



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, May 14, 2026, 6:30 PM
Council Chambers – 220 W. South Avenue

Zoom link from the calendar at the bottom of the front page of the City website (www.woodlandpark.gov).

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** January 22, 2026 & April 23, 2026
- 4. PUBLIC HEARINGS**
 - A. (Continued from April 23, 2026) Challenner Corner Subdivision Preliminary and Final Plat (A26-0045)** A request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) in the Neighborhood Commercial (NC) zone. **(QJ)**

The City Council Public Hearing is currently scheduled for Thursday, June 4, 2026, at 6:00 PM.
 - B. (Continued from April 23, 2026) Pines at Stone Ridge PUD & Preliminary Plat Extension (A26-0080):** A request by Craig O'Boyle of Go Beyond, LLC (Applicant & Property Owner) for approval of a 2-year extension of both the approved Pines at Stone Ridge portion of the Stone Ridge Village Planned Unit Development (PUD) and the approved preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO). **(A)**
 - C. The Haven at Paradise Filing No. 2 (A26-0058):** A request by Mark McNab, MBI Contractors, Inc. (Applicant), Ventus, LLC (Property Owner), and City of Woodland Park (Property Owner) to replat into three lots, Lots 4 and 5, The Haven at Paradise (zoned Suburban Residential), together with an unplatted 2.5± acre tract in the SW ¼ of Section 19, T 12 S, R 68 W (zoned Public/Semi-public Land), in the City of Woodland Park, Teller County, CO; the subject property is located north of Kings Crown Road and west of Red Haven Place **(QJ)**

The City Council Public Hearing is currently scheduled for Thursday, June 4, 2026, at 6:00 PM.

5. REPORTS

6. WORK SESSION: Discussion regarding future project priorities

7. ADJOURN

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for January 22, 2026
Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance.

1. **CALL TO ORDER & ROLL:** Chair Brown called the meeting to order at 6:30 pm.

Present	Commissioner Don Dezelle
Present	Commissioner Ken Hartsfield
Present	Commissioner Don Hoying
Present	Commissioner Ken Kennedy
Present	Commissioner Jarrod Newcom
Present	Chair Lee Brown
Staff Present:	Planning Director Karen Schminke, AICP
	Permit Technician Grant Ahtye
	Consultant Jennifer Gardner
	City Attorney Nina Williams (via Zoom)

Quorum requirements are satisfied.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE MINUTES:** Commissioner Hartsfield motioned and Commissioner Dezelle seconded approving the January 8, 2026, Planning Commission meeting minutes. Minutes were approved unanimously by voice vote.

4. **PUBLIC HEARINGS:**

A. Unified Development Code:

Consider an Ordinance repealing Title 16 Mobile Homes, Title 17 Subdivisions, Title 18 Zoning, and Section 5.24 Wireless Communication Facilities, of the Woodland Park Municipal Code and to reestablish and adopt said regulations as the Unified Development Code for the City of Woodland Park, Colorado. The proposed document and additional information regarding this project can be found by searching "Unified Development Code" on the City of Woodland Park website at www.woodlandpark.gov (L).

Planning Director Schminke explained that over the past three plus years a lot of time, work, energy, effort, and extreme attention to detail went into preparing the proposed Unified Development Code in front of us this evening. Ms. Gardner, with Logan Simpson, is going to go into considerably more detail about our process and the product we are bringing before you this evening.

Ms. Gardner stated the primary focus of this project was to restructure Title 16 Mobile Homes, Title 17 Subdivisions, Title 18 Zoning, and a portion of Title 5 regarding Wireless Communication Facilities into a single Unified Development Code, otherwise known as a UDC. Language was updated and terminology modernized to ensure plain English for ease of use throughout that restructuring process and purpose statements were added throughout to further ensure the usability of this new UDC. She also noted that definitions were updated, application procedures were centralized and clarified, review and approval authority responsibilities were added. The Use Table was updated by modernizing the terminology and adding Use Specific Standards. The uses listed then correspond with those use categories listed in the Parking Table standards. She also noted that more recently adopted ordinances on Short Term Rentals, Natural Medicine

Businesses, and Water Requirements for Development had been incorporated into this document.

Ms. Gardner then explained how we got here today. She reminded everyone that the City went through a robust planning process, including an extensive community engagement, for the adoption of the City's new Comprehensive Plan in October of 2021. The initial stage of the UDC project began towards the end of the Comprehensive Plan update process and involved a preliminary analysis of the existing Title 16, 17, 18, and that portion of Title 5. The top priority identified was a significant overhaul of the structure of the regulations to combine all those titles that we have been talking about into a single Unified Development Code was necessary. That process included more than 20 work sessions with Planning Commission over those three years; members of City Council and Board of Adjustment also participated in the work sessions. The proposed document also went through a full legal review to ensure compliance with State and Federal regulations.

She then provided a comparison of the structure of the current regulations to the proposed structure. The existing subject will be repealed and then replaced with one single title comprised of seven chapters. Each chapter serves a distinct purpose and they are designed to work together. Since this was a targeted update largely focusing on restructuring, the project did not change existing metrics and provisions associated with items such as signs, parking, architectural design guidelines, lot coverage, setbacks, lot size, density, and building height standards. She also noted that the requirements for operating a short-term rental remain the same as what our citizens approved in Ordinance 1469 in December of 2023. She noted that during the process of preparing this document, several items were identified for future updates. Those projects will require additional conversations with the community, Planning Commission, and City Council.

Ms. Gardner then provided an overview of each Chapter, explaining the purpose and its contents. Chapter 1 is General Provisions, the purpose of which is to house the foundational rules and overarching terms that govern the entire document. Chapter 2's purpose is to identify the Zone Districts established by the City of Woodland Park. Chapter 3 contains development standards, performance standards, and design guidance for the development and redevelopment of property with the objective of facilitating the creation and maintenance of safe, functional, and aesthetically pleasing development. Chapter 4 is Use Standards and identifies the uses allocated withing each zone district and includes additional use-specific standards. Chapter 5 covers subdivision standards and provides regulations for the physical design of subdivisions; additional detailed design requirements are in the City's engineering specifications. Chapter 6 is the administration chapter which provides the regulations for the administration of the UDC, including identification of decision-making bodies and their associated roles as it pertains to the Code. Chapter 7 contains definitions of certain words, phrases, or uses found throughout the UDC. She concluded her presentation by noting that Staff has found that the proposed UDC meets the objectives of the project, is legally sound, and provides a functional structure for the City's zoning and subdivision regulations.

Director Schminke noted that all seven chapters that are the subject of tonight's hearing were posted on the City's website in compliance with the requirements and they have been available since the 7th of January.

She also explained that during the month prior, the document was available for public review and comment. During that time roughly 250 comments were submitted, and every single one was reviewed prior to the public hearing document being posted January 7th.

Director Schminke also noted that there is an entire page on the website dedicated to this project. That page summarizes the history of this project and includes a summary of substantive changes as well as a copy of the staff report that went to the Commission. She concluded her comments by stating that staff is very comfortable with the product before the Commission and the recommendation is to repeal those existing Titles and recommend that City Council adopt this new Unified Development Code.

Chair Brown asked the Commission if they had any questions for the Staff?

The first question related to how an existing pending project would be affected once this Code goes into effect. A specific example of an approved preliminary plat, but the final plat has not been completed. Director Schminke explained that a preliminary plat is still good for two years and this document provides clarity of process and procedure.

It was noted that the Planning Commission hearing is the first step of the adoption process; and explanation for the subsequent steps in the adoption process was requested. Director Schminke replied that if there is a positive recommendation from the Planning Department this evening, that it is then transmitted to City Council. There is a work session scheduled with City Council for February 5 to help orient them to the document, and answer questions so they are comfortable with the document prior to their public hearing. Initial posting of the Ordinance is scheduled for February 19 and then the public hearing is scheduled for March 5.

Next it was asked if there were any additional legal updates to meet Federal and State laws since January 7th that were not otherwise talked about in any of the meetings or reviews? Director Schminke explained that the Commission did their own comprehensive review during this past summer. Comments and suggestions from that review were incorporated and then it was routed to the City Attorney for their legal review. The primary recommendations from that legal review were in Chapter 1, which is the legal framework for the rest of the code. There have not been any comments since then and Attorney Williams is available if she wants to add anything.

Chair Brown then opened the item for public comment.

Larry Larson introduced himself and indicated that he lives in the Northwoods neighborhood and thanked the Planning Commission and Staff for allowing him the opportunity to provide his opinion regarding the UDC. He indicated that he wanted to further address the UDC in relationship with the Comprehensive Plan and wants to give some specific details. He explained that fall of 2021 the Woodland Park Planning Commission and the City Council approved and endorsed adopting the Envision 2030 Woodland Park Comprehensive Plan; the Plan states very clearly that it is aspirational, which means, a strong desire for guiding Woodland Park into the community we all want it to be. The plan is not regulatory and does not include any standards, criteria, or requirements. The plan provides guidelines toward future developments to grow with our community. The plan was envisioned to be implemented through stated specific goals, objectives, and actions in the 2030 future land use map. Upon adoption of the plan, it was intended to begin the comprehensive land use code revision. Since that time this process has commenced and is coming close to the end. Mr. Larsen then reviewed several specific statements from the Plan including a vision statement, goals and objectives. Mr. Larsen concluded by thanking the Planning Commission for their hard

work and stated that if he was in their place he would vote to recommend the City Council approved the UDC now.

Arnie Sparnins stated that the UDC looked great but questioned what level of auditing was done to make sure there weren't unintended changes errors or omissions. He noted that it was hard for the public to follow along during the open work sessions. During his own quick check regarding short-term rentals he was concerned that the new use table shows that non-primary residence STRs could be permitted in the PUD zone and that this is contrary to what the voters had approved. He stated that it would be very useful to be able to see what was there before and what's there after rather than just having to see a comment that says nothing has changed. He indicated that as people look at the magnitude of changes, a more explicit cross reference could do a lot to really improve confidence in the new document because there is a lot of good work.

With no one else desiring to provide comments, Chair Brown closed public comment.

Chair Brown asked Director Schminke to address the comment made about the short-term rental ordinance.

Director Schminke confirmed that in the current Use Table, specific to PUD zones, the non-primary residence short-term rental is prohibited, and a primary residence short-term rental is listed as permitted in PUDs. The current code often lists a use as PC – permitted conditionally in this PUD zone; this has proven to be problematic and confusing. In the proposed Use Table, the letter “G” often appears in the PUD column which indicates that the General Development Plan for the PUD should be consulted to determine if the specific use is permitted or may require a conditional use permit within that PUD zone. While updating the PUD column, the “G” designation was incorrectly inserted with the short-term rental uses. Ms. Schminke stated that this is an easy adjustment that could be made this evening, by recommending that the designations be reverted to how it appears in the current Use Table. Specifically, a non-primary residence STR would be denoted as prohibited, and a primary residence short-term rental would be permitted in the PUD zone.

Chair Brown asked if there were comments or if there's no discussion, a straw poll to see if everyone agrees.

Commissioner Hartfield indicated that he appreciated Mr. Sparnins comments and the intent was to not make substantial changes, but to be consistent with what the voters approved and make the necessary revision.

Chair Brown indicated that is why we have public comments to help identify these things. It looks like everyone's nodding their heads on this subject that we recommend that modification be made.

Director Schminke asked Ms. Gardner to share her screen and show the proposed Use Table from Chapter 4. Ms. Gardner then updated the table to reflect the correct designations under the PUD column: short-term rental, non-primary residence should be listed with a blank cell indicating that those are prohibited; short-term rental primary residence would be listed as a P. These designations are how it appears in the ordinance that was adopted by our community in December of 2023.

The Commission then had a discussion regarding the “G” designation in the Use Table. The letter “G” in a cell indicates the use may be allowed per PUD general development plan for the specific PUD zone, but to be consistent with the voter approved ordinance the letter “P” should be used for short-term rental primary residence use in a PUD zone.

Chair Brown asked if everyone agreed with the changes to the Use Table in Chapter 4 displayed on the screen. Director Schminke noted that the Commissioners looked unanimous in their agreement.

Commissioner Hoying stated that he wanted to talk about the powers and duties section in Chapter 6 as it pertains to the Board of Adjustment. He wanted to confirm that it was sufficiently clear as to what decisions are subject to an appeal and which are not. Director Schminke provided an explanation of the Board of Adjustment's authority to review a request to vary a standard in the Code (for example, to reduce a setback), and their authority to hear an appeal of a Staff decision. A quasi-judicial matter that is decided by City Council is appealed in court and not with the Board of Adjustment. She indicated that the proposed Code was clear to her and to the City Attorney on how these items would be handled. Commissioner Hoying stated that he hopes it is clear to others in the general populace and that is why he wanted to invite this discussion.

MOTION: Commissioner Hartsfield moved that the planning commission recommend City Council approve the proposed ordinance repealing Title 16 Mobile Homes, Title 17 Subdivisions, Title 18 Zoning, and Section 5.24 Wireless Communication Facilities of the Woodland Park Municipal Code and to reestablish and adopt said regulations as the Unified Development Code for the City of Woodland Park with the additional modifications to STRs and PUD zoning as discussed and documented; Commissioner Kennedy seconded the motion. The motion was approved unanimously.

Yes: Kennedy, Newcom, Brown, Dezellem, Hartsfield, Hoying.

No: None.

Motion carries 6-0.

The City Council Public Hearing is currently scheduled for Thursday, March 5, 2026, at 6:00 P.M.

Chair Brown relayed his appreciation to Staff and the consultant for all the hard work on this project. He noted that quite an effort was made in early December to get this document out to the general public for their review and comment. He also recognized that if other errors or omissions are identified, there is still time to correct those.

Director Schminke thanked him for his kind words.

5. **REPORTS:** Director Schminke noted that she and Ms. Gardner would be doing a work session with City Council on February 5th to help orient them to this document prior to their upcoming public hearing. She also stated that the document could still be accessed on the City's website along with the orientation videos.
6. **ADJORN** - The regular meeting was adjourned at 7:47 p.m.

There is no business for the February 8th meeting, so the next Planning Commission meeting is scheduled for February 26, 2026, at 6:30 p.m.

Approved this _____ day of _____, 2026 by

Lee Brown, Chair

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for April 23, 2026
Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@woodlandpark.gov.

1. **CALL TO ORDER & ROLL:** Chair Brown called the meeting to order at 6:30 pm.

Present	Vice Chair Ken Kennedy
Absent	Commissioner Jarrod Newcom
Present	Commissioner Ken Hartsfield
Present	Commissioner Don Hoying
Present	Chair Lee Brown
Staff Present:	Planning Director Karen Schminke, AICP
	Senior Planner CJ Gates

Five members are required to meet quorum requirements. Four members are in attendance, so quorum requirements are not satisfied to conduct business.

Director Schminke advised the Planning Commission to make motions to adjourn the public hearings for each item to May 14, 2026.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE MINUTES:** Due to a lack of quorum, minutes were not approved.

4. **PUBLIC HEARINGS:**

A. Challenner Corner Subdivision Preliminary and Final Plat (A26-0045) A request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) in the Neighborhood Commercial (NC) zone. **(QJ)**

MOTION: Vice Chair Kennedy moved and Commissioner Hartsfield seconded to adjourn Item 4.A. Challenner Corner Subdivision Preliminary and Final Plat to the Planning Commission Meeting on May 14, 2026, at 6:30 p.m.

YES: Hartsfield, Hoying, Brown, Kennedy.

NO: None.

Motion carries unanimously.

B. Pines at Stone Ridge PUD & Preliminary Plat Extension (A26-0080): by Craig O'Boyle of Go Beyond, LLC (Applicant & Property Owner) for approval of a 2-year extension of both the approved Pines at Stone Ridge portion of the Stone Ridge Village Planned Unit Development (PUD) and the approved preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12,

13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO). (A)

MOTION: Vice Chair Kennedy motioned and Commissioner Hartsfield seconded to adjourn Item 4.B. Pines at Stone Ridge PUD & Preliminary Plat Extension to the Planning Commission Meeting on May 14, 2026, at 6:30 p.m.

YES: Hoying, Brown, Kennedy, Hartsfield.

NO: None.

Motion carries unanimously.

5. **REPORTS:** Director Schminke reported that the May 14, 2026 Planning Commission will have three items to consider. The City Council hearing on the Challenner Corner Subdivision Preliminary and Final Plat is now scheduled for June 4, 2026. The new dates have been communicated to the applicants and publicly posted as required.

Senior Planner Gates announced that he submitted his resignation, his last day of service with the City will be May 8, 2026. The Planning Commission wished him well in his future endeavors.

6. **WORK SESSION:** Not held.

7. **ADJORN:** The regular meeting was adjourned at 6:35 p.m.

The next Planning Commission meeting is scheduled for May 14, 2026, at 6:30 p.m.

Approved this _____ day of _____, 2026 by

Lee Brown, Chair



Planning Commission Staff Report Public Hearing April 23, 2026

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
4A	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4A

Challenger Corner Subdivision Preliminary and Final Plat (A26-0045): A request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO) in the Neighborhood Commercial (NC) zone. **(QJ)**

BACKGROUND

This application was submitted on February 17, 2026 prior to the effective date of the Unified Development Code and is being processed under section 17 of the Woodland Park Municipal Code which was in effect at that time.

