOURI }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY
OF SEPTEMBER, 2012, A.D. BY TOMMY BETTS, SR.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 01/23/14 Christine R. Weiss
NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS SEPTEMBER 02, 2011.
2. FLOODPLAIN STATEMENT:
THIS SITE, FLYING HORSE NO. 24 FILING NO. 1 IS NOT WITHIN A DESIGNATED F.E.M.A
FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NUMBER 0804100205, EFFECTIVE MARCH 17, 1997.
3. PORTIONS OF THE SUBJECT PROPERTY ARE INCLUDED IN THE FLYING HORSE
METROPOLITAN DISTRICT NO. 3 AND THE FLYING HORSE METROPOLITAN
DISTRICT NO. 2.
THE FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 2
IS RECORDED UNDER RECEPTION NO. 204189318 AND INCLUSION RECORDED
UNDER RECEPTION NO. 208132063.
THE FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 3
IS RECORDED UNDER RECEPTION NO. 204189319 AND INCLUSION RECORDED
UNDER RECEPTION NO. 208132061.
4. FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 1 ARE
RECORDED UNDER RECEPTION NO. 204189317.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY
PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY,
COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE
STATUTE 18-6-508, C.R.S.
6. THE ADDRESS () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY.
THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. NO DIRECT VEHICULAR ACCESS FROM ANY LOT SHALL BE PERMITTED TO FLYING HORSE CLUB
DRIVE, BAROSSA VALLEY ROAD AND FUTURE POWERS BOULEVARD.
8. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL
SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE USAF ACADEMY'S
AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL
CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
9. THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE
CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.
NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT
UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND
PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF
COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES,
INCLUDING, BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, SUBDIVISION BOND,
OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED
PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET, AND
EROSION CONTROL, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO
SPRINGS.
10. ALL EASEMENTS NOT YET OF RECORD THAT ARE SHOWN OR DEDICATED HEREON FOR
PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS
SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 20806668 OF THE
RECORDS OF EL PASO COUNTY, COLORADO (EXCEPT DUAL EASEMENTS DEFINED BY CITY
CODE). ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE
PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN
FULL FORCE AND EFFECT.
11. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR
EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS,
RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND
SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT NO.
NCS-494912-SLCT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY - NCS
WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2011, AT 5:00 P.M.

EASEMENTS:

UNLESS OTHERWISE SHOWN, THE SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE
(5) FOOT EASEMENT FOR PUBLIC UTILITIES. THE REAR LOT LINES ARE HEREBY
PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND PUBLIC
DRAINAGE PURPOSES AND A FIVE (5) FOOT EASEMENT ALONG THE FRONT LOT LINES
FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS, WITH THE SOLE RESPONSIBILITY
FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF
COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS
SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE
DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS
OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN
MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REYNOLDS LAND SURVEYOR
COLORADO P.L.S. #10000
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC
DATE: JAN 25, 2012

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON
ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREIN.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE
FOR FILING THE ACCOMPANYING PLAT OF "FLYING HORSE NO. 24 FILING NO. 1".

FOR THE: Mayor Heintz 2/1/2012
PLANNING AND DEVELOPMENT DEPARTMENT
Chris D. Amey 2/2/12
CITY CLERK

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT 11:00 O'CLOCK A.M. THIS 13TH DAY OF FEBRUARY, 2012, A.D.,
AND IS FULLY RECORDED AT RECEPTION NO. 218718196 OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

WAYNE W. WILLIAMS, RECORDER
BY: Walter Briggs
DEPUTY
SCHOOL FEE: N/A
BRIDGE FEE: N/A
PARK FEE: N/A
DRAINAGE FEE: N/A

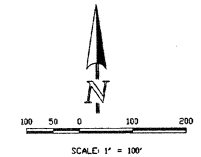
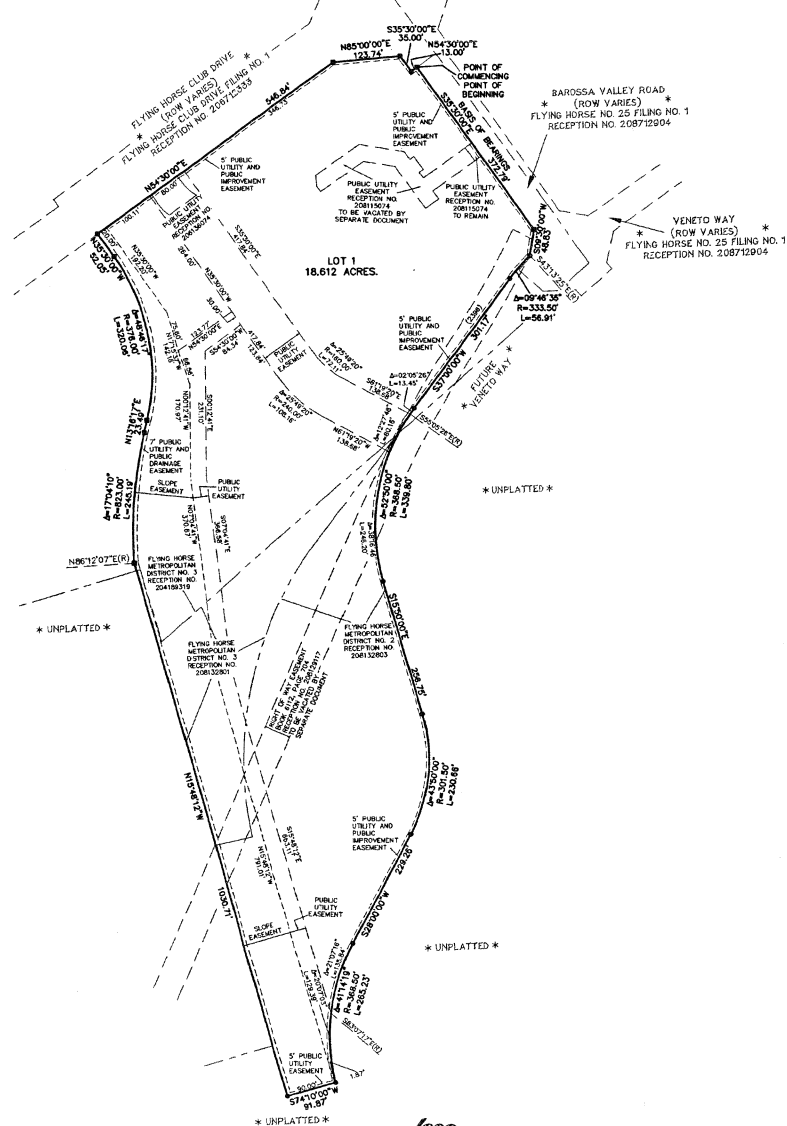
FLYING HORSE NO. 24 FILING NO. 1
JOB NO. 107170
SEPT 2, 2011 REV JAN 25, 2012
SHEET 1 OF 2