The subject property is 0.82 acres in size and is located north of Highway 24 at the intersection of Lake Avenue, N. Baldwin Street and Rampart Range Road. The subject property is configured as a narrow trapezoid that borders Rampart Range Road to the east, Lake Avenue to the south and N. Baldwin Street to the west (reference Figure 2).

The subject property was originally shaped like a triangle with the southern tip ending in a point. In the late 1980's improvements were made to Lake Avenue and a portion of the subject property was conveyed to City of Woodland Park for the Right-of-Way. The ROW dedication was not sufficient and a portion of the subject property currently extends into the ROW.

The subject property has never been platted and currently has two dwelling units located on the northern portion of the property each with its own separate water tap. According to the Teller County Assessor information, the dwelling on the west side of the

Figure 1: Vicinity Map

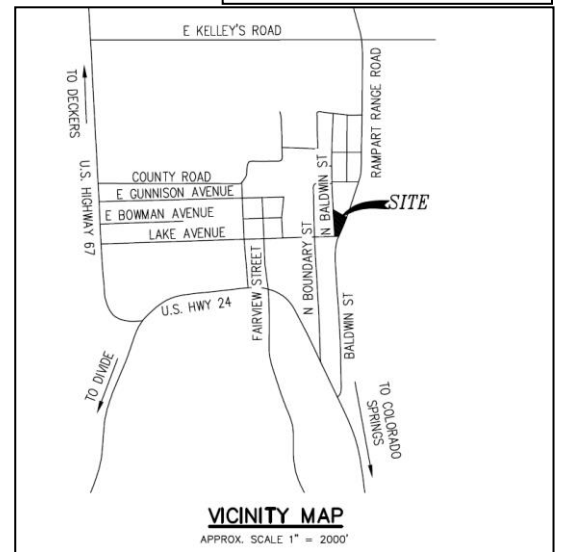
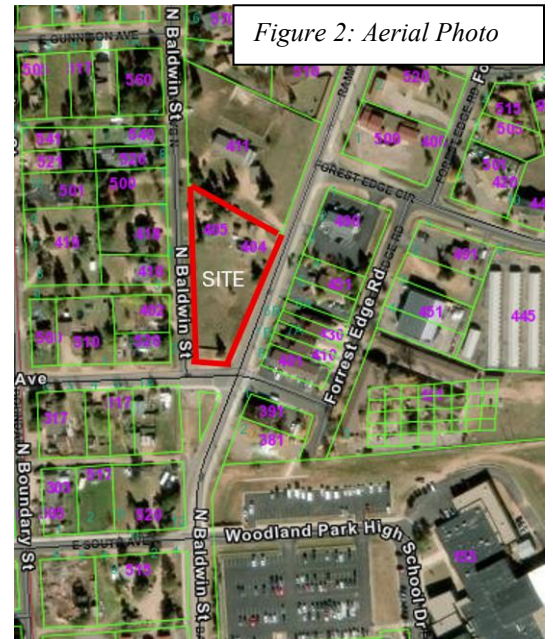


Figure 2: Aerial Photo



property with an address of 405 N. Baldwin St. was built in 1960 and is 761 square-feet in size. The dwelling on the east side of the property with an address of 404 Rampart Range Rd. was also built in 1960 and is a total of 432 square-feet in size. The subject property generally remains in its original condition but minor improvements were added, such as a driveway, fence, and placing a shed, which were all permitted with the City of Woodland Park Planning Department.

ZONING & SURROUNDING USES

Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as Neighborhood Commercial.

Figure 3: City Zoning Map



City of Woodland Park - Official Zoning Map

Residential	Commercial	Other Zones
Suburban Residential (SR)	Central Business District (CBD)	Public / Semi-Public Land (P/SPL)
Urban Residential (UR)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)
Multi-Family Residential Suburban (MFS)	Community Commercial (CC)	Agricultural (AG)
Multi-Family Residential Urban (MFU)	Service Commercial (SC)	City Limits
Mobile Home Park (MHP)	Heavy Service Commercial Light Industrial (HSC/LI)	



The zoning and uses of the surrounding properties are:

	USE	ZONE
North	Un-platted single family residential lot	NC
South East	Single family residential lots, Woodland Aquatic Center and Woodland Park High School	UR & P/SPL
East	Peak View Townhomes	NC
West	Single family residential lots	UR

To aid in becoming familiar with the subject property and surrounding area, below is a series of pictures of current conditions of the subject property.



Figure 4a: Photo taken from Lake Ave looking north

Figure 4b: Photo taken from Baldwin St looking northeast

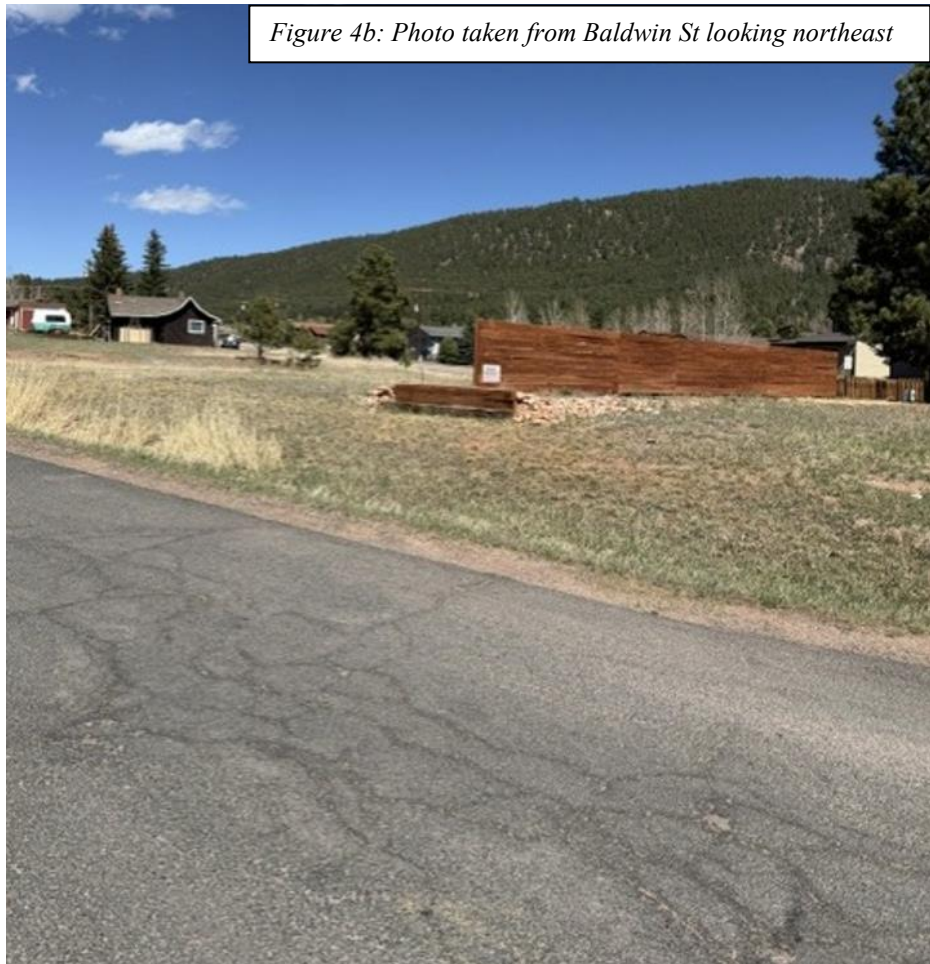


Figure 4c: Photo taken from Baldwin St looking east



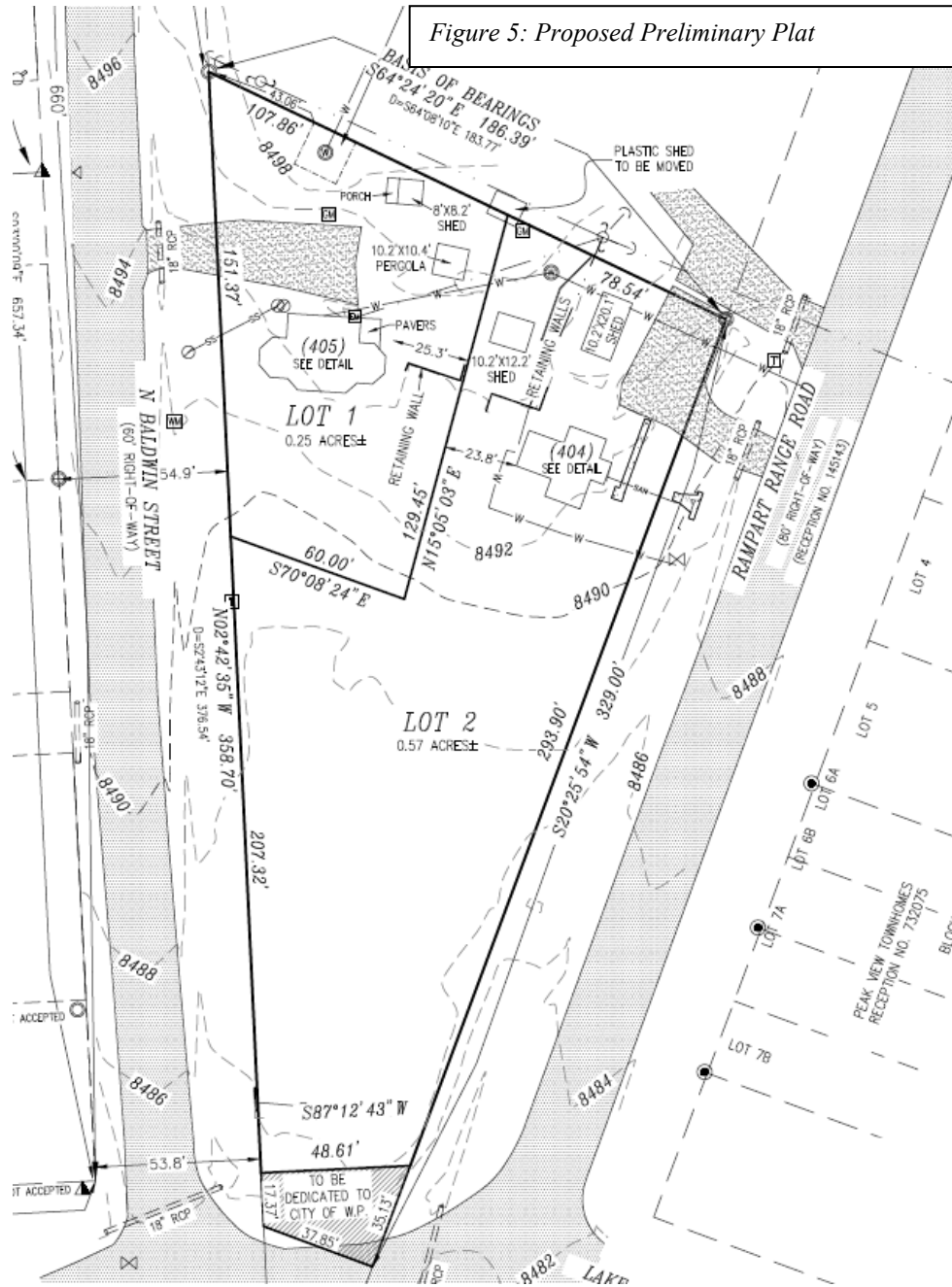
Figure 4d: Photo taken from Rampart Range Rd. looking west



CURRENT PROPOSAL

The current owners, Richard & Mary Challenner are requesting to plat the 0.83± acre parcel into 2 lots. The subject property has an established ground cover of native grass and slopes from north to south with an overall grade change of 10ft. The desired end result is to have each existing single-family house on its own legally platted lot. The proposed lot one (405 N. Baldwin St.) is a total of 0.25 acres while the proposed lot 2 (404 Rampart Range Rd.) is a total of 0.57 acres. See Figure 5 below for the proposed lot configuration.

Figure 5: Proposed Preliminary Plat



As a part of this subdivision, there will be a portion of the south end of the subject property will be dedicated to the City of Woodland Park. The total area to be dedicated is 68.37 square-feet (reference Figure 6).

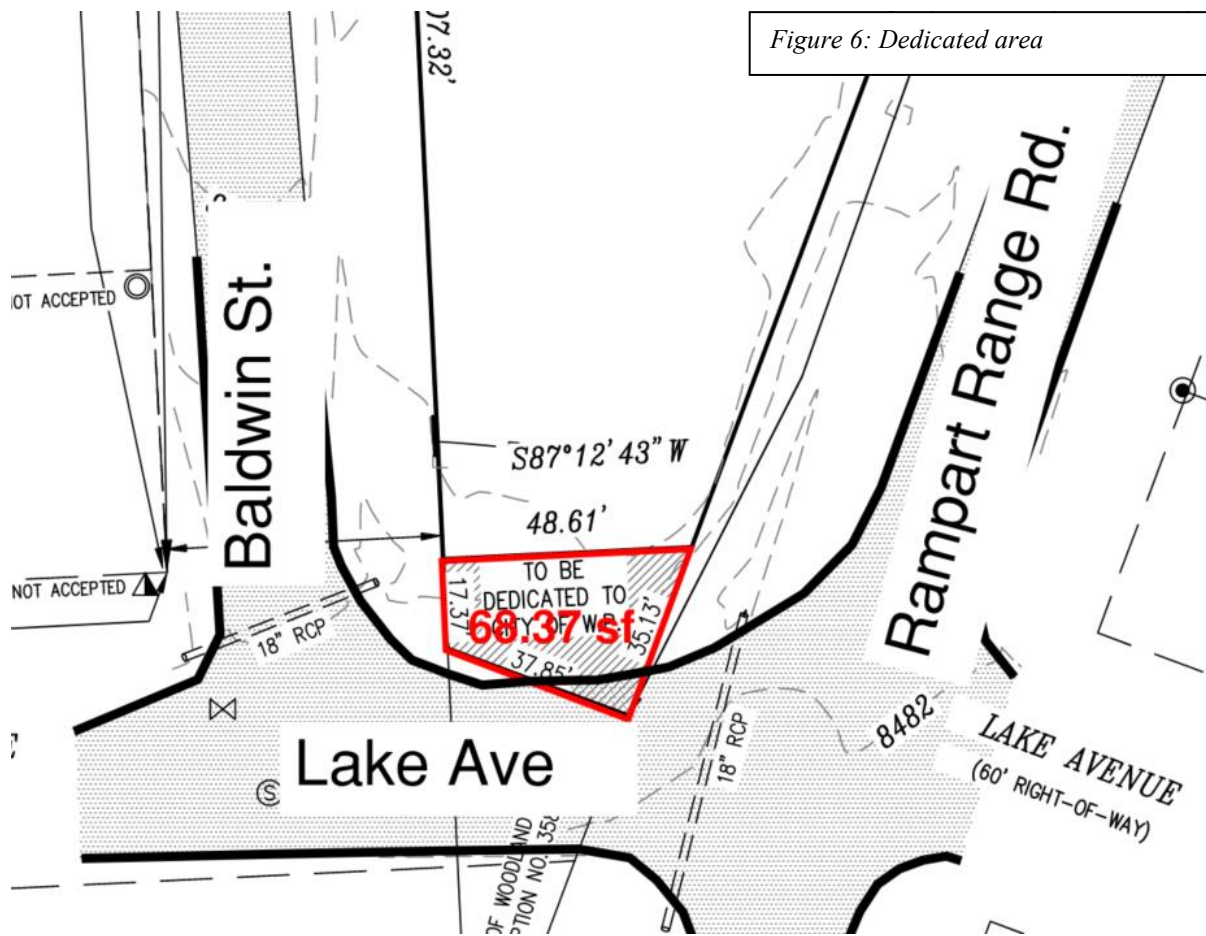


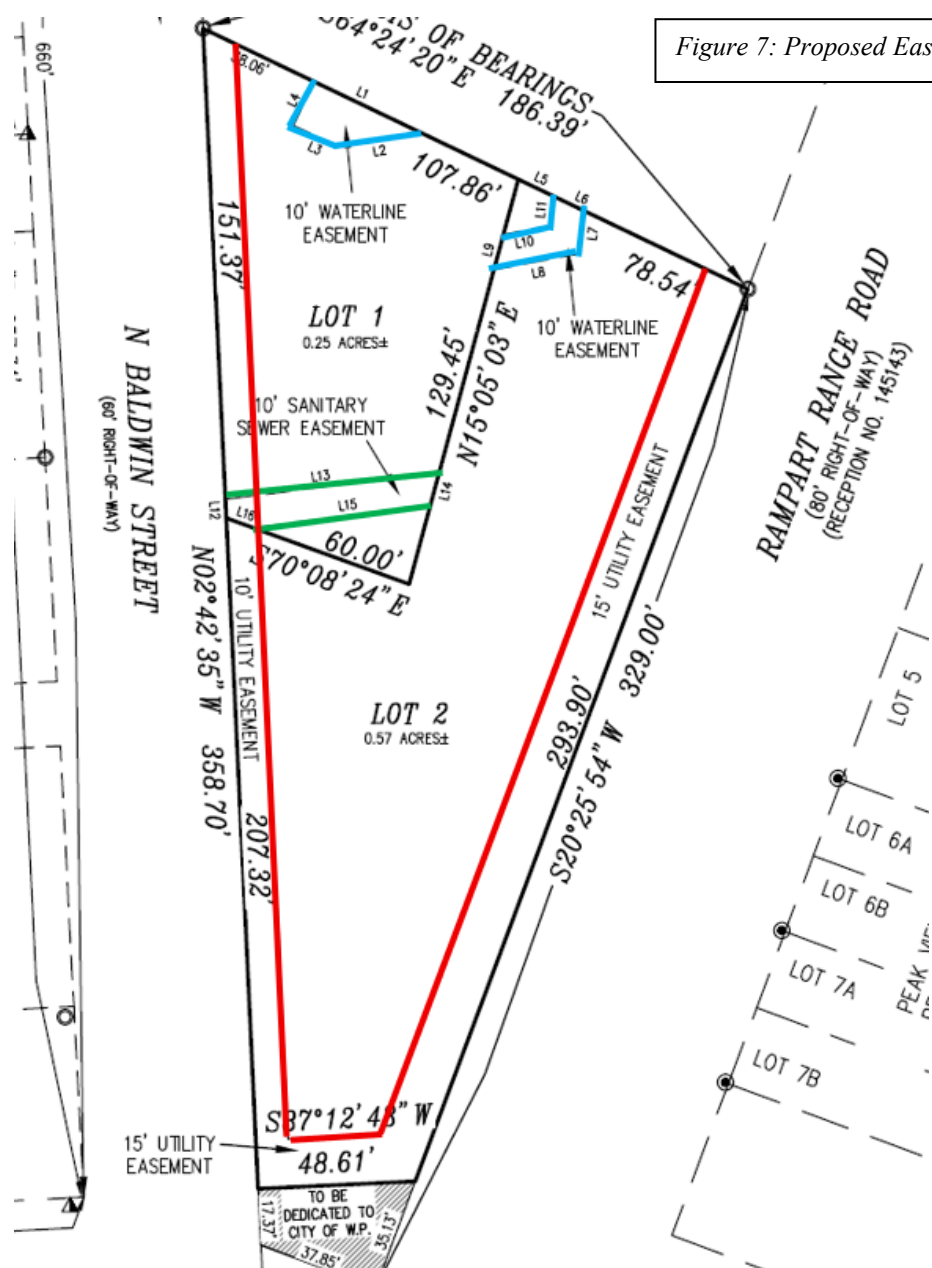
Figure 6: Dedicated area

In preparing this final plat, the applicant hired a private utility locating service that located all of the utility lines on the subject property. The purpose of this was to determine where easements may be necessary. The proposed plat was also routed to the local utility companies for comment.