6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919
(719) 595-0900
(719) 595-0900 (Fax)

FLYING HORSE NO. 24 FILING NO. 1

13186



- LEGEND**
- (P) RADIAL BEARING
 - 1/4\"/>



FLYING HORSE NO. 24 FILING NO. 1
JOB NO. 1071.70
SEPT 2, 2011 REV JAN 25, 2012
SHEET 2 OF 2



6305 Dargatzis Drive, Suite 100
Colorado Springs, Colorado 80909
(719) 575-0700
(719) 575-0799 (Fax)

111-106 2/3

SKLD, Inc. SKL13737 EL 1110106.002

WAYNE W. WILLIAMS El Paso County, CO

02/13/2012 11:04:16 AM

Doc \$0.00 Page

Rec \$21.00 1 of 2

212713186



SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
	2	13186

Reception Fee	Number of Pages	File Number

Flying Horse No 24 Filing No 1
Name of Plat

Pulpit Rock Investments LLC
Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

Appendix A2

Prior Approvals

A2. Flying Horse No. 24 Approved Concept Plan

FLYING HORSE NO. 24 CONCEPT PLAN

SEPTEMBER 2011

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY RIGHT OF WAY LINE OF BAROSSA VALLEY ROAD AS PLATTED IN FLYING HORSE NO. 25 FILING NO. 1 RECORDED UNDER RECEPTION NO. 208712904, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR S35°30'00"E, A DISTANCE OF 372.79 FEET;

COMMENCING AT THE NORTHWESTERLY CORNER OF BAROSSA VALLEY ROAD AS PLATTED IN FLYING HORSE NO. 25 FILING NO. 1 RECORDED UNDER RECEPTION NO. 208712904, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID BAROSSA VALLEY ROAD, THE FOLLOWING (2) TWO COURSES:

1. S35°30'00"E, A DISTANCE OF 372.79 FEET;
2. S09°30'00"W, A DISTANCE OF 48.83 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S43°13'25"E, HAVING A DELTA OF 09°46'35", A RADIUS OF 333.50 FEET AND A DISTANCE OF 56.91 FEET TO A POINT OF TANGENT;
THENCE S37°00'00"W, A DISTANCE OF 301.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'00", A RADIUS OF 368.50 FEET AND A DISTANCE OF 339.80 FEET TO A POINT OF TANGENT;
THENCE S15°50'00"E, A DISTANCE OF 256.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43°50'00", A RADIUS OF 301.50 FEET AND A DISTANCE OF 230.66 FEET TO A POINT OF TANGENT;
THENCE S28°00'00"W, A DISTANCE OF 229.26 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°14'19", A RADIUS OF 368.50 FEET AND A DISTANCE OF 265.23 FEET TO A POINT ON CURVE;
THENCE S74°10'00"W, A DISTANCE OF 91.87 FEET;
THENCE N15°48'12"W, A DISTANCE OF 1030.71 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N86°12'07"E, HAVING A DELTA OF 17°04'10", A RADIUS OF 823.00 FEET AND A DISTANCE OF 245.19 FEET TO A POINT OF TANGENT;
THENCE N13°16'17"E, A DISTANCE OF 23.49 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 48°46'17", A RADIUS OF 376.00 FEET AND A DISTANCE OF 320.06 FEET TO A POINT OF TANGENT;
THENCE N35°30'00"W, A DISTANCE OF 52.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712333;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES:

3. N54°30'00"E, A DISTANCE OF 546.84 FEET;
4. N85°00'00"E, A DISTANCE OF 123.74 FEET;
5. S35°30'00"E, A DISTANCE OF 35.00 FEET;
6. N54°30'00"E, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18.612 ACRES.

SITE DATA:

MASTER PLAN: FLYING HORSE MASTER PLAN

OWNER/DEVELOPER: FLYING HORSE, LLC
6385 CORPORATE DR., SUITE 200
COLORADO SPRINGS, COLORADO 80919
719-592-9333

EXISTING ZONING: OC & PUD
PROPOSED ZONING: OC
PROPOSED USE: RELIGIOUS INSTITUTION CAMPUS
TOTAL SITE ACREAGE: 18.61 ACRES

TOTAL COMM. USE BLDG. SF: 100,000 SF (MAX.)
MAX. BLDG. HEIGHT: 45'
LOT COVERAGE: 40% MAX.