Figure 7 depicts the proposed final plat with the proposed easements. CORE Electric requested a utility easement on all sides that abut a ROW. A 10ft utility easement is proposed on the west side of the property that borders N. Baldwin Street due to the existing building location. The other two sides of the property contain a 15ft utility easement (outlined in red).

On the north side of the property, there are two separate water line easements (outlined in blue). The 10ft waterline easement on lot 2 is necessary since the water service line for lot 1 is located within that area. The 10ft waterline easement on lot 1 contains a water meter pit that serves the lot directly to the north of the subject property. Lastly, there is a 10ft sanitary sewer easement (outlined in green) located on lot 1 that contains a sanitary sewer line that serves the existing house on the proposed lot 2.

Figure 7: Proposed Easements



REFERRALS

The application was referred to City Utilities, Public Works, City Attorney, City Inspector, City Engineer, City Manager, Woodland Park Parks and Recreation Board (PRAB), Woodland Park Police Department, and North East Teller County Fire Protection District (NETCFPD).

The Woodland Park Utilities Department is in favor of the proposed two lot subdivision since there are already two separate single-family homes each with their own water tap.

The Parks and Recreation Advisory Committee reviewed this application on March 11, 2026 and unanimously recommended the applicant pay Park fees in lieu of land dedication which equates to a total of \$5,448.

CORE submitted a comment stating, "CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on existing CORE facilities, utility easements, electric loading, and service requirements. Based on this review, CORE provides the following comments and concerns: CORE Electric Cooperative has existing overhead electric facilities located on the subject property as well as adjacent parcels. These facilities, along with the associated utility easements, will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. In addition, CORE Electric Cooperative will require a 15-foot utility easement along the Road right-of-way."

CODE COMPLIANCE – PRELIMINARY PLAT

This Preliminary Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A copy of the Preliminary Plat is attached to this Staff Report as part of the application.

§17.20.010 Preparation process. *After the subdivider has received written comments from the city planner, a preliminary plat shall be prepared by a surveyor, architect, professional planner or professional engineer for presentation to the planning commission. The preliminary plat shall be processed as follows: Twenty-five blue-line copies and one reproducible copy of the preliminary plat shall be presented to the city planner along with the required supplemental material at least twenty days prior to a regular planning commission meeting. If the plat is in compliance with these regulations, the city planner will furnish the following agencies with a copy for their review and comments; all public utilities companies, the school district, Teller County, and the State Highway Department (where a subdivision borders on a state highway). The city planner may delay a preliminary plat for one regularly scheduled planning commission meeting if further processing is required.*

Complies. The Preliminary Plat was discussed during several pre-application conferences with the applicant. The application was distributed to appropriate agencies for their review and comment, revised by the applicant to address comments and redlines.

§17.20.060 Design and drawing. *The Preliminary Plat shall be prepared as follows;*

- A. The design should be in accordance with the subdivider's plans for actual development and therefore, should be a true representation of the subdivision which may eventually be recorded.*
- B. The drawing shall be made at a scale of one-inch equals one hundred feet. A map of twenty-four (24) inches by thirty-six (36) inches is required. If more than one page then an index page shall be provided.*

Complies. The Preliminary Plat is a true representation of the subdivision as the applicant intends to record it.

§17.20.070 Information (A through Q).

Complies. This section is long list of technical information required to be contained on the Preliminary Plat which must be prepared by a licensed professional land surveyor. All criteria from this section has been reviewed by staff. The Preliminary Plat is determined acceptable at this time. Rampart Surveys, LLC is the Colorado licensed professional Land Surveyor.

§17.20.080 Supplemental Material. *The preliminary plat shall be accompanied by the following supplemental material:*

- A. *A letter of intent addressed to the city council and planning commission containing the following:*
1. *A brief description of the tract, i.e. general location, physical features of the land, total acreage;*
 2. *Existing and proposed zoning;*
 3. *Proposed number of building sites and typical lot size;*
 4. *Proposed structures;*
 5. *A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;*
 6. *Any proposed variances from the subdivision regulations;*
 7. *Any additional information deemed necessary by the city staff;*
 8. *Signature of the subdivider;*
 9. *A written proposal explaining the subdivider's intent with regards to the dedication of parks, recreation areas, and open spaces and/or parks capital fees of land, the location within the tract or the amount of fees required for approval.*
 10. *Detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

Complies. The letter of intent was submitted containing the necessary information required above. The property is already developed and each house is currently served with City water.

- B. ***Master Plan.*** *When the preliminary plat covers only a part of the developer's contiguous holdings, twenty-five blue-line copies and one reproducible copy of a proposed master plan for development of said contiguous holdings shall be furnished. A master plan need only be submitted with the first preliminary plat submitted for the area and shall be processed along with the first preliminary plat, if not previously processed.*

Not applicable. A Master Plan for this parcel is not needed and does not exist.

- C. *One copy of the accurate names and mailing addresses of the owners of all immediately adjoining land as their names appear on the tax records of the municipality or county. Also to be included are the names, mailing addresses and phone numbers of individuals or firms to whom notice of public hearings and billings for required fees (recording plats, public notices, sign postings, etc.) are to be sent.*

Complies. Submitted with the application.

- D. *If evidence of a geological hazard is presented by the City at the sketch plan stage, the subdivider shall present geologic hazard information.*

Not applicable. No geological study is not needed because the applicant is not requesting any improvements to the subject property at this time.

- E. *One reproducible copy and two blueline copies of a twenty-four-inch by thirty-six-inch plat or plats showing the following 1 through 4 items.*

Complies. The information within this code provision was included with the Preliminary Plat.

- F. *Applications for any proposed variances from the subdivision regulations. A petition for annexation where applicable. A PUD or other zoning change application where applicable.*

Not applicable. No variances are proposed by the applicant.

- G. *One copy of a preliminary utilities report as described in the city engineering specifications (if required).*

Not applicable. A utilities report is not required as all utilities are already installed for the two dwelling units located on the subject property. The proposed Preliminary and Final Plat includes new easements for utilities that cross the proposed property lines.

- H. *A letter from the surveyor of the plat stating the total area of lots by zone, the area of streets and alleys, and the area of proposed park sites or open spaces and other lands to be dedicated to the city.*

Complies. The Preliminary Plat indicates lot and tract uses and total areas as well as the portion of the property that will be dedicated to the City of Woodland Park. As previously discussed within the staff report, a portion of Lake Street encroaches into the subject property. In order to clean up this parcel, the owners are dedicating that portion of their land to the City of Woodland Park.

- I. *Completed checklist of Teller County School District RE-2.*

Not applicable. Approved by the City.

- J. *Building envelopes and a driveway plan shall be submitted for all hillside lots showing the lot area from the street to the minimum building setback line at a scale of at least one inch equals one hundred feet, and showing a driveway location which conforms to city engineering specifications.*

Not applicable. This process is handled administratively through the Planning Department. The applicant will also have to receive building permit from the Pikes Peak Regional Building Department if any new development were to commence on the subject property.

CODE COMPLIANCE – FINAL PLAT

This Final Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Final

Plat application followed by a staff analysis. A copy of the Final Plat is attached to this Staff Report as part of the application.

§17.24.070 Completed plat preparation. A. *The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording.*

Complies. The lots do conform to the preliminary plat.

§17.24.080 Information. Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.

Complies. The criteria from this section has been reviewed by staff and is determined to be acceptable.

§17.24.090 – Supplemental Material. A. Major Subdivision

Not applicable. This section is not applicable because the subject property has already been development and no new public infrastructure is being requested at this time. If sometime in the future this property were to redevelop, the owners and applicants at that time would have to meet all applicable City code and standards.

§17.24.090 – Supplemental Material. B. Minor Subdivision

Not applicable. The criteria in this section is addressed in the above section 17.24.090 A.

§17.24.090 – Supplemental Material. C. Water. *The final plat application for both a major subdivision and a minor subdivision must include detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

Complies. The number of residential lots and availability of water taps was approved by the Woodland Park City Council and the Woodland Park Utilities Department. The subject property already has two single-family dwellings located on it with two separate water taps that were approved. No new water taps will be issued for the subject property.

Chapter 17.40. Design Standards. The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements and alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. Relevant standards are listed below.

§17.40.010 - Purpose. *The character and environment of the City of Woodland Park for future years will be greatly affected by the design of subdivisions and the plats that are approved by the City. Planning, layout and design of a subdivision are of the utmost concern. The residents must have available to them within the area, safe and convenient movement to points of destination or collection. Modes of travel to achieve this objective should not conflict with each other or with*

abutting land uses. Lots and blocks should provide desirable settings for the buildings that are to be constructed, make use of natural contours and protect the view, afford privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible. Schools, parks, churches and other community facilities should be planned as an integral part of the area. In order to meet the above objectives, the city encourages innovative subdivision design.

Complies. As determined at Preliminary Plat, this subdivision provides for a well-designed subdivision with each of the already constructed single family dwelling unites on their own lots. Staff finds that the proposed subdivision:

- safe and convenient vehicular and pedestrian movement already exists and will not change;
- Cleans up a “left over” parcel that has never been platted.

§17.40.020 - Site consideration. *Land which the city finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the city to solve the problems created by the unsuitable land conditions. If the problem cannot be suitably corrected, such land shall be set aside for uses which shall not involve a danger or a harmful situation.*

Complies. The proposed Challenger Corner subdivision is suitable for Final Plat. The subject property contains two dwelling units and the owner’s intent is to plat this property into two lots with each home on their own lot. Each house is served with City municipal water and sanitation with connections already in place. The plat also cleans up the issue of ROW encroaches into the subject property. The portion of the property where the ROW encroaches will be dedicated to the City of Woodland Park.

§17.40.030 – Noise reduction. *Where a residential subdivision borders on a state highway, design thereof shall include adequate provisions for the reduction of noise. A parallel street, a landscaped buffer area, or lots with increased setbacks may be required. Arterial streets within the city may require similar provisions.*

Not applicable. No new public roadways are included within this subdivision. City of Woodland Park Rights of way border this parcel on tree sides.

§17.40.040 – Streets, alleys and easements. *Streets shall conform to the street element of the comprehensive plan of the City of Woodland Park.*

Not applicable. No new public roadways are included within this subdivision. City of Woodland Park Rights of ways border this parcel on tree sides.

§17.40.050 - Streets—Frontage. No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon a plat approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.

Complies. Both proposed lots have sufficient street frontage.

§17.40.150 – Street names and numbers. Street names shall not be used which will duplicate or be confused with the names of existing streets and shall be subject to approval of the City. Street numbers shall be assigned by the City staff.

Not applicable. No new street names or address are included within this Plat application.

§17.40.170 - Easements. Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications.

Complies. All easements are shown on the final plat and adequate for all utilities. Public utility easements are provided along each property line.

§17.40.210 - Lots. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.

Complies. Both lots are reasonably arranged. No new improvements are planned at this time.

§17.40.250 – Land use intensity ratios. Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.

Complies. As both lots are proposed, both meet this provision.

§17.36.020 – Park capital fees or dedication of land. Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by city council per resolution for public parks, recreation areas and open space. The city council based upon advisement

from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication in the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.

Complies. The Parks and Recreation Advisory Committee reviewed this application on March 11, 2026 and unanimously recommended the applicant pay Park fees in lieu of land which equates to a total of \$5,448. The applicant must pay the total prior to recording of the final plat.

NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of this application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with three public notice posters and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff received one public comments regarding this proposed Plat.

STAFF RECOMMENDATION

APPROVAL, based on the findings in the staff report and as presented at public hearing, of the request by Richard & Mary Challenner (Applicant & Property Owner) to plat 0.83± acres into 2 lots; the subject property is located north of Lake Ave. between N. Baldwin St. and Rampart Range Rd., and is a portion of Lot 1 of Section 19, T12S, R68W of the 6th PM (a.k.a. 405 N. Baldwin Street, Woodland Park, CO)subject to the following conditions:

1. Prior to conveyance of any proposed lot, the Final Plat must be recorded in the Teller County Clerk & Recorders office.
2. Applicant must resubmit the Preliminary and Final Plat correcting any redline comments from Woodland Park Planning Department.
3. Applicant must pay a total of \$5,448 of Park fees I lieu of land prior to recording the Final Plat.

STAFF REPORT ATTACHMENTS

Application
Proposed Preliminary Plat
Proposed Final Plat
Public Comment from Gayle Cottingham



2026 GENERAL APPLICATION

(Revised 1/1/2026)

Project # _____

Case # _____

Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

- Site Plan Review Permitted Use, Site Plan Review Conditional Use, Conditional Use Permit, Zoning Change, Extension of Development, Special Use Permit, Planned Unit Development (PUD), PUD Amendment, Appeal, Variance, Preliminary Plat, Exemption Plat, Final Plat, Townhouse Plat, Condominium Plat

1. Applicant Information

- a. Applicant Name Richard & Mary Challenner
b. Project Coordinator [] Property Owner [x]
c. Mailing Address 405 N. Baldwin Street
d. E-mail Address rchallenner@gmail.com
e. Phone Numbers Home 719-209-1364 Work Mobile 719-213-7066

2. Property Owner Information (if different from above)

- a. Name Project Contact? Yes [] No [x]
b. Mailing Address
c. E-mail Address
d. Phone Numbers Home Work Mobile

3. Site Information

- a. Site Address 405 N. Baldwin Street
b. Lot Block Subdivision
c. Property Zoning NC Lot Size 0.83 Acres [x] Square Feet []

4. Is the property subject to covenants? Yes [] No [x] If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name Challenner Corner
b. Brief Description of Project/Request There are two ranch style houses on the unplatted tract of land. The objective of this project is to plat the unplatted tract into two lots, and to correct the protrusion of the deeded portion of property into Lake Avenue.

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

c. Planner

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

d. Surveyor

- i. Project Contact Eric Simonson
- ii. Firm Name Rampart Surveys, LLC
- iii. Physical Address 1050 Tamarac Parkway, Woodland Park, CO 80863
- iv. Mailing Address PO Box 5101, Woodland Park, CO 80866
- v. E-mail Address eric@rampartls.com
- vi. Phone Numbers: Business 719-687-0920 Mobile 719-332-3620

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1


7. Applicable Code Sections


The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership


I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

 Richard Challenner _____ Date
 Owner

 Mary Challenner _____ Date
 Owner

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

 Eric Suran _____ Date
 Applicant

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.

4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.

5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.

7. Additional Information

RAMPART
SURVEYS, LLC

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
www.RampartLS.com

February 17, 2026

City of Woodland Park
Planning Department
PO Box 9007
Woodland Park CO 80866

RE: Project Narrative
Account No. R0022903
Mary & Richard Challenner
Final Plat

To Whom It May Concern:

The purpose of this Final Plat is to create 2 Legal Parcels from the originally deeded, unplatted property. There are two Ranch Style Houses on the property that will be situated on two separate lots.

The current configuration of this unplatted property extends into the traveled roadway of Lake Avenue. This Final Plat will correct this and Lake Avenue will be 60 feet wide and extend to Rampart Range Road.