ACCESSORY USE:
SINGLE-FAMILY BLDG. SF: 3,500 SF (MAX.)
MAX. BLDG. HEIGHT: 35'

BUILDING SETBACKS: FRONT 50'
SIDE 50'
REAR 50'

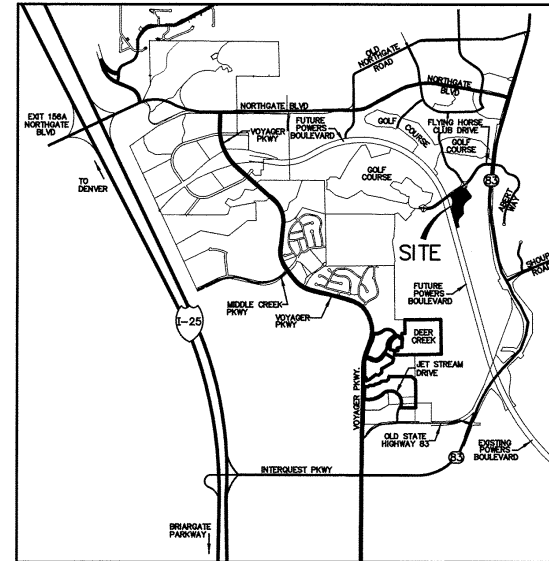
LANDSCAPE SETBACKS: FLYING HORSE CLUB DR. 25'
POWERS BLVD. 25'
COLLECTORS 25'

PARKING REQUIREMENTS: RELIGIOUS INSTITUTION CAMPUS - 1 SPACE/4 SEATS
PARKING ANTICIPATED: APPROX. 350 STALLS

ANTICIPATED CONSTRUCTION: 12-24 MONTHS FROM APPROVAL

THIS CONCEPT PLAN WILL BE FINAL PLATTED INTO ONE LOT - 18.61 AC.

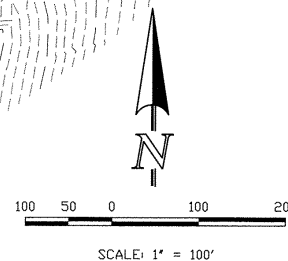
NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0295F, EFFECTIVE DATE MARCH 17, 1997.



VICINITY MAP
N.T.S.



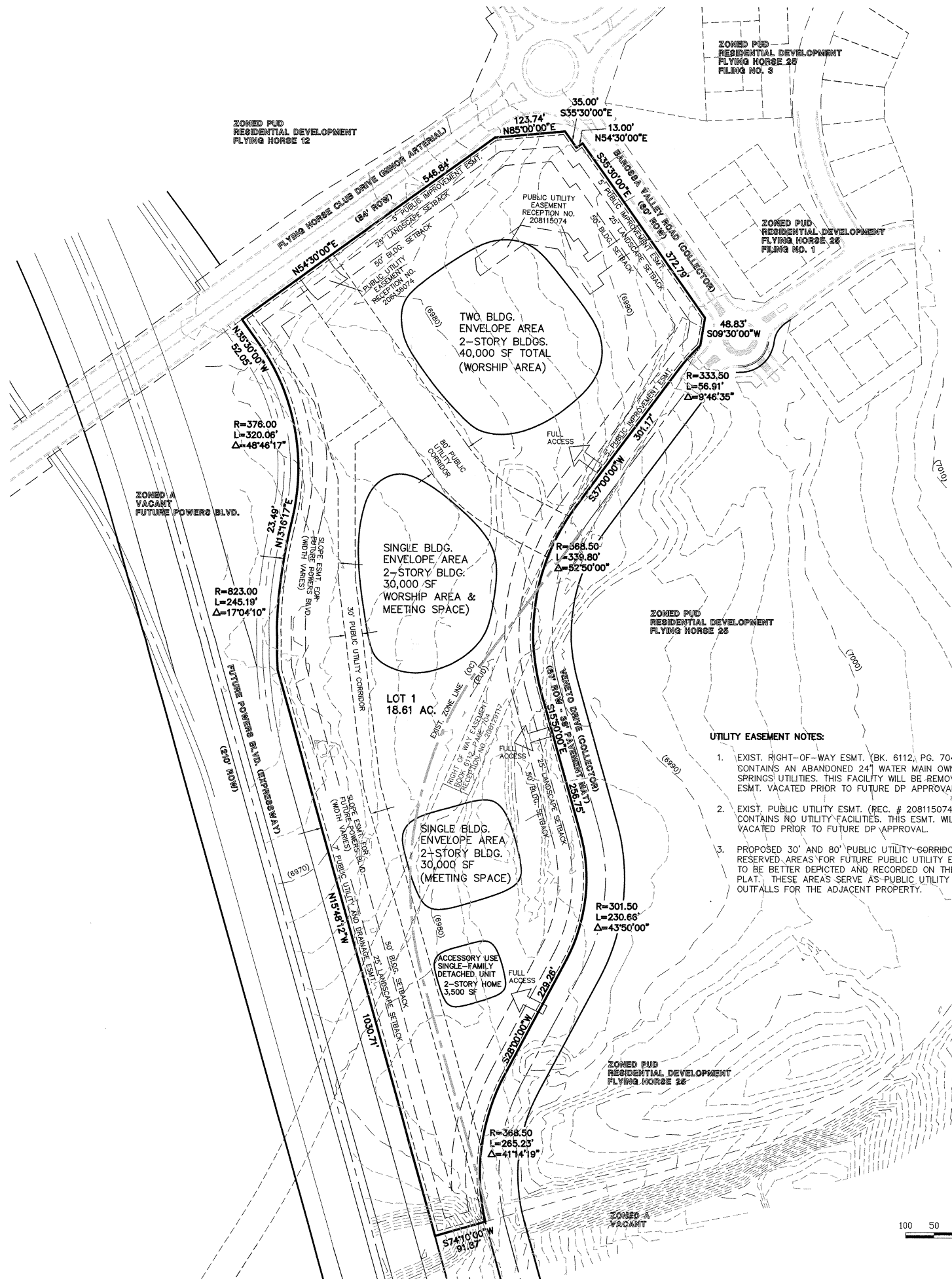
STATE HIGHWAY 83 PRINCIPLE ARTERIAL
(NOW VARIED)