In our opinion, the Final Plat proposed above is in compliance with all of the applicable criteria set forth in the Title 17 Subdivisions ordinance of the City of Woodland Park Planning Department Submittal Requirements.

Thank you for your consideration in this matter.

Sincerely,



Eric Simonson, PLS

RAMPART
SURVEYS, LLC

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
www.RampartLS.com

February 17, 2026

City of Woodland Park
City Council & Planning Commission
PO Box 9007
Woodland Park CO 80866

RE: Preliminary Plat and Final Plat Challenner Corner
A Plat of a Portion of the W1/2NW1/4 NW1/4 of Section 19, T12S, R68W of the 6th P.M., in the City of
Woodland Park, Teller County, Colorado

To Whom It May Concern:

The subject Tract of land is an unplatted portion of Lot 1 of Section 19, Township 12 South, Range 68 West of the 6th P.M., in the City of Woodland Park. The property is bounded on the North by another unplatted Tract owned by Lavonne Leitner, address being 411 N. Baldwin Street, bounded on the West by N. Baldwin Street, bounded on the South by Lake Avenue and on the East by Rampart Range Road. There are two existing ranch style homes, one being 761 square feet and the other being 432 square feet and were built in 1960. There are several sheds on the property as shown on the attached Preliminary Plat drawing. The area of the land is 35,997.4 square feet, 0.83 acres.

The existing zoning is (NC) Neighborhood Commercial. There is no proposed change to the zoning.

The buildings are existing; Lot 1 will be platted with 1,1057.5 square feet (0.254 acres) and Lot 2 will be platted with 24,939.9 square feet (0.573 acres).

There are no proposed structures.

All utilities are existing.

In our opinion, the "Preliminary Plat" and "Final Plat" proposed above are in compliance with all of the applicable criteria set forth in the Title 17 Subdivisions ordinance of the City of Woodland Park Planning Department Submittal Requirements.

Thank you for your consideration in this matter.

Sincerely,



Eric Simonon, PLS

Richard and Mary Challenner
405 N. Baldwin St
Woodland Park, CO 80863
Phone: 719-213-7066
May 5, 2026

Woodland Park Planning Commission
Woodland Park City Council

Re: Subdivision at this address, known as Challenner Corner

This subdivision process finalizes requirements of the city regarding this property, which has long been delayed. It also meets the needs of these property owners. Please note that I have owned this property, and been a resident of Woodland Park, for 36 years. The properties status as an un-platted lot was brought to my attention only a few years ago. I am happy to have it finally completed in a way that meets all our needs and requirements going forth.

We have recently noted that the usual requirement for a new subdivision involves a donation to the city equivalent to 0.027 acre per residential unit for parks open space, or \$2724 per residential unit. Since we are requesting that 2 residential units be the final result of this subdivision, it is stated that \$5,448 be paid prior to the recording of final plat.

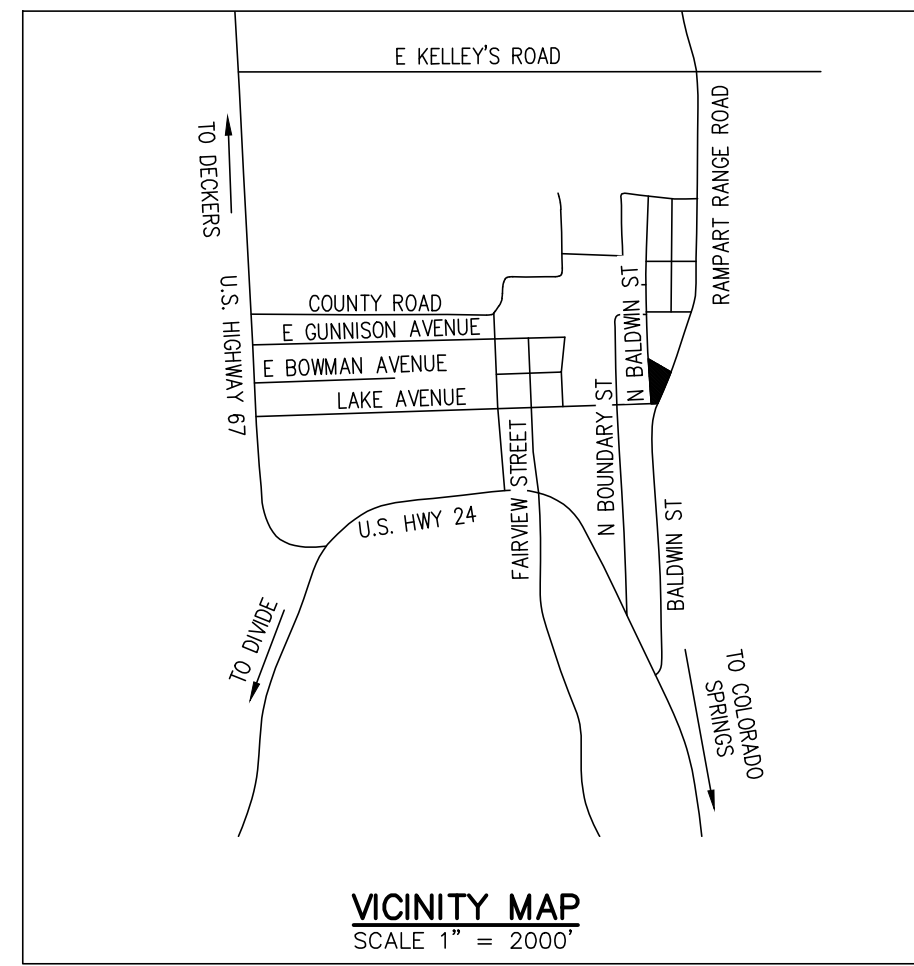
It is vitally important to us that this process move forward to completion without delay. Both owners have health issues requiring that we move to a lower elevation, and this is what will meet our needs in the best possible way. Meeting the above requirement prior to completion presents a debilitating conundrum to us. Therefore, I respectfully propose that this fee be reconsidered as follows. The two residences have housing structures already existing. The larger lot is not designated for construction, nor would the zoning ordinances allow for new construction on that parcel. To that end, this new subdivision has, in place, all residences that are to be. There is no new construction to be considered or proposed once this plat is complete. With these considerations in mind, I am respectfully requesting that the fee set forth in Section 17.36.050, which can be required at its option, be waived in this instance.

I do thank you so much for working with us, in every way, to make our home in Woodland Park these 36 years be a dynamic and vital part of our life.

Sincerely,

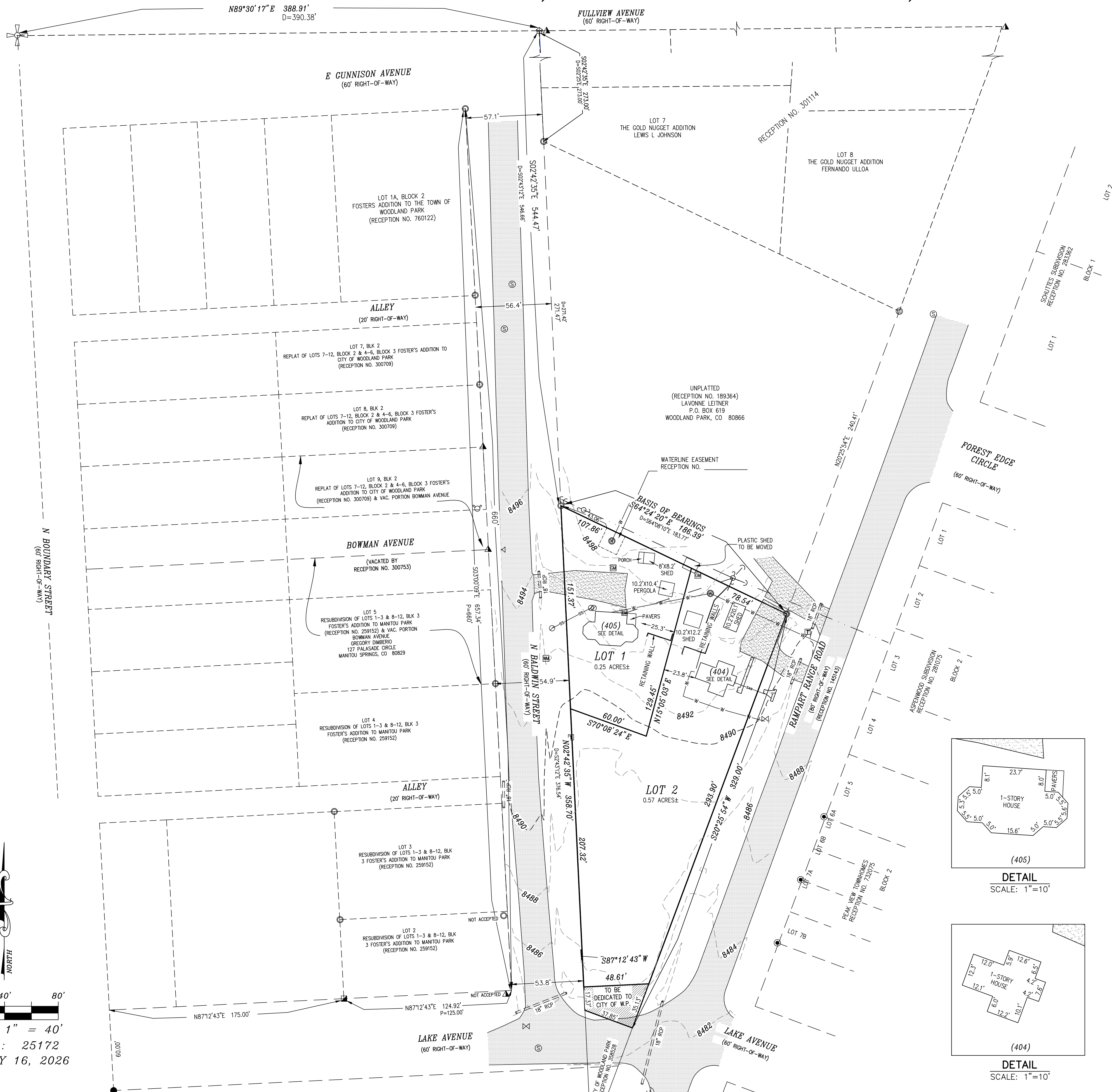
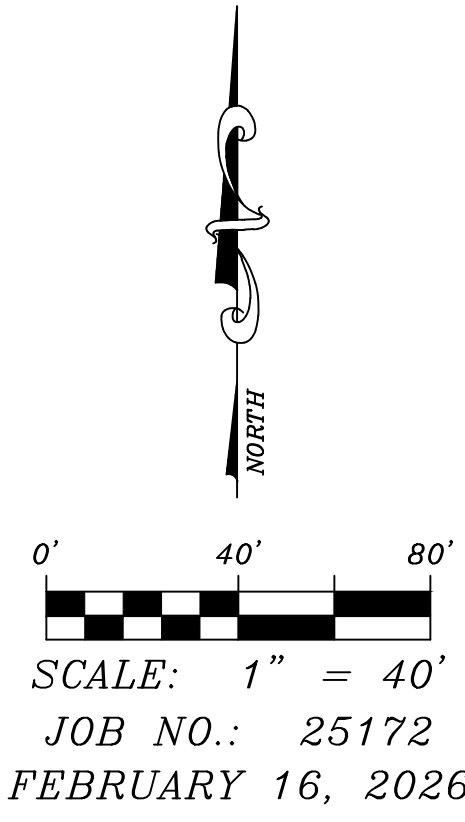
Richard Challenner
Mary Challenner

PRELIMINARY PLAT CHALLENGER CORNER CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



- LEGEND:**
- FOUND REBAR AND YELLOW CAP STAMPED "ALESSI PLS 30130"
 - ▲ FOUND 1/2" O.D. IRON PIPE
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 1" REBAR (NO CAP)
 - ⊕ FOUND REBAR AND YELLOW CAP STAMPED "PLS 18235"
 - FOUND REBAR AND REMAINS OF RED CAP
 - ⊕ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - ⊕ POWER/UTILITY POLE
 - GUY WIRE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ CLEANOUT
 - ⊕ GAS METER
 - ⊕ ELECTRIC METER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ WATER MANHOLE
 - WOOD FENCE
 - OVERHEAD ELECTRIC / O.H. UTILITY LINE
 - WATER LINE
 - SS SANITARY SEWER LINE
 - ▭ CONCRETE
 - ▭ ASPHALT
 - ▭ GRAVEL

CITY COMMENTS



LEGEND - LOTS

LOT	LAND USE	GROSS ACREAGE OF TRACT
1	NEIGHBORHOOD COMMERCIAL	0.254
2	NEIGHBORHOOD COMMERCIAL	0.573

LEGEND - DIMENSIONAL STANDARDS

DIMENSION STANDARD CATEGORY	SINGLE FAMILY RESIDENCE		APPLIES TO EXTERIOR BOUNDARY LINES ONLY
	FRONT	REAR	
BUILDING SETBACK	25'	25'	
	REAR SIDE	8'	
MAXIMUM HEIGHT	MAIN BLDG.	35'	
	ACCESSORY BUILDING	20'	

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE SUBJECT PROPERTY AND THAT THE UNDERSIGNED SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT AS PRESENTED AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK CITY COUNCIL IN RENDERING ITS APPROVAL.

RICHARD CHALLENGER, OWNER _____ DATE _____

MARY CHALLENGER, OWNER _____ DATE _____

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT WAS APPROVED SUBJECT TO CONDITIONS CONTAINED HEREIN BY THE CITY OF WOODLAND PARK CITY COUNCIL ON _____, 2026, AFTER A PROPERLY CONDUCTED PUBLIC HEARING HELD ON _____, 2026.

CITY PLANNER, CITY OF WOODLAND PARK _____ DATE _____

SUBDIVIDER
MARY & RICHARD CHALLENGER
405 N BALDWIN STREET
WOODLAND PARK, CO 80863
(719) 209-1364

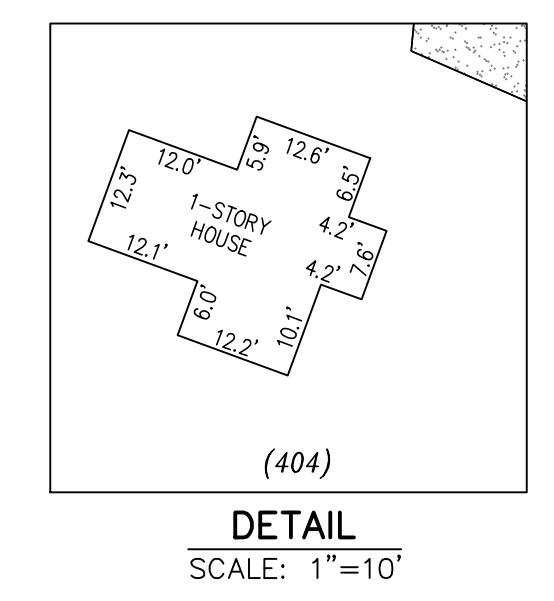
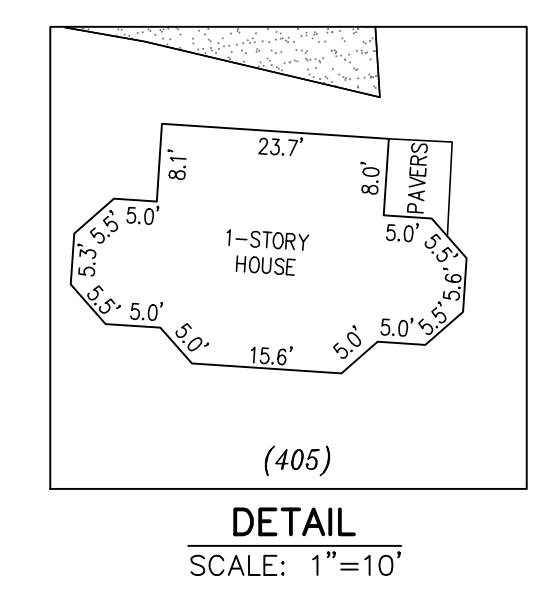
OWNER
MARY & RICHARD CHALLENGER
405 N BALDWIN STREET
WOODLAND PARK, CO 80863
(719) 209-1364

PROFESSIONAL LAND SURVEYOR
ERIC R. SIMONSON
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

SLOPE ANALYSIS:
0-30% = 100.0%

AREA SUMMARY:
TOTAL AREA OF PROJECT = 0.83 ACRES
TOTAL AREA OF STREETS = N/A
TOTAL AREA OF SINGLE-FAMILY = 0.83 ACRES

FLOOD PLAIN CERTIFICATION:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THE PROPERTY IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



DATE OF PREPARATION: FEBRUARY 16, 2026

PRELIMINARY PLAT - CHALLENGER CORNER LOCATED IN THE NW 1/4 OF SECTION 19, T12S, R68W OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, CO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25172 PLAT.DWG PAGE 1 OF 1

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CHALLENGER CORNER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD CHALLENGER AND MARY CHALLENGER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED UNPLATTED PARCEL:

TO WIT:

THAT PORTION OF LOT 1 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, A STANDARD USGLO BRASS CAP FOUND IN PLACE; THENCE N89°49'E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 19 AS MONUMENTED ON THE GROUND (THE ONE-QUARTER CORNER COMMON TO SECTIONS 18 AND 19 BEING A STANDARD USGLO BRASS CAP FOUND IN PLACE) A DISTANCE OF 390.38 FEET TO THE EASTERLY LINE OF BALDWIN STREET AS PLATTED IN "FOSTER'S ADDITION TO MANITOU PARK" AND RECORDED IN PLAT BOOK C AT PAGE 35 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°43'12"E ALONG SAID EASTERLY LINE A DISTANCE OF 546.66 FEET TO A POINT 272.22 FEET SOUTHERLY OF THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED ON CARD 794 IN DRAWER 43 UNDER RECEPTION NO. 301114 OF THE RECORDS OF TELLER COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S64°08'10"E A DISTANCE OF 183.77 FEET TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN BOOK 248 AT PAGE 57 UNDER RECEPTION NO. 145143 OF SAID TELLER COUNTY RECORDS AND MONUMENTED ON THE GROUND BY IRON PIPES;

THENCE S20°51'29"W ALONG SAID WESTERLY LINE AS ESTABLISHED FROM SAID EXISTING MONUMENTATION A DISTANCE OF 329.00 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 425 AT PAGE 289 UNDER RECEPTION NO. 358528 OF SAID TELLER COUNTY RECORDS;

THENCE N69°16'W ALONG SAID EASTERLY EXTENSION AND SAID NORTHERLY LINE A DISTANCE OF 32.45 FEET TO SAID EASTERLY LINE OF BALDWIN STREET;

THENCE N02°43'12"W ALONG SAID EASTERLY LINE A DISTANCE OF 376.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.83 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCEL TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UNTO CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CHALLENGER CORNER" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

RICHARD CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY RICHARD CHALLENGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MARY CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY MARY CHALLENGER.