SCALE: 1" = 100'

UTILITY EASEMENT NOTES:

1. EXIST. RIGHT-OF-WAY ESMT. (BK. 6112, PG. 704) CONTAINS AN ABANDONED 24" WATER MAIN OWNED BY SPRINGS UTILITIES. THIS FACILITY WILL BE REMOVED AND ESMT. VACATED PRIOR TO FUTURE DP APPROVAL.
2. EXIST. PUBLIC UTILITY ESMT. (REC. # 208115074) CONTAINS NO UTILITY FACILITIES. THIS ESMT. WILL BE VACATED PRIOR TO FUTURE DP APPROVAL.
3. PROPOSED 30" AND 80" PUBLIC UTILITY CORRIDORS ARE RESERVED AREAS FOR FUTURE PUBLIC UTILITY ESMTS. TO BE BETTER DEPICTED AND RECORDED ON THE FINAL PLAT. THESE AREAS SERVE AS PUBLIC UTILITY OUTFALLS FOR THE ADJACENT PROPERTY.



APPROVED
CITY OF COLO SPRINGS

JAN 24 2012

BY CITY PLANNING

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919
(719) 785-0790
(719) 785-0799 (Fax)

FLYING HORSE NO. 24
CONCEPT PLAN

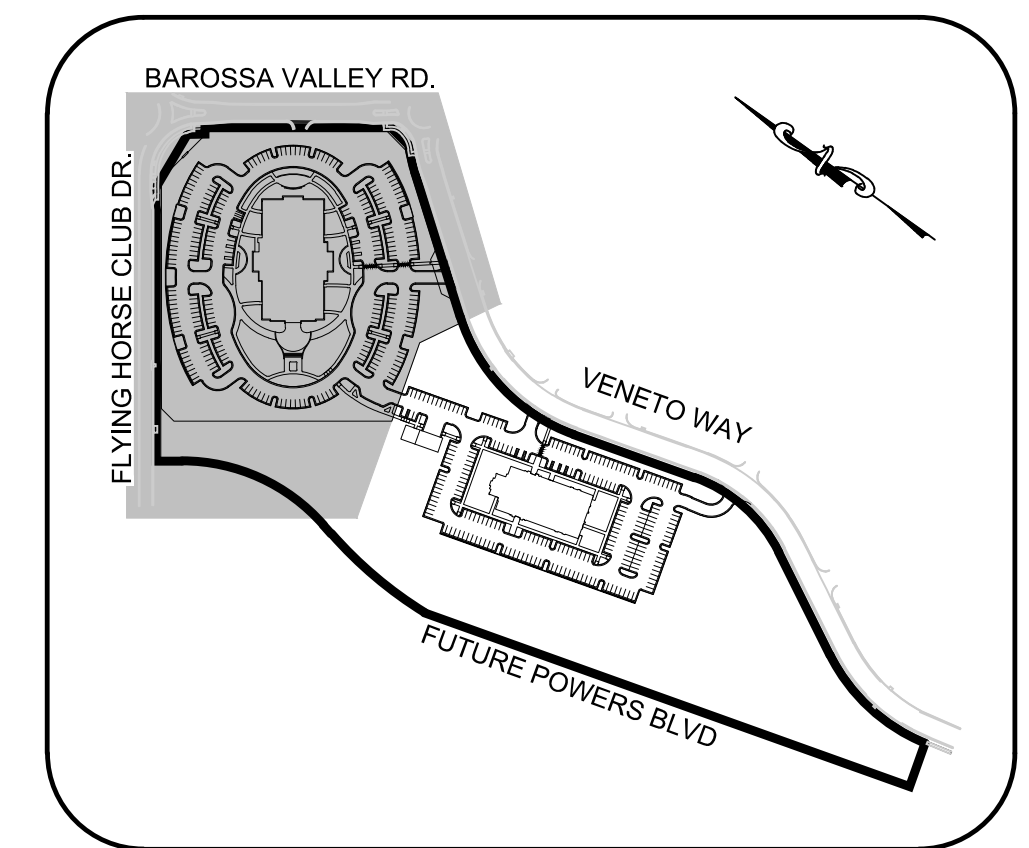
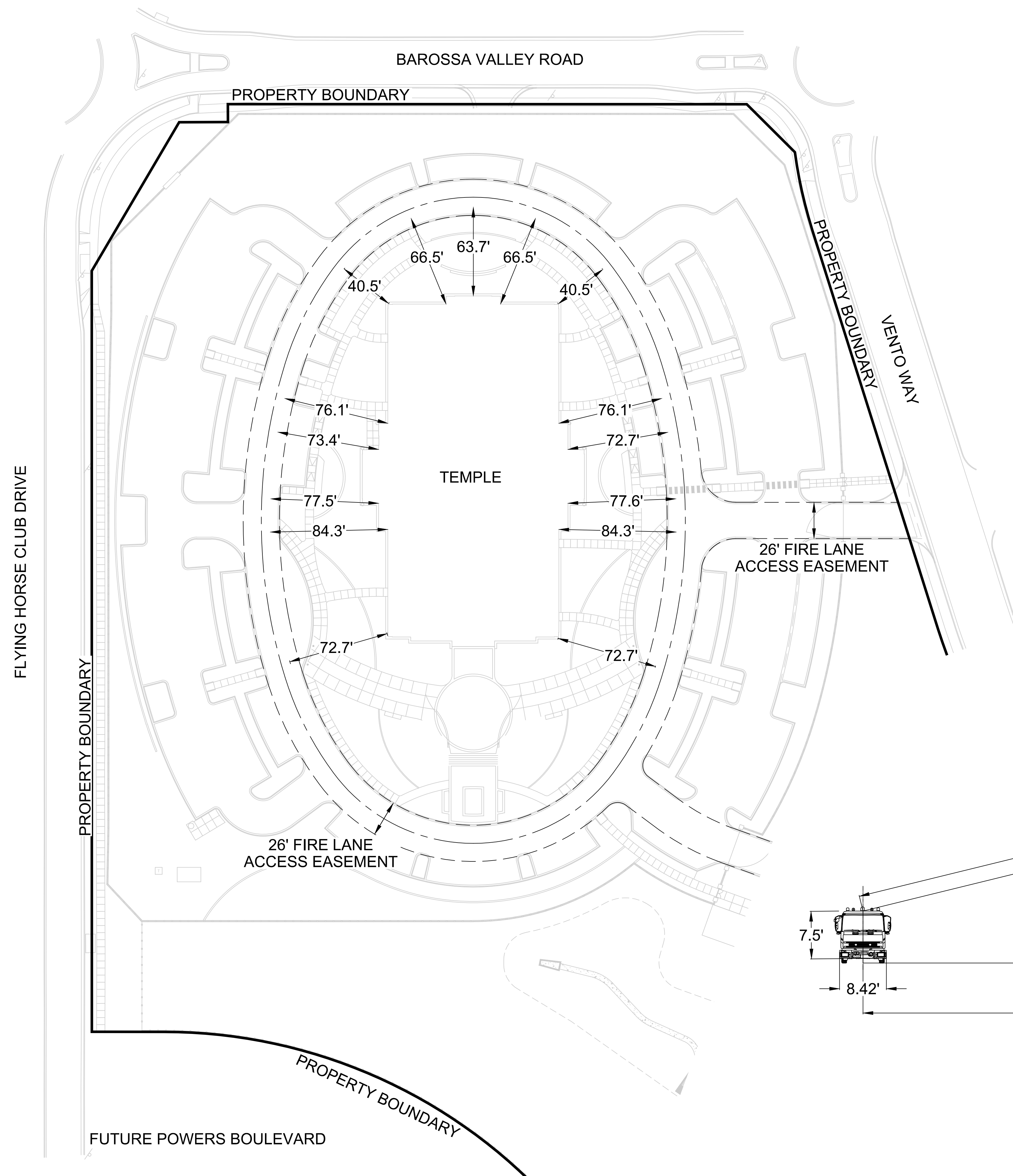
CPC CP 11-00093