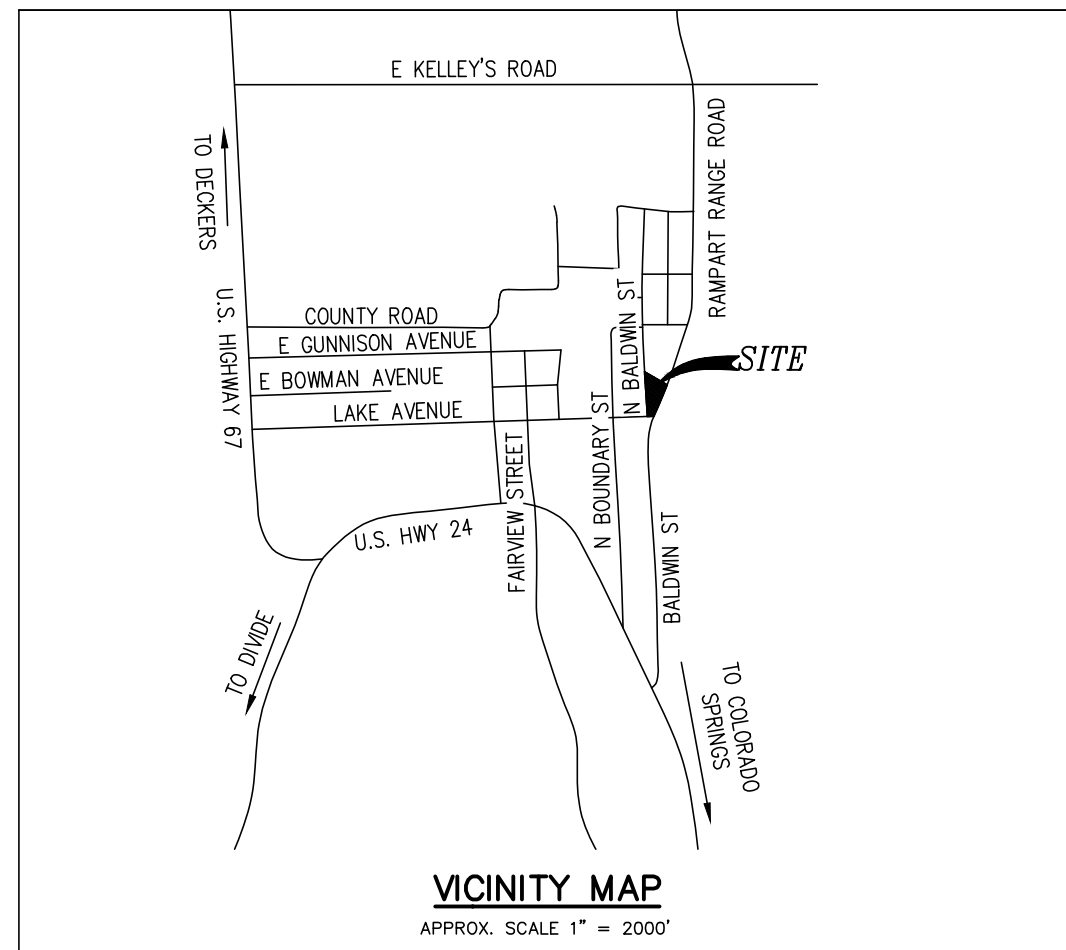
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

WILDFIRE HAZARD:

THE SUBDIVIDER AGREES TO MITIGATE THE WILDFIRE HAZARD AS PROPOSED IN THE WILDFIRE MITIGATION PLAN PRODUCED BY THE WOODLAND PARK FIELD OFFICE OF THE COLORADO STATE FOREST SERVICE DECEMBER 2020. MITIGATION AS PROPOSED INCLUDES, BUT IS NOT LIMITED TO, HOME HARDENING AND A DEFENSIBLE SPACE (E.G. TREE THINKING, LIMBING AND PRUNING, REMOVING DEAD WOOD) A MINIMUM WIDTH OF 50 FEET ON EACH SIDE OF THE DRIVEWAY AND 100 FEET WIDE TO THE NORTH, EAST AND WEST OF THE HOUSE AND 150 FEET SOUTH OF THE HOUSE. ALL WILDFIRE MITIGATION WITHIN THE DEFENSIBLE SPACE SHALL BE COMPLETE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (C/O) FOR THE RESIDENCE. MITIGATION BEYOND THE DEFENSIBLE SPACE ON LOT 1 SHALL BE COMPLETED WITHIN 5 YEARS OF THE C/O.



PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS _____ DAY OF _____, 2026.

CHAIRMAN, PLANNING COMMISSION

ATTEST:

CITY PLANNER

CITY COUNCIL CERTIFICATE:

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF ANY PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO THIS _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL, SIGNED THIS _____ DAY OF _____, 2026.

COUNTY TREASURER

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WOODLAND PARK, AND THAT I AUTHORIZE THIS PLAN OF LAND DIVISION.

MARY CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY MARY CHALLENGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WOODLAND PARK, AND THAT I AUTHORIZE THIS PLAN OF LAND DIVISION.

RICHARD CHALLENGER

STATE OF COLORADO }
COUNTY OF TELLER } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY RICHARD CHALLENGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S64°24'20"E A DISTANCE OF 186.39 FEET BETWEEN THE SOUTHWEST CORNER PROPERTY DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 189364 OF THE OFFICIAL RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, TELLER COUNTY, COLORADO, AS MONUMENTED BY A 1/2" REBAR (NO CAP), AND THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 189364, SAID COUNTY RECORDS, AS MONUMENTED BY A 1/2" REBAR (NO CAP), SAID LINE ALSO BEING THE NORTH LINE OF PROPERTY DESCRIBED IN DEED RECORDED AT RECEPTION NO. 746745, SAID COUNTY RECORDS.

2.) ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D=".

3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED UPON A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO.: 310-F01167-26 DATED: JANUARY 21, 2026 AT 08:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B, EXCEPTIONS:

- 1. RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.
- 2. THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT:

FROM: THE UNITED STATES OF AMERICA
DATED: APRIL 28, 1888
CERT. NO.: 3376

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS.

THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.

- 3. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF EASEMENT FOR A TERM AS SET FORTH BELOW:

RECORDING DATE: OCTOBER 20, 1987
RECORDING NO.: BOOK 425 PAGE 290 AT RECEPTION NO. 358529

- 4. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 30, 1987
RECORDING NO.: BOOK 430 AT PAGE 121 AT RECEPTION NO. 359471

- 5. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CORRECTION OF EASEMENT AS SET FORTH BELOW:

RECORDING DATE: APRIL 18, 1988
RECORDING NO.: BOOK 442 PAGE 145 AT RECEPTION NO. 362050

- 6. THE PROPERTY IS SUBJECT TO A DEED OF TRUST IN THE AMOUNT SHOWN BELOW:

AMOUNT: \$122,000.00
TRUSTOR/GRANTOR: MARY CHALLENGER & RICHARD CHALLENGER
TRUSTEE: PUBLIC TRUSTEE OF TELLER COUNTY
BENEFICIARY: PIKES PEAK CREDIT UNION
RECORDING DATE: MAY 11, 2022
RECORDING NO.: 750409

- 4.) ALL LINEAL UNITS DEPICTED ON THIS FINAL PLAT ARE U.S. SURVEY FEET.

5.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

6.) THE PRIMARY STRUCTURE SHALL NOT EXCEED 35 FEET IN HEIGHT MEASURED FROM MEAN GRADE TO THE PEAK OF THE ROOF AND ANY ACCESSORY STRUCTURE SHALL NOT EXCEED 20' MEASURED FROM MEAN GRADE TO THE PEAK OF THE ROOF. NO BUILDING OR STRUCTURE SHALL PROJECT INTO ANY SETBACK AND SETBACKS (FRONT, REAR, SIDES) ARE HEREBY ESTABLISHED AT 25 FEET FROM ALL PROPERTY LINES.

7.) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ARE OBLIGATED TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH THE APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL AND FURTHER CONTINUING COMPLIANCE WITH WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08199C0206D (MAP REVISED SEPTEMBER 25, 2009), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RECORDING:

STATE OF COLORADO }
COUNTY OF TELLER } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __ M., THIS _____ DAY OF _____, 2026, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEE: _____

BY: _____
TELLER COUNTY CLERK AND RECORDER

WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT

PIKES PEAK CREDIT UNION, BENEFICIARY OF A DEED OF TRUST (RECEPTION NO. 750409) RECORDED ON THE 11TH DAY OF MAY, 2022 IN THE PUBLIC RECORDS OF TELLER COUNTY, COLORADO CONCERNING THE ABOVE DESCRIBED TRACT OF LAND, HEREBY UNDERTAKES AND AGREES THAT THEIR INTEREST THEREUNDER SHALL BE SUBJECT AND SUBORDINATE IN EACH AND EVERY RESPECT TO THIS PLAT AND THAT ANY AND ALL INCREASES, RENEWALS, MODIFICATIONS, EXTENSIONS, SUBSTITUTIONS, REPLACEMENTS AND/OR CONSOLIDATIONS OF SAID DEED OF TRUST, AND ANY FUTURE LIEN, MORTGAGE OR DEED OF TRUST AFFECTING THE PREMISES SUBJECT TO THIS PLAT HELD BY THE UNDERSIGNED, NOW ARE AND SHALL AT ALL TIMES CONTINUE TO BE SUBJECT AND SUBORDINATE IN EACH AND EVERY ASPECT TO THIS PLAT.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

BY: _____

STATE OF _____ SS

COUNTY OF _____

THE FOREGOING MORTGAGE AND LIENHOLDER SUBORDINATION AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2026, BY _____ AS _____ OF PIKES PEAK CREDIT UNION.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

(SEAL)

SUBDIVIDER/OWNER:

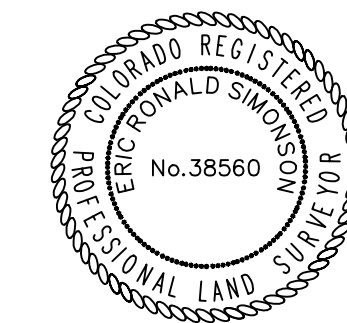
RICHARD AND MARY CHALLENGER
405 N BALDWIN STREET
WOODLAND PARK, COLORADO 80863
719-685-1194

PREPARED BY:

ERIC SIMONSON, PLS
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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 PROFESSIONAL KNOWLEDGE AND BELIEF.



ERIC SIMONSON DATE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

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 HEREON.

FINAL PLAT-CHALLENGER CORNER IN THE NW 1/4 SECTION 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART SURVEYS, LLC

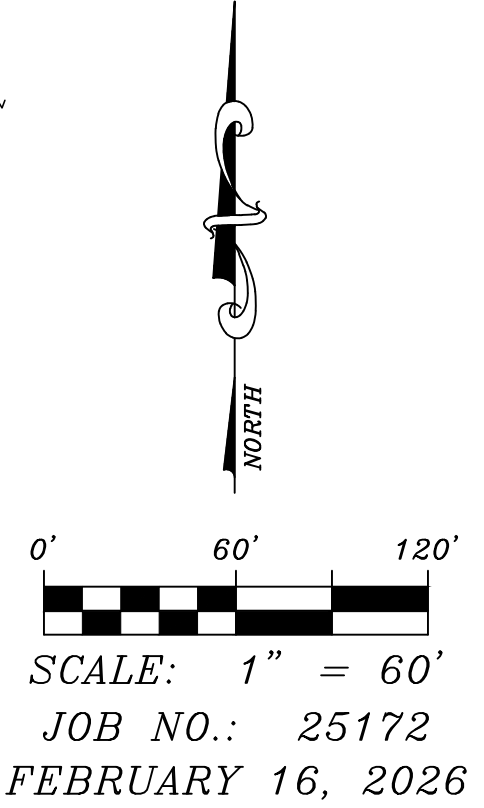
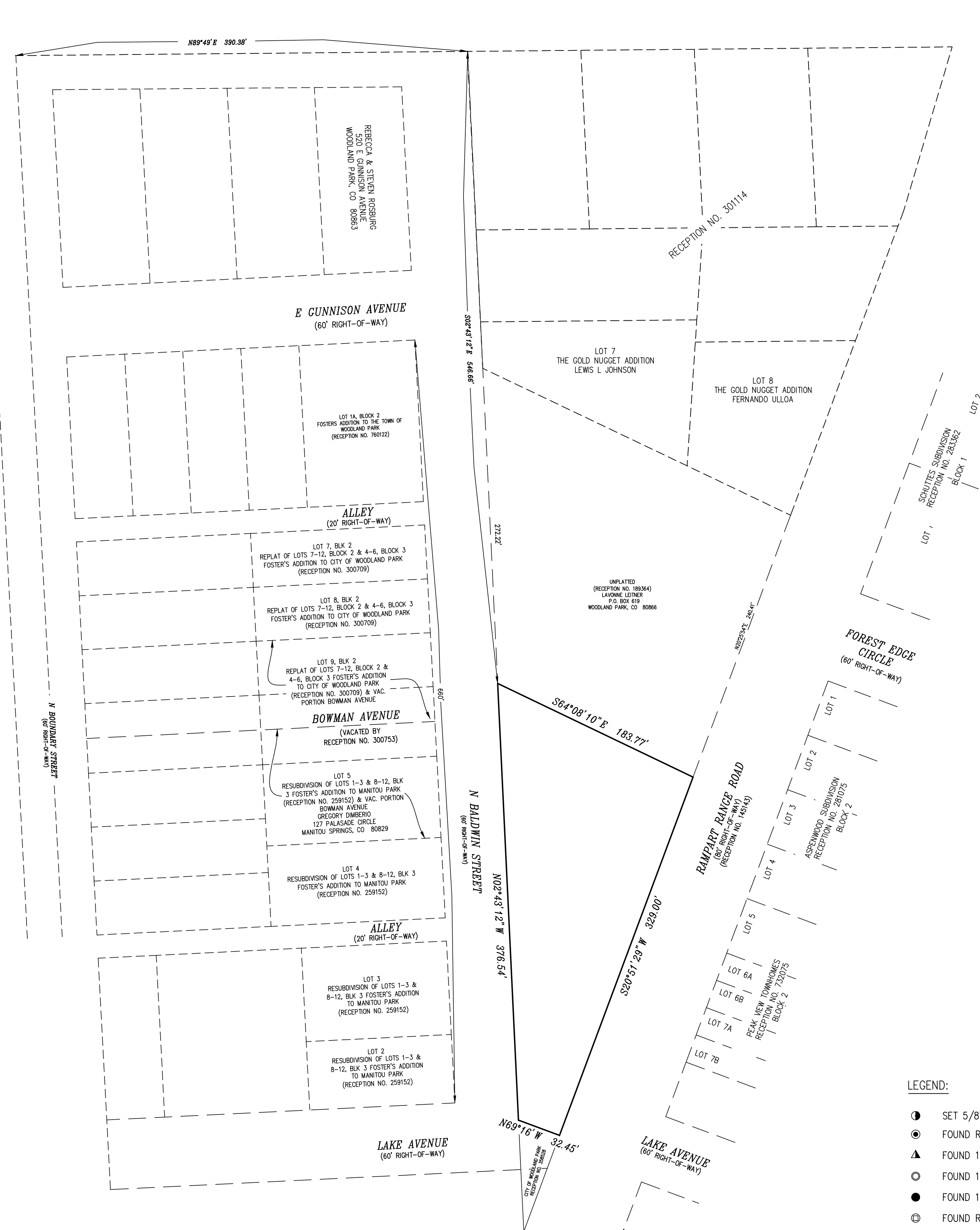
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25172 PLAT.DWG

PAGE 1 OF 2

CHALLENGER CORNER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



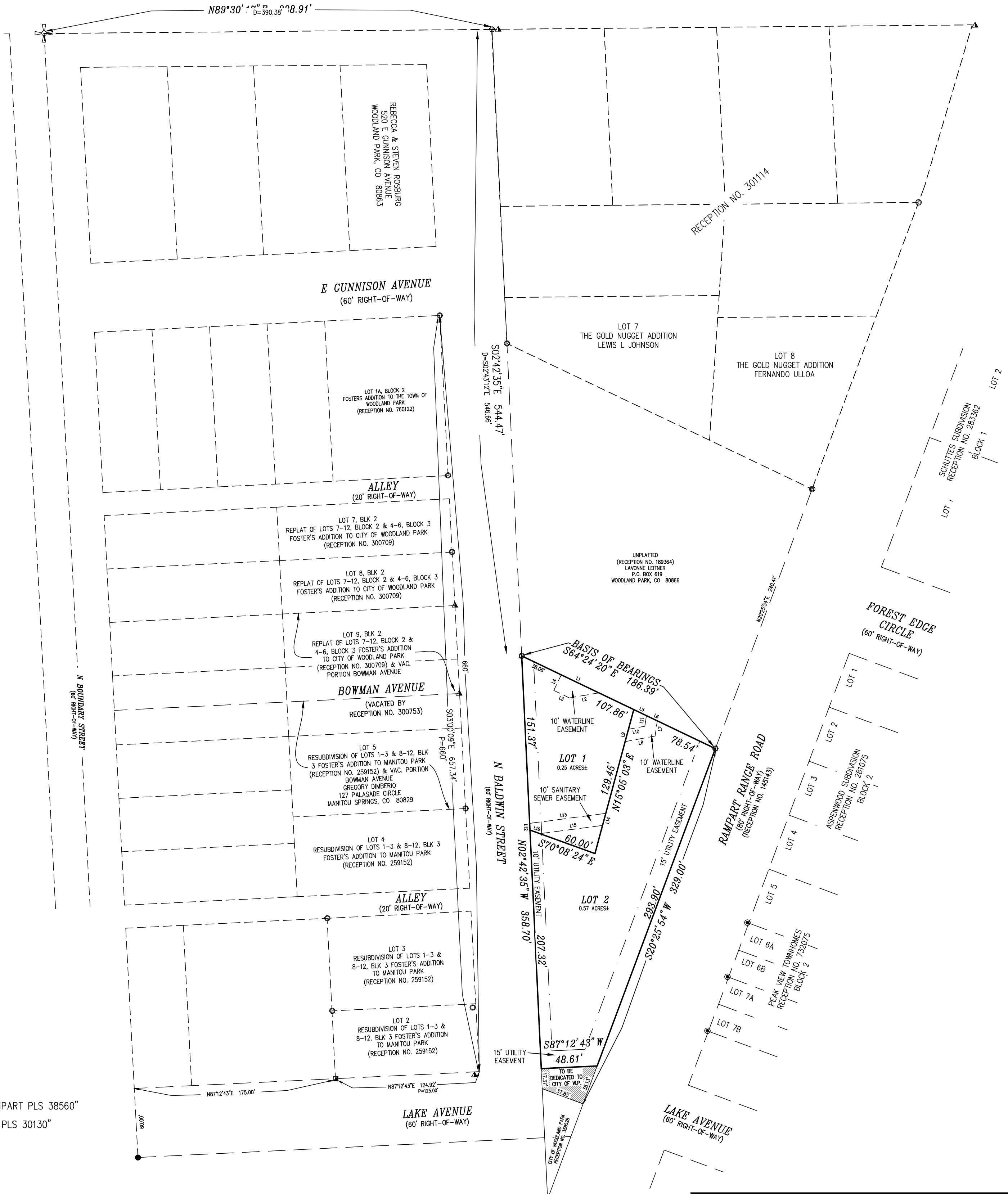
SCALE: 1" = 60'
JOB NO.: 25172
FEBRUARY 16, 2026

LINE #	BEARING	DISTANCE
L1	S64°24'20"E	36.26
L2	S80°23'44"W	26.02
L3	N64°24'20"W	15.00
L4	N25°35'40"E	15.00
L5	S64°24'20"E	12.13
L6	S64°24'20"E	10.48
L7	S08°16'03"W	13.38
L8	S79°31'59"W	26.40
L9	N15°05'03"E	11.08
L10	N79°31'59"E	14.45
L11	N08°16'03"E	9.33
L12	N02°42'35"W	5.81
L13	N82°30'07"E	66.68
L14	S15°05'03"W	10.83
L15	S82°30'07"W	54.87
L16	N70°08'24"W	9.16

- LEGEND:
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND REBAR AND YELLOW CAP STAMPED "ALESSI PLS 30130"
 - ▲ FOUND 1/2" O.D. IRON PIPE
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 1" REBAR (NO CAP)
 - ⊕ FOUND REBAR AND YELLOW CAP STAMPED "PLS 18235"
 - ⊖ FOUND REBAR AND REMAINS OF RED CAP
 - ⊕ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)

AS DEEDED

NOTE: ONLY DEEDED BEARINGS AND DISTANCES SHOWN



AS PLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

FINAL PLAT - CHALLENGER CORNER IN THE NW 1/4 SEC. 19, TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25172 PLAT.DWG

PAGE 2 OF 2

C:\Users\Tim\OneDrive\Documents\Drawings\25172\25172.dwg, 4/7/2026, 10:51:02 AM

Karen Schminke

From: David Burgess
Sent: Tuesday, April 14, 2026 1:03 PM
To: Karen Schminke; Christopher Gates
Subject: Fw: Challenner Corner Subdivision

Importance: High

From: Gayle and Eric Cottingham <gayleric7@msn.com>
Sent: Tuesday, April 14, 2026 12:41 PM
To: David Burgess <dburgess@woodlandpark.gov>; Monique Spikes <mspikes@woodlandpark.gov>
Cc: Richard Dieter <rdieter@woodlandpark.gov>; Grant Ahtye <gahtye@woodlandpark.gov>; Judy Bundy <jbundy@woodlandpark.gov>; Kip Wiley <kwiley@woodlandpark.gov>; Jason Dukek <jdukek@woodlandpark.gov>; Philip Pyles <ppyles@woodlandpark.gov>; LaVonne Leitner <msleit75@hotmail.com>
Subject: Challenner Corner Subdivision

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

Challenner Corner Subdivision

To Whom It May Concern,

I am the daughter and Power of Attorney for LaVonne Leitner, owner of the property located at 411 N. Baldwin. I resided at this property in my youth when my parents purchased it in the 1960s.

By way of background, an alley historically existed between the Challenner property (formerly owned by James Peak) and my parents' property. A water main and manhole are located within this former alleyway, and the water service line for 411 N. Baldwin is situated within that manhole.

Last week, my husband and I met with Grant Ahtye and Rick Dieter, Code Compliance Specialist, after reporting that Richard Challenner entered LaVonne Leitner's property and moved several large logs. These logs had been placed well within the property boundary to prevent vehicles from encroaching. Mr. Challenner indicated that he moved them because he believes they were within a 10-foot easement, the existence and location of which remain unclear. The aerial GIS photo provided by the planning department does indicate that several of the out buildings may currently encroach upon the Leitner Tract. During construction of these out buildings Richard Challenner assured LaVonne Leitner that he had pulled a permit for these and that they were built and placed within current town codes and standards.

During this conversation, Mr. Challenner also stated:

- That he intends to relocate sheds currently situated within the same 10-foot area; and

- That the water line serving 411 N. Baldwin is located on his property, and that he is granting an easement for it, as referenced in documents recently provided to LaVonne Leitner.

However, based on the materials we have received to date, no such 10-foot easement is clearly identified on either side of the property line. Additionally, no existing utility lines are indicated along the property lines in the partial survey provided, despite the presence of water infrastructure within the former alleyway, along with gas and electric.

To better understand the situation and respond appropriately to the Challenner Corner Subdivision request, we respectfully request the following:

- A copy of Reception No. 189364 related to the referenced water line easement
- A complete copy of the survey prepared by Rampart Surveys, LLC (we were only provided page 2, an oversight?)
- Documentation identifying all recorded easements affecting both properties, including utility, drainage, and access easements
- A copy of the survey indicating all structures and out buildings located on the Challenner Corner Subdivision
- Clarification as to whether the former alleyway was formally vacated or abandoned by the Town, and if so, when and under what conditions
- Any historical aerial and or pictures that may be in the possession of Teller County and or the Town of Woodland Park depicting said alleyway between the Leitner Tract and proposed Challenner Corner Subdivision

We also seek clarification regarding the legal basis for any claimed 10-foot easement at the southeast corner of 411 N. Baldwin, as current observations indicate that vehicles have been parked beyond the Challenner property boundary.

This matter directly impacts both property rights and the Town's consideration of the Challenner Corner Subdivision. We appreciate your assistance in providing the requested documentation and clarification so that we may respond appropriately.

*Sincerely,
Gayle Cottingham
Power of Attorney for LaVonne Leitner*

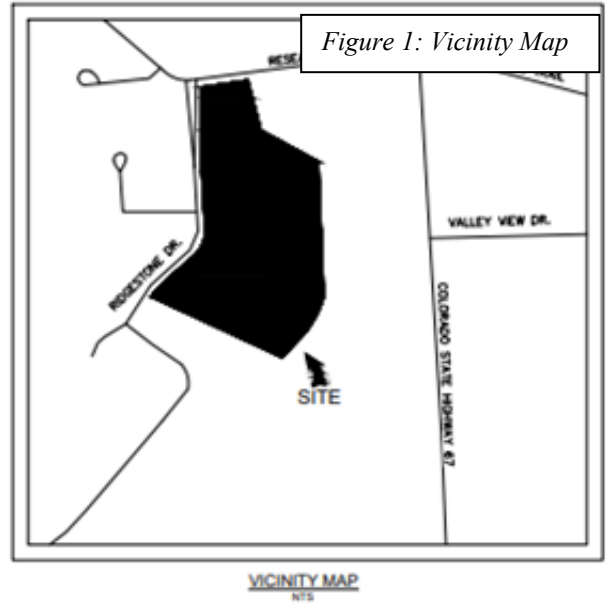


Planning Commission Staff Report PC Public Hearing April 23, 2026

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
4B	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4B

(A26-0080) Pines at Stone Ridge Preliminary Plat and PUD Extension: Request by Craig O’Boyle (applicant) and Go Beyond, LLC (Property Owner) for approval of a 2-year extension of the approved Pines at Stone Ridge Planned Unit Development and preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO). **(QJ)**



UNIFIED DEVELOPMENT CODE TRANSITION

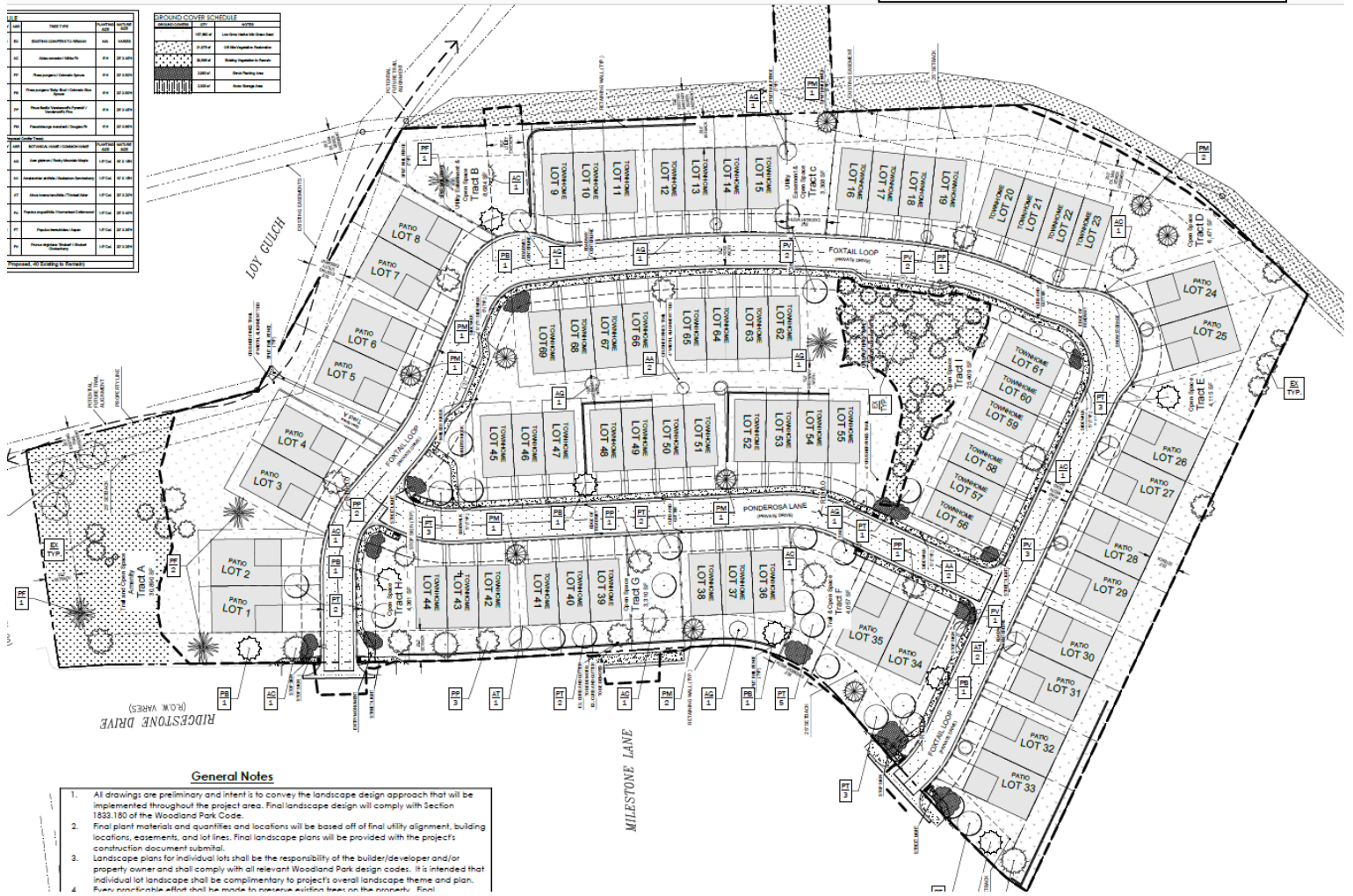
Effective March 23, 2026, the expiration of applications and extensions of PUD plans and Preliminary Plats are governed by the Woodland Park Unified Development Code Section 6.05.070. The initial approval expires after two years, and subsequent extensions are for two-year periods. The first extension is now handled at a staff level and the second extension is reviewed and decided by the Planning Commission. Since this project has already had a two-year extension, this request is being routed to the Planning Commission.

BACKGROUND

Annexation of the 200-acre Stone Ridge Village property was approved by City Council on July 18, 2002. Two years later, a PUD zone district was established with approval of a PUD Final Development Plan and Preliminary Plat. Stone Ridge PUD is a unique blend of single-family residential neighborhoods, a variety of multi-family units, commercial tracts for offices, churches, institutional uses and neighborhood services with more than 51 acres of public open space. Stone Ridge Village Filings No. 1-5 have been approved and mostly constructed with a total of 138 single-family lots.

The original PUD and preliminary plat for the subject development was designed and approved for a total of 77 dwelling units with 58 apartment units on Tract A and 19 patio homes on Tract F. On April 14, 2022, a PUD amendment was approved for an integrated design with 20 patio homes and 49 townhomes intermixed; two entrances from Ridgestone Drive with an internal road that loops through the property; and the open space was changed from a linear strip on the perimeter of each Tract to a larger central area with several smaller areas and trail connections. Lot sizes for patio homes are a minimum of 3,581 SF with the average being 4,672 SF; townhomes have a minimum lot size of 1,862 SF with an average of 2,452 SF. The anticipated building footprints are 2,185 SF for patio homes and 1,287 SF for townhomes. This initial approval of the amended PUD and Preliminary Plat was valid for two years and would expire April 14, 2024. Figure 2 below is the approved Development Plan for the Pines at Stone Ridge.

Figure 2: Approved Development Plan



Since the approval of the PUD amendment and preliminary plat on April 14, 2022, the following has occurred:

January 16, 2024, The City of Woodland Park Planning department issued Grading and Infrastructure Zoning Development Permits for the subject property which was valid for a total of 2 years. Since construction did not commence by January 16, 2026, the applicant will need to reapply and gain approval for a new Grading and Infrastructure Zoning Development Permit prior to performing any work on-site.

April 18, 2024, City Council approved Resolution 921, Series 2024 that extended the approved Preliminary Plat for one year to April 14, 2025, and Planned Unit Development for two years to April 14, 2026.

March 13, 2025, Woodland Park Planning Commission approved a one-year extension for Preliminary Plat. The approved Preliminary Plat and PUD then both had an expiration date of April 14, 2026.

March 23, 2026, the new Unified Development Code (UDC) became effective. Section 6.05.070 addresses the expiration of applications and possible extensions.

March 24, 2026, City Planning staff received an application from the applicant and property owner to extend the approved Preliminary Plat and PUD Plan for two years. If this extension is approved by Planning Commission, the Preliminary Plat and PUD Master Plan will expire April 14, 2028.

REFERRALS AND NOTIFICATIONS

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, and the City Manager as well as external referral agencies including CORE, Black Hills Energy, CDOT, Northeast Teller County Fire Protection District (NETCFPD), and the City of Woodland Park Police Department. Staff received no comments on the proposed extension.