DESIGNED BY	MAW	SCALE	DATE	1-24-12
DRAWN BY	MAW	(H) 1"= 100'	SHEET	1 OF 1
CHECKED BY		(V) 1"= N/A	JOB NO.	1071.70

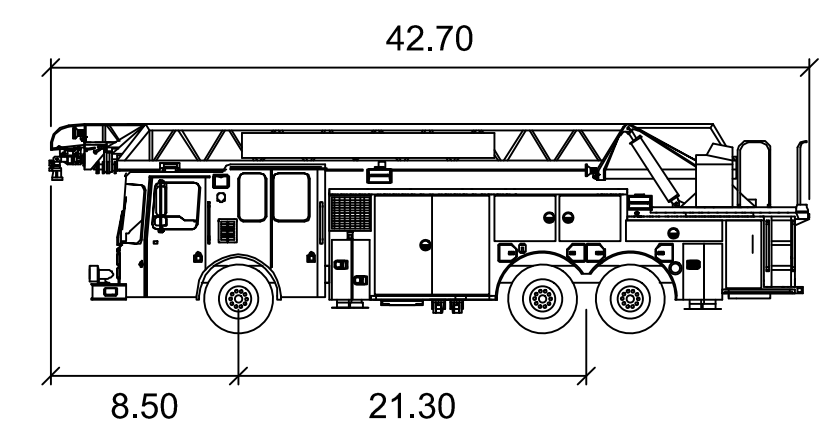
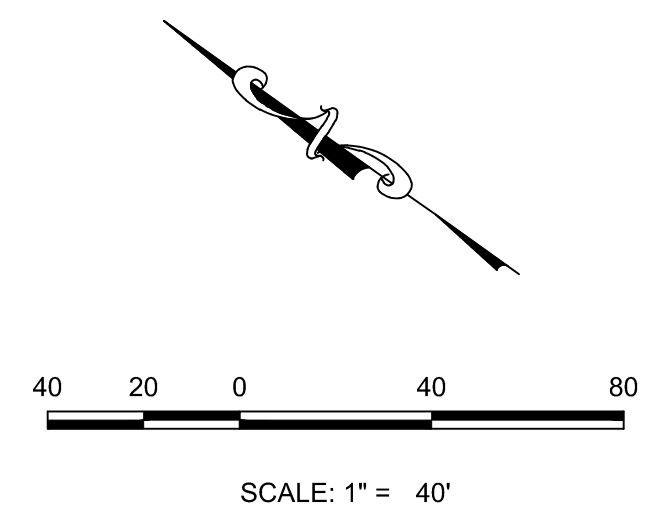
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