STAFF FINDINGS

Extension requests are evaluated based on the following criteria from the Woodland Park Unified Development Code Section 6.05.070 C.1. – Post Decision Action - Extensions:

a. The request for an extension is filed prior to the expiration date:

Complies – The current entitlements expire April 14, 2026, and the applicant submitted the extension request March 24, 2026.

b. The applicant is able to demonstrate substantial progress is being made on the application:

Complies – The applicant had obtained a Grading and Infrastructure zoning development permit in January 2024, that allowed them to start construction on this project. That permit expired January 16, 2026, without any activity on the

subject property. According to the applicant’s narrative attached hereto, the applicant group has been working with several financing groups in order to gain funding for the project.

c. The circumstances or conditions existing at the time of the original approval have not materially changed.

Complies – Since the original approval of the subject development in 2022, the City of Woodland Park has not adopted a new Comprehensive Master Plan and the subject property zone district has not changed. The circumstances and conditions existing at the time of the original approval have not materially changed.

STAFF RECOMMENDATION

Based on the findings of this staff report, staff recommends Planning Commission approve the request by Craig O’Boyle (applicant) and Go Beyond, LLC (Property Owner) for a 2-year extension to April 14, 2028, of the approved Pines at Stone Ridge Planned Unit Development and preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO).

ATTACHMENTS

1. Application
2. 2022 PUD Amendment Approval Letter
3. Resolution 921, Series 2024
4. 2025 Preliminary Plat Extension Letter



2026 GENERAL APPLICATION

(Revised 1/1/2026)

Project # _____
Case # _____
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

- Site Plan Review Permitted Use
Site Plan Review Conditional Use
Conditional Use Permit
Zoning Change
Extension of Development
Special Use Permit
Planned Unit Development (PUD)
PUD Amendment
Appeal
Variance
Preliminary Plat
Exemption Plat
Final Plat
Townhouse Plat
Condominium Plat

1. Applicant Information

- a. Applicant Name Craig O'Boyle of Go Beyond, LLC
b. Project Coordinator Property Owner
c. Mailing Address 1685 W Uintah St. Suite 213 Colorado Springs, CO 80904
d. E-mail Address craig.oboyle@oboylegroups.net
e. Phone Numbers Home Work Mobile 719-229-2060

2. Property Owner Information (if different from above)

- a. Name Same as Above Project Contact? Yes No
b. Mailing Address
c. E-mail Address
d. Phone Numbers Home Work Mobile

3. Site Information

- a. Site Address Millstone Ln. & Stone Ridge Dr., Woodland Park, CO, 80863 (Parcel ID: 6229.132000)
b. Lot Block Subdivision
c. Property Zoning PUD Lot Size +/- 9.01 ac Acres Square Feet

4. Is the property subject to covenants? Yes No If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name The Pines at Stone Ridge
b. Brief Description of Project/Request
Request of a Preliminary Plat Extension (12 month Extension from April 14th)
PUD extension of 24 months from April 14th.

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact Scott Schuster
- ii. Firm Name Echo Architecture + Interiors
- iii. Physical Address 2752 W Colorado Ave, Colorado Springs, CO 80904
- iv. Mailing Address 2752 W Colorado Ave, Colorado Springs, CO 80904
- v. E-mail Address scott@echo-arch.com
- vi. Phone Numbers: Business 719-0387-7836 #102 Mobile _____

b. Engineer

- i. Project Contact Kevin Kofford
- ii. Firm Name Kimley-Horn and Associates, Inc.
- iii. Physical Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 8090
- iv. Mailing Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 8090
- v. E-mail Address Kevin.Kofford@kimley-horn.com
- vi. Phone Numbers: Business 719-453-0181 Mobile 719-352-9194

c. Planner

- i. Project Contact Kevin Kofford
- ii. Firm Name Kimley-Horn and Associates, Inc.
- iii. Physical Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 8090
- iv. Mailing Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 8090
- v. E-mail Address Kevin.Kofford@kimley-horn.com
- vi. Phone Numbers: Business 719-453-0181 Mobile 719-352-9194

d. Surveyor

- i. Project Contact Kevin LLoyd
- ii. Firm Name Rampart Surveys, LLC
- iii. Physical Address 1050 Tamarac Parkway Woodland Park, CO 80863
- iv. Mailing Address PO Box 5101 Woodland Park, CO 80866
- v. E-mail Address klloyd1320@gmail.com
- vi. Phone Numbers: Business 719.650.0798 Mobile _____

e. Other (specify role) Transportation Consultants

- i. Project Contact Jeff Hodsdon
- ii. Firm Name LSC Transportation Consultants, Inc.
- iii. Physical Address 2504 East Pikes Peak Avenue, Suite 304, Colorado Springs, CO
- iv. Mailing Address 2504 East Pikes Peak Avenue, Suite 304, Colorado Springs, CO
- v. E-mail Address colleen@lsctrans.com
- vi. Phone Numbers: Business 719-633-2868 Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

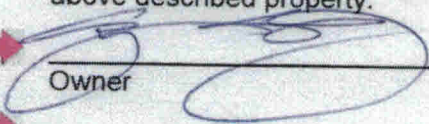
7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.



2-3-26

 Owner Date

 Owner Date

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.


2-3-26

 Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

Planning Director
City of Woodland Park
220 W South Avenue
Woodland Park, CO 80866

RE: *Pines at Stone Ridge PUD and Preliminary Plat Extension*

Dear Planning Director:

On behalf of Go Beyond LLC (the Owner), I, Craig O'Boyle (the Applicant) request a 12-month extension of the approved Preliminary Plat for the Pines at Stone Ridge project and a 24-month extension of the Planned Unit Development. The property is located on parcel number 6229.132000880 in the City of Woodland Park, County of Teller, State of Colorado.

Justification

Our plan to begin construction in 2025 was delayed as conditions in the housing market for large-scale building projects remain uncertain. While we have been working with several financing groups, slower sales velocity, elevated interest rates for buyers home buyers, and continued construction cost inflation led us to postpone breaking ground as we continue to assess the market options.

We take a cautious, disciplined approach. Starting a project only to pause mid-build because units cannot be sold would be damaging to the surrounding area and financially harmful to our company, particularly given the level of debt required to fully build out infrastructure. That outcome would be bad for the city, future buyers, and our business alike.

As we enter the new year, however, we are beginning to see encouraging signs that we believe support moving the project forward, and we will continue monitoring conditions closely.

Should the request for the extensions be approved, the Preliminary Plat would be valid until April 14, 2027 and the PUD until April 14, 2028.

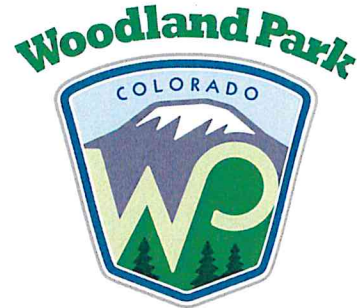
Please contact me at (719) 229-2060 or craig.oboyle@oboylegroups.net if needed.

Sincerely,

Craig O'Boyle

Go Beyond, LLC

City of Woodland Park
Planning Department
220 W. South Avenue
Woodland Park, CO 80866



Planning and
Building

June 13, 2022

Craig O'Boyle, Go Beyond LLC (property owner)
and
Jeffery Webb, Populus Planning and Design, LLC (applicant)
9570 Canyon Dr., Woodland Park, CO 80863
By email to: jefferyallenwebb@gmail.com

RE: PUD AMENDMENT FINAL PLAN, PRELIMINARY PLAT, AND SITE PLAN REVIEW FOR 49 TOWNHOMES AND 20 PATIO HOMES ON +/-9.01 ACRES LOCATED SOUTHEAST OF RIDGESTONE DRIVE AND RESEARCH DRIVE, ZONED PUD AND LEGALLY DESCRIBED AS TRACTS A & F, STONE RIDGE SUBDIVISION CERTIFICATION OF APPROVAL

Case Number:	PUD #2021-03 & SUB #2021-14 & SPR#2021-05
Case Manager:	Karen Schminke, Planning Director
Property Owner:	Craig O'Boyle, Go Beyond LLC
Location:	Tracts A & F, Stone Ridge Subdivision
Address:	TBD
Zone:	Planned Unit Development (PUD)
Current Use:	Vacant
Lot Size:	9.01 acres
Proposal:	49 Townhomes and 20 Patio Homes (69 units total)

Dear Mr. Webb,

The purpose of this letter is to provide official notice that your request for a PUD Amendment, Preliminary Plat, and Site Plan Review (PUD #2021-03 & SUB #2021-14 & SPR#2021-05) to create 49 townhomes and 20 patio homes on +/-9.01 acres with a gross density of 7.6 dwelling units/acre on Tracts A & F, Stone Ridge Subdivision (located southeast of Ridgestone Drive and Research Drive,) in the Planned Unit Development (PUD) zone district, has been approved by the Planning Commission on April 14, 2022. The approval was subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; a fire flow analysis for all water main line extensions;
 - Note street lighting location and provide conforming specifications;
 - Relocate fire hydrant across from lot 19 to lot 11/12 and add another one at lot 30 for a total of three hydrants.
 - Final grading and erosion control plan for the entire site and off-site improvements
 - Final on- and off-site street plan with profiles with curb and gutter on both sides of roads.
 - Final drainage plan and report including volume calculations for the existing regional pond
 - Approved SWMP
 - Finalize road right-of-way width and resolve utility easements per CORE comments
2. Multi-family projects, triplex and larger, require a water tap allotment. This will require City Council approval. MC 13.27.050 D
3. Street names must be submitted for review and approval
4. Prior to conveyance of any proposed lot, the applicant shall record a Final Plat
5. Prior to recording the final plat, the applicant shall submit covenants, which include deed restrictions satisfactory to the City, that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private road and open space.
6. The minimum driveway length for each unit in the subdivision be 18' measured from the nearer of the curb or sidewalk to the front of the garage.

For your use, additional planning comments are attached to this letter. Engineering comments were sent via email from the City Engineer, Ben Schmitt, to your engineer Kevin Kofford at Kimley-Horn on May 26, 2022.

Please note that, per Section 17.20.090 of the City of Woodland Park Municipal Code, approval of the Preliminary Plat shall be valid for no longer than twenty-four months. One-year extensions of time may be applied for in writing to the planning commission. Submission of the final plat extends approval of the preliminary plat until the final plat is acted upon. All, or any portion of an approved preliminary plat, may be submitted for final plat purposes. In the case of partial submission, the approval of the remaining portion of the preliminary plat shall automatically gain an extension of one year before another phase of the plat must be submitted in final form.

Also note that, per Section 18.30.050, PUD's are valid for a time period of two years, beginning with the approval of the required detailed PUD plan. Failure to begin construction within this

two-year period shall void the plan as approved, unless a request for extension of time is granted by the city Planning Commission. Application for extension of time shall be made to the Planning Commission and shall be accompanied by such evidence as is necessary to show substantial need, and shall be made before the two-year expiration date. The Planning Commission will hold at least one public hearing on the request and if, from the evidence submitted, the Commission finds that an extension is warranted, a recommendation will then be made to the City Council. If the Council concurs with the recommendation of the Commission, it may then by resolution grant the extension.

Should you have any questions, please contact the Planning Department at 687-5209.

Sincerely,



Karen L. Schminke, AICP
Planning Director

Attachment: Planning Comments

Cover Sheet – PUD Final Development Plan (DP1)

1. Retitle cover sheet from “The Pines at Stone Ridge Site Plan” to “The Pines at Stone Ridge PUD Final Development Plan”
2. Cover Sheet, The Pines Site Data, under Master Plan, remove entirely and replace with “Stone Ridge Planned Unit Development, as amended”
3. Cover Sheet, Dimensional Standards, include “Minimum Driveway length 18’ (measured from the nearer of the curb or sidewalk to the front of the garage).
4. Land Use Summary should be consistent with that shown on Preliminary Plat. Specifically Tracts A, F and I need to be revised.
5. Add/amend an approval certification block that is signed by the Applicant and planning director with the following language:

“I, the undersigned hereby certify that I am the owner of the subject property and that I shall abide by the provisions as specified upon this Final Development Plan as specified by the City of Woodland Park Planning Commission on April 14, 2022 in rendering their approval.

Date _____, owner

I certify that I am the Planning Director of the City of Woodland Park, Colorado, and that I attest that this Final Development Plan was approved subject to conditions contained herein by the City of Woodland Park Planning Commission on April 14, 2022 and the establishment of the dimensional standards previously approved by City Council on March 18, 2004 after properly conducted public hearings.

Date Karen L. Schminke, AICP, Planning Director

Preliminary Plat

1. Ensure Dimensional Standards on the Preliminary Plat are consistent with those shown on the Cover Sheet.
2. Add the Minimum Separation Standard to the Legend – Dimensional Standards. (Refer to Site Plan comment 3, above.)
3. Amend the Certifications to reflect the correct owner, hearing body, and hearing date.

Site Plan Sheets DP3 – DP7

1. Show the 100 Year Floodplain Boundary on sheets DP3 – DP7. A City Floodplain Development Permit may be required.

Landscape Plan (DP6)

1. Landscape Plan, General Note #5, refers to Tract E, this should be changed to Tract I.
2. Landscape Plan, General Notes, add an additional note regarding Tracts A, B, C, D, E, F, G, and H where landscape, trails, and open space features, amenities and snow storage are included regarding the tracts' design.
3. Change label in bottom right corner from "Site Plan" to "Landscape Plan".

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 921, SERIES 2024

**A RESOLUTION EXTENDING THE PLANNED UNIT DEVELOPMENT
(PUD) APPROVAL FOR THE PINES AT STONE RIDGE DEVELOPMENT
FROM APRIL 14, 2024 TO APRIL 14, 2026 AND THE PRELIMINARY
PLAT APPROVAL FOR THE PINES AT STONE RIDGE DEVELOPMENT
FROM APRIL 14, 2024 TO APRIL 14, 2025**

WHEREAS, the subject property is located southeast of the intersection of Ridgestone Drive and Research Drive, and is legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO) (Property) and the Property is owned by Craig O'Boyle, Go Beyond, LLC; and

WHEREAS, the original PUD for the entire Stone Ridge Village development was approved by the City Council on March 18, 2004; and

WHEREAS, application number PUD2021-03 & SUB2021-14 amending the original PUD and Preliminary Plat to allow for the development of 20 patio homes and 49 townhouses was approved by the City of Woodland Park Planning Commission on April 14, 2022; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

WHEREAS, pursuant to Municipal Code §17.20.090, approval of the preliminary plat shall be valid for no longer than twenty-four months, however one-year extensions of time may be applied for in writing to the planning commission; and

WHEREAS, the applicant obtained a Grading and Infrastructure Zoning Development Permit on January 16, 2024, however construction of the development has yet to begin; and

WHEREAS, the applicant has yet to submit a Final Plat Application; and

WHEREAS, the applicant submitted an extension request of the PUD and Preliminary Plat on January 23, 2024 prior to the April 14, 2024 expiration date; and

WHEREAS, this PUD & Preliminary Plat request for extension was subject to a Planning Commission public hearing on March 28, 2024, and a City Council public hearing on April 28, 2024, and public notice of all public hearings was posted on the property, published in the Pikes Peak Courier, and mailed to all adjacent property owners pursuant to all applicable Municipal Code requirements.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland Park:

Section 1. PUD 2021-03 for the development of 20 patio homes and 49 townhouses for the property legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO) is hereby extended for two-years. Construction must commence by February 14, 2026.

Section 2. SUB2021-14 for the development of 20 patio homes and 49 townhouses for the property legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13

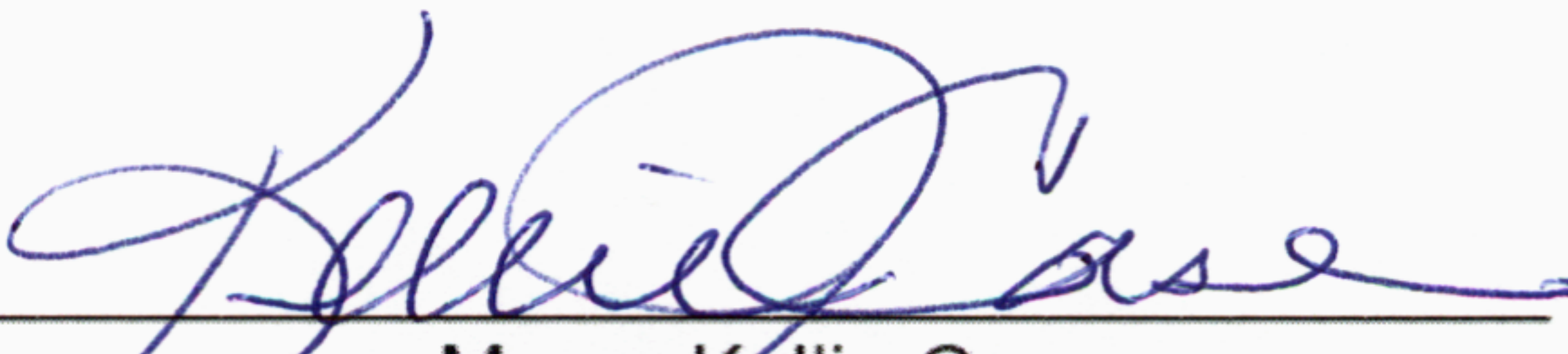
&14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO) is hereby extended for one-year to April 14, 2025 subject to the following conditions assigned with the initial 2022 approval:

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
 - Final utility plan with profiles for all water, storm and sewer systems; a fire flow analysis for all water main line extensions;
 - Note street lighting location and provide conforming specifications;
 - Relocate fire hydrant across from lot 19 to lot 11/12 and add another one at lot 30 for a total of three hydrants.
 - Final grading and erosion control plan for the entire site and off-site improvements
 - Final on- and off-site street plan with profiles with curb and gutter on both sides of roads.
 - Final drainage plan and report including volume calculations for the existing regional pond
 - Approved SWMP
 - Finalize road right-of-way width and resolve utility easements per CORE comments
2. Multi-family projects, triplex and larger, require a water tap allotment. This will require City Council approval. MC 13.27.050 D
3. Street names must be submitted for review and approval
4. Prior to conveyance of any proposed lot, the applicant shall record a Final Plat
5. Prior to recording the final plat, the applicant shall submit covenants, which include deed restrictions satisfactory to the City, that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private road and open space.
6. The minimum driveway length for each unit in the subdivision be 18' measured from the nearer of the curb or sidewalk to the front of the garage.