Appendix B

Aerial Fire Access Exhibit

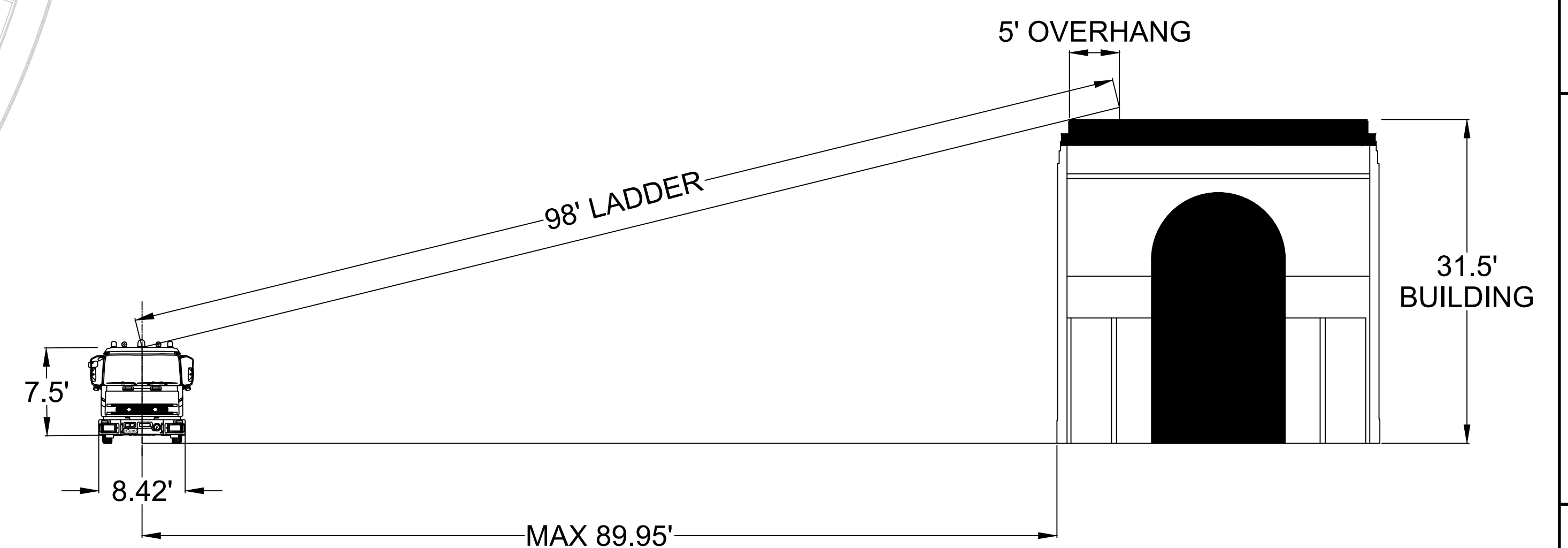


KEY MAP
N.T.S.

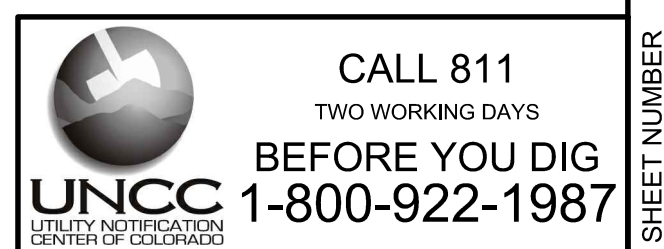


COLORADO SPRINGS FIRE DEPARTMENT

	feet
Width	: 8.42
Track	: 8.17
Lock to Lock Time	: 5.0
Steering Angle	: 44.0



— — — FIRE APPARATUS ACCESS EASEMENT



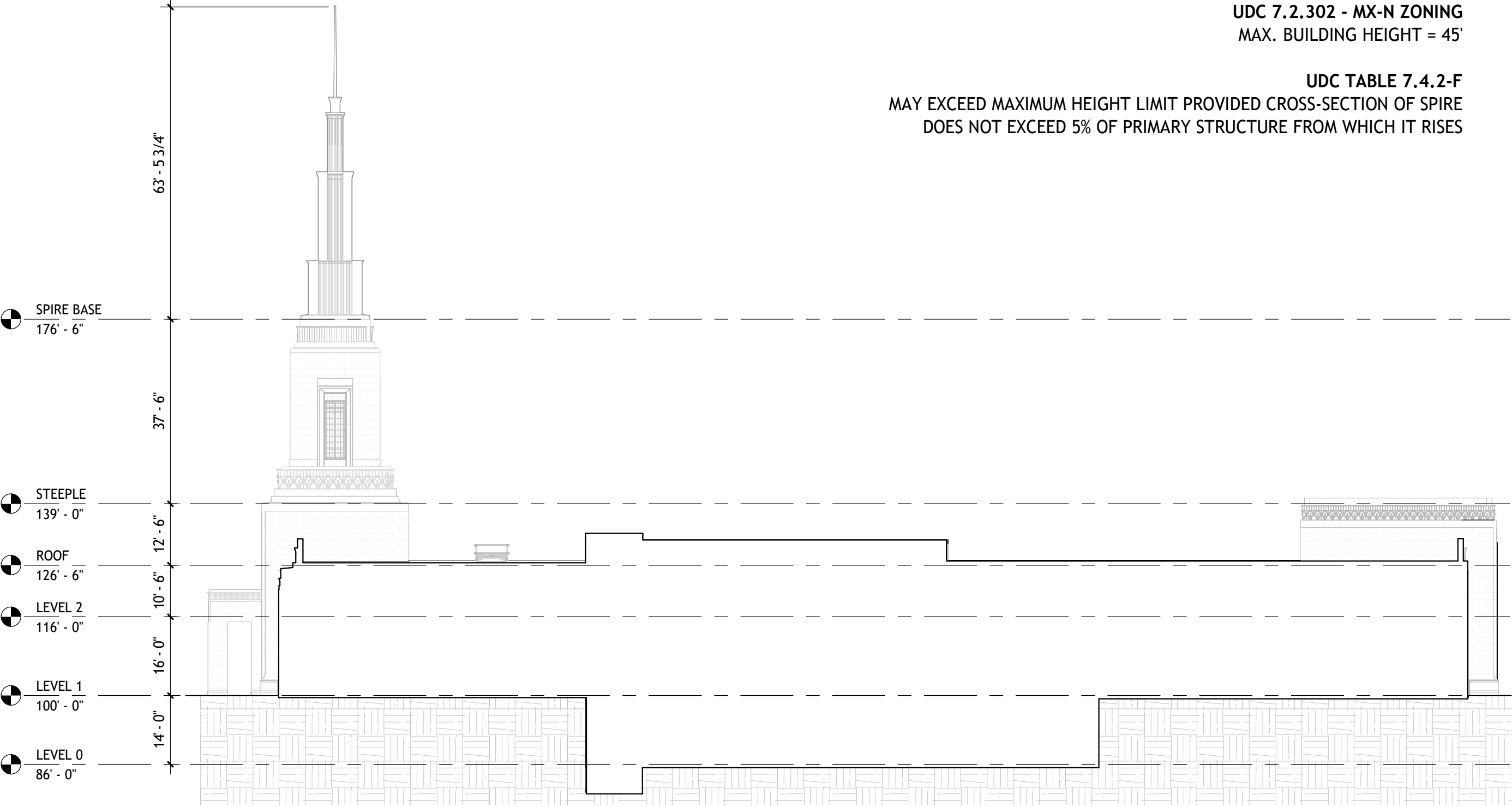
EX1	DATE: MARCH 25, 2024		R0053791.00		FILE NO:		AS SHOWN		COLORADO SPRINGS TEMPLE		THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS			
	CHECKED BY: KMG		DWG		TRULAN PRECEE		10333 E DRY CREEK RD.		SUITE 400		10333 E DRY CREEK RD.		10333 E DRY CREEK RD.	
	DATE:		FILE NO:		50 EAST NORTH TEMPLE ST., 10TH FLOOR		SALT LAKE CITY, UT 84115		ENGLEWOOD, CO 80112		ENGLEWOOD, CO 80112		ENGLEWOOD, CO 80112	
	DATE:		FILE NO:		50 EAST NORTH TEMPLE ST., 10TH FLOOR		SALT LAKE CITY, UT 84115		ENGLEWOOD, CO 80112		ENGLEWOOD, CO 80112		ENGLEWOOD, CO 80112	
	DATE:		FILE NO:		50 EAST NORTH TEMPLE ST., 10TH FLOOR		SALT LAKE CITY, UT 84115		ENGLEWOOD, CO 80112		ENGLEWOOD, CO 80112		ENGLEWOOD, CO 80112	

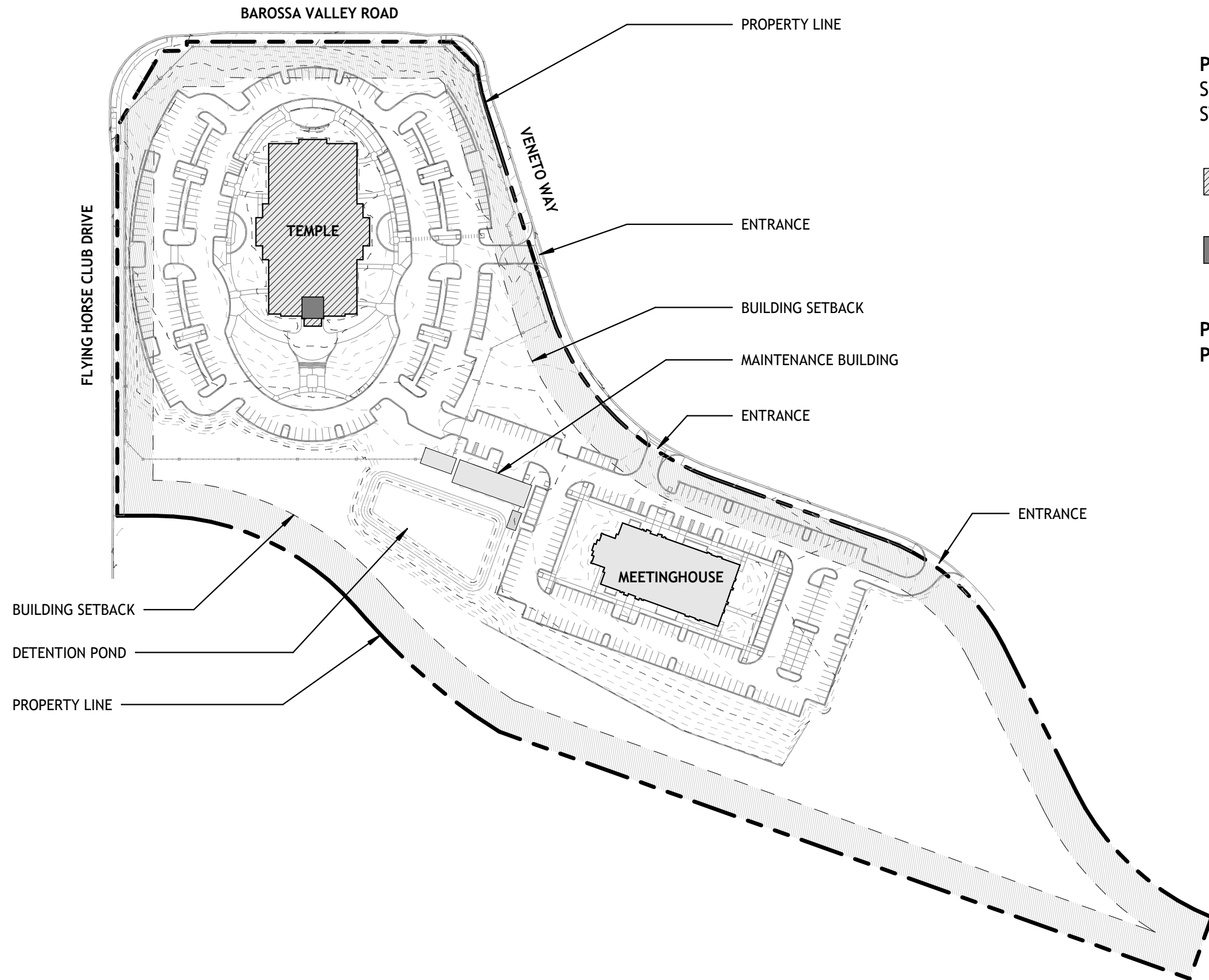
Appendix C

Building Height Compliance Exhibit

UDC 7.2.302 - MX-N ZONING
MAX. BUILDING HEIGHT = 45'

UDC TABLE 7.4.2-F
MAY EXCEED MAXIMUM HEIGHT LIMIT PROVIDED CROSS-SECTION OF SPIRE
DOES NOT EXCEED 5% OF PRIMARY STRUCTURE FROM WHICH IT RISES





PER TABLE 7.4.2-F
SPIRE DOES NOT EXCEED 5 PERCENT OF THE PRIMARY
STRUCTURE FOOTPRINT

TEMPLE FOOTPRINT
32,800 SF

STEEPLE FOOTPRINT
910 SF

PERCENT OF STEEPLE FOOTPRINT ACROSS
PRIMARY STRUCTURE FOOTPRINT = 2.8%



Appendix D

Estimated City Wide Development Fees

City of Colorado Springs Impact Analysis: Citywide Development Impact (Police & Fire) Fees

File: DEPN-25-0056

Project Scope: Religious Institution

Total Acreage of Entitlement: 18.61

Project Name: Colorado Springs Temple
2396 Veneto Way
Address: Colorado Springs, CO

Current Land Use: Vacant

Building Permit Required: Yes

Temple: 159,845 sq ft
Meeting House: 17,3000 sq ft
Maintenance Building: 3,590 sq ft
Previously paid annexation fees were applied to first item

Parcel/TSN: 62099303001

New/Redevelopment SF or # of Units: in full

Fees Due: At time of Building Permit

Citywide Development Impact: Police & Fire Fees						
Annexation Name: Flying Horse Ranch Addition						
Annexation Acreage: 1568						
Annexation Fees paid: Previous Fire Annexation Fees Paid						
Subdivision: Flying Horse No. 24 Filing No. 1, 18.12 acres at \$600 per acre paid						
Type of Permit (Non Residential)	Total Existing Use - # of Sq. Ft.	Total New Use - # of Sq. Ft.	NET # of Sq. Ft.	Police Fee Calculation	Fire Fee Calculation	Total Police & Fire Fees
Tier II (Institutional) - Temple	-	43,134	43,134	\$20,704.32	\$23,292.36	\$43,996.68
Less Previously Paid Annexation Fees			-	\$0.00	-\$11,167.20	-\$11,167.20

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The current amount of fees is: **\$0.77** per sq. ft. or **\$32,829.48** total.
Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide.
No Credit or Refund shall be given for redeveloping a parcel to a less intensive use.

Citywide Development Impact: Police & Fire Fees						
Annexation Name: Flying Horse Ranch Addition						
Annexation Acreage: 1568						
Annexation Fees paid: Previous Fire Annexation Fees Paid						
Subdivision: Flying Horse No. 24 Filing No. 1, 18.12 acres at \$600 per acre paid, applied with Temple						
Type of Permit (Non Residential)	Total Existing Use - # of Sq. Ft.	Total New Use - # of Sq. Ft.	NET # of Sq. Ft.	Police Fee Calculation	Fire Fee Calculation	Total Police & Fire Fees
Tier II (Institutional) - Meeting House	-	17,300	17,300	\$8,304.00	\$9,342.00	\$17,646.00

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The current amount of fees is: **\$1.02** per sq. ft. or **\$17,646.00** total.
Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide.
No Credit or Refund shall be given for redeveloping a parcel to a less intensive use.

Citywide Development Impact: Police & Fire Fees						
Annexation Name: Flying Horse Ranch Addition						
Annexation Acreage: 1568						
Annexation Fees paid: Previous Fire Annexation Fees Paid						
Subdivision: Flying Horse No. 24 Filing No. 1, 18.12 acres at \$600 per acre paid, applied with Temple						
Type of Permit (Non Residential)	Total Existing Use - # of Sq. Ft.	Total New Use - # of Sq. Ft.	NET # of Sq. Ft.	Police Fee Calculation	Fire Fee Calculation	Total Police & Fire Fees
Tier II (Institutional) - Maintenance Building	-	3,590	3,590	1,723.20	\$1,938.60	\$3,661.80

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The current amount of fees is: **\$1.02** per sq. ft. or **\$3,661.80** total.
Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide.
No Credit or Refund shall be given for redeveloping a parcel to a less intensive use.

Version 1 - Date: 5/29/2025

Prepared by: Caroline Miller, PLDO Program Administrator
Email: caroline.miller@coloradosprings.gov
Phone: (719) 385-5232

Please Note: All fee breakdowns are based upon the site plan application and the applicable fee schedules at the time the breakdown is generated. This amount is subject to change, as fees are due with the active fee schedule applicable at the time of payment. Fee Schedules are subject to change with limited notice.

Additional charges associated with the payment of these fees, including a \$10 Administration Fee per transaction (for up to 50 units), may be applicable at time of payment, and are not reflected in this fee breakdown.

Fee Breakdown expires 12/31/2025.