Section 3. This request only approves an extension. All conditions and terms of the original approval of PUD 2021-03 & SUB2021-14 remain in place and are unchanged.

Section 4. This PUD & Preliminary Plat extension is warranted based on sufficient evidence showing substantial need provided by the applicant in the application and in public hearings.

ADOPTED THIS 18th DAY OF April, 2024.



Mayor Kellie Case

ATTEST: 
City Clerk Suzanne Leclercq



Planning and
Building

City of Woodland Park
Planning Department
220 W. South Avenue
Woodland Park, CO 80866

March 17, 2025

Kevin Kofford, Applicant

Kimley Horn

Kevin.kofford@kimley-horn.com

(SENT VIA EMAIL)

Craig O'Boyle, Owner

Go Beyond, LLC

Craig.oboyle@oboylegroups.net

RE: Approval of Pines at Stone Ridge Preliminary Plat Extension:

Dear Mr. Kofford & Mr. O'Boyle:

This letter provides official notice that your request for a Preliminary Plat Extension was approved by the City of Woodland Park Planning Commission on March 13, 2025, as described below.

PC 03.13.2025 Item 4.A (25-0010) Pines at Stone Ridge Preliminary Plat Extension:

Commissioner Hartsfield moved, and Commissioner Larsen seconded, that the Planning Commission approve the request by Kevin Kofford (applicant) and Craig O'Boyle, Go Beyond, LLC (Property Owner) for approval of a 1-year extension of the approved Pines at Stone Ridge preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO).

YES: Brown, Larson, Dezelle, Hartsfield, Hoying, Kennedy, Newcom **NO:** None
Motion **PASSES**

Please know that Preliminary Plat will expire April 14, 2026 and the development is still subject to all of the conditions and standards with the original approval.

Sincerely,

 3/17/2025

C.J. Gates
City Planner, City of Woodland Park



Planning Commission Staff Report Public Hearing May 14, 2026

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
4C	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4A

Haven at Paradise Filing No. 2 (A26-0058): A request by Mark McNab, MBI Contractors, Inc. (Applicant), Ventus, LLC (Property Owner), and City of Woodland Park (Property Owner) to replat into three lots, Lots 4 and 5, The Haven at Paradise (zoned Suburban Residential), together with an unplatted 2.5± acre tract in the SW ¼ of Section 19, T 12 S, R 68 W (zoned Public/Semi-public Land), in the City of Woodland Park, Teller County, CO; the subject property is located north of Kings Crown Road and west of Red Haven Place. (QJ)

BACKGROUND

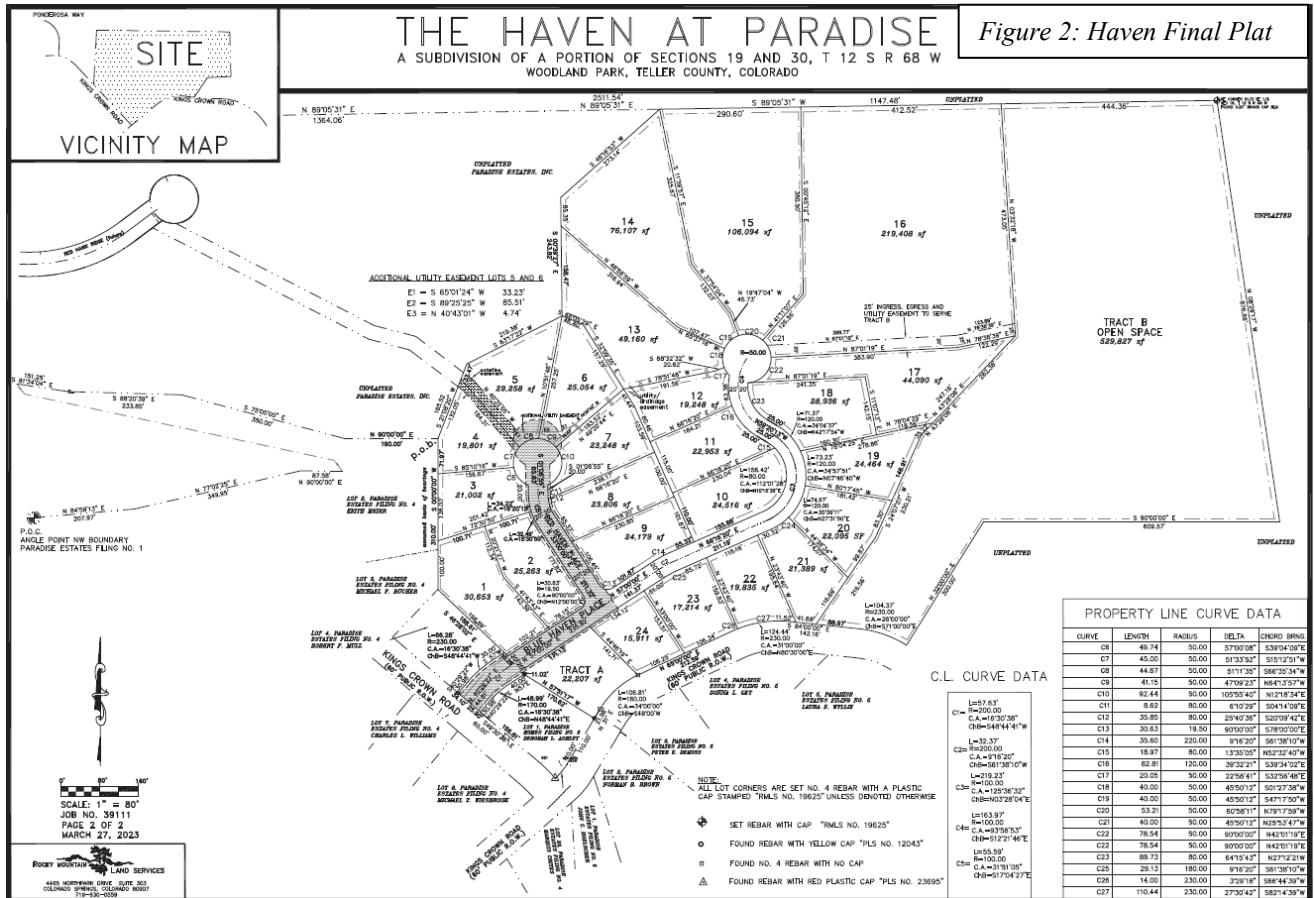
This application was submitted on March 17, 2026, prior to the effective date of the Unified Development Code and is being processed under section 17 of the Woodland Park Municipal Code which was in effect at that time.

In 2005, City Council approved the Amended Top of Paradise Master Plan (Attachment 4) encompassing 197.7 acres showing 175 lots and allowing up to a total of 190 lots in the SR zone. The Master Plan encompasses several subdivisions including Forest Edge Park Fourth addition, Forest Edge Park First Filing, Thunderbird Estates, and Paradise Estates Filing 1, 2, 3, 8, 9, 10. An extension of the master plan for this area was recently extended and is valid through August 4, 2030.

Most recently, the Haven at Paradise subdivision plat was approved by City Council in March of 2023. This development included 24 single-family lots and two tracts on 11.34 acres of land. Figure 2 below is a snapshot of the approved Haven at Paradise Final Plat.

Figure 1: Vicinity Map





After the 2023 approval and the final plat being recorded, the County Assessor’s office identified that two lots within the Haven at Paradise (lots 4 and 5) got platted over an existing unplatted City owned property. Figure 3 below is a snap shot from the Teller County Assessor’s map that outlines the area in conflict. Lots 4 and 5 of the Haven at Paradise (outlined in yellow) encroach into the square shaped City owned parcel (outlined in red). Located on the City owned parcel is a water line utilized by the City of Woodland Park Utilities Department. Between lots 4 and 5, the total land area that is encroaching City property is estimated at 12,853 square feet.



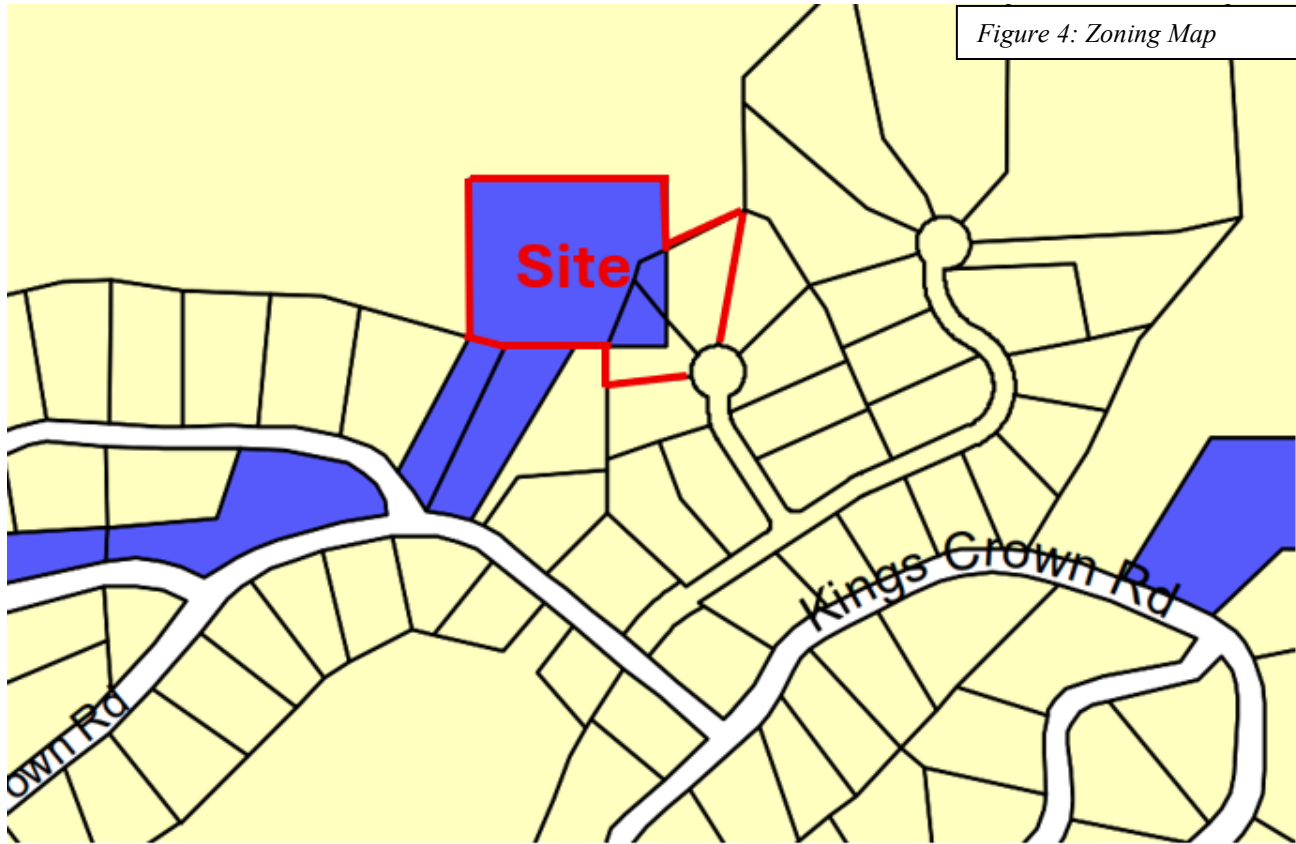
Figure 3: Property boundary conflict area

The Final Plat for the Haven at Paradise was drawn per the approved Preliminary Plat which was approved by Woodland Park City Council on April 4, 2019 (approval letter attached). This property boundary conflict was never caught by City staff or the applicant’s surveyor in 2019; nor was it identified during the final platting process in 2023. The purpose of this application outlined within this staff report is to remedy this ownership and platting issue.

ZONING & SURROUNDING USES

Figure 4 is an excerpt from the City Zoning Map which shows the subject land area (outlined in red). The existing Haven at Paradise is zoned Suburban Residential (SR) and the City owned parcel is zoned Public / Semi-Public Land (P/SPL).

Figure 4: Zoning Map



City of Woodland Park - Official Zoning Map

<u>Residential</u>	<u>Commercial</u>	<u>Other Zones</u>
Suburban Residential (SR)	Central Business District (CBD)	Public / Semi-Public Land (P/SPL)
Urban Residential (UR)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)
Multi-Family Residential Suburban (MFS)	Community Commercial (CC)	Agricultural (AG)
Multi-Family Residential Urban (MFU)	Service Commercial (SC)	City Limits
Mobile Home Park (MHP)	Heavy Service Commercial Light Industrial (HSC/LI)	

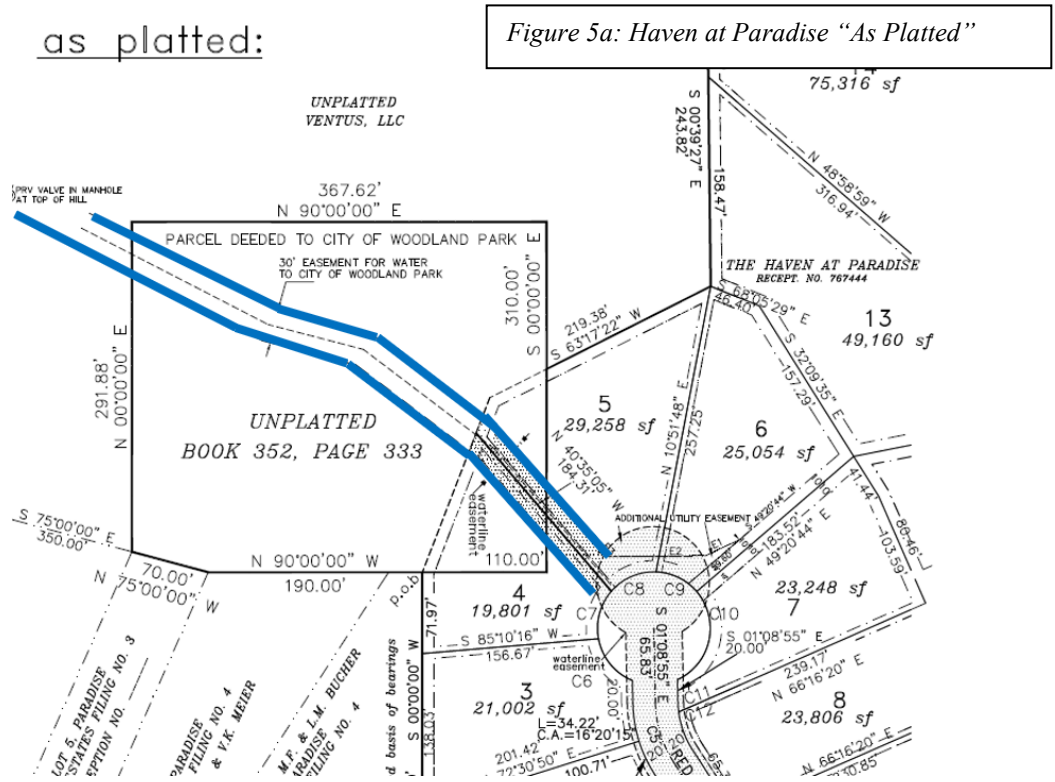


The zoning and uses of the surrounding properties are:

	USE	ZONE
North	Un-platted tract of land within the Top of Paradise Master Plan	SR
South	Single Family lots located within the Haven at Paradise and Paradise Estates Filing No 4 Subdivisions.	SR
East	Single Family lots located within the Haven at Paradise Subdivision	SR
West	Un-platted tract of land within the Top of Paradise Master Plan	SR

CURRENT PROPOSAL

Mark McNab (Applicant) and Ventus, LLC (property owner) in conjunction with the City of Woodland Park are applying for approval of a Preliminary and Final Plat for Lots 4 and 5 along with the 2.24 - acre City owned parcel. This new subdivision plat will be known as The Haven at Paradise Filing No 2. Figure 5a appears on the proposed plat and identifies how the subject lots and parcel are current legal descriptions. This figure clearly shows the 12,853± square feet between lots 4 and 5 that are encroaching into the City parcel. Outlined in in blue below is the existing 30' waterline easement that traverses in between lots 4 and 5 within the Haven at Paradise and heads northwest across the unplatted City Property.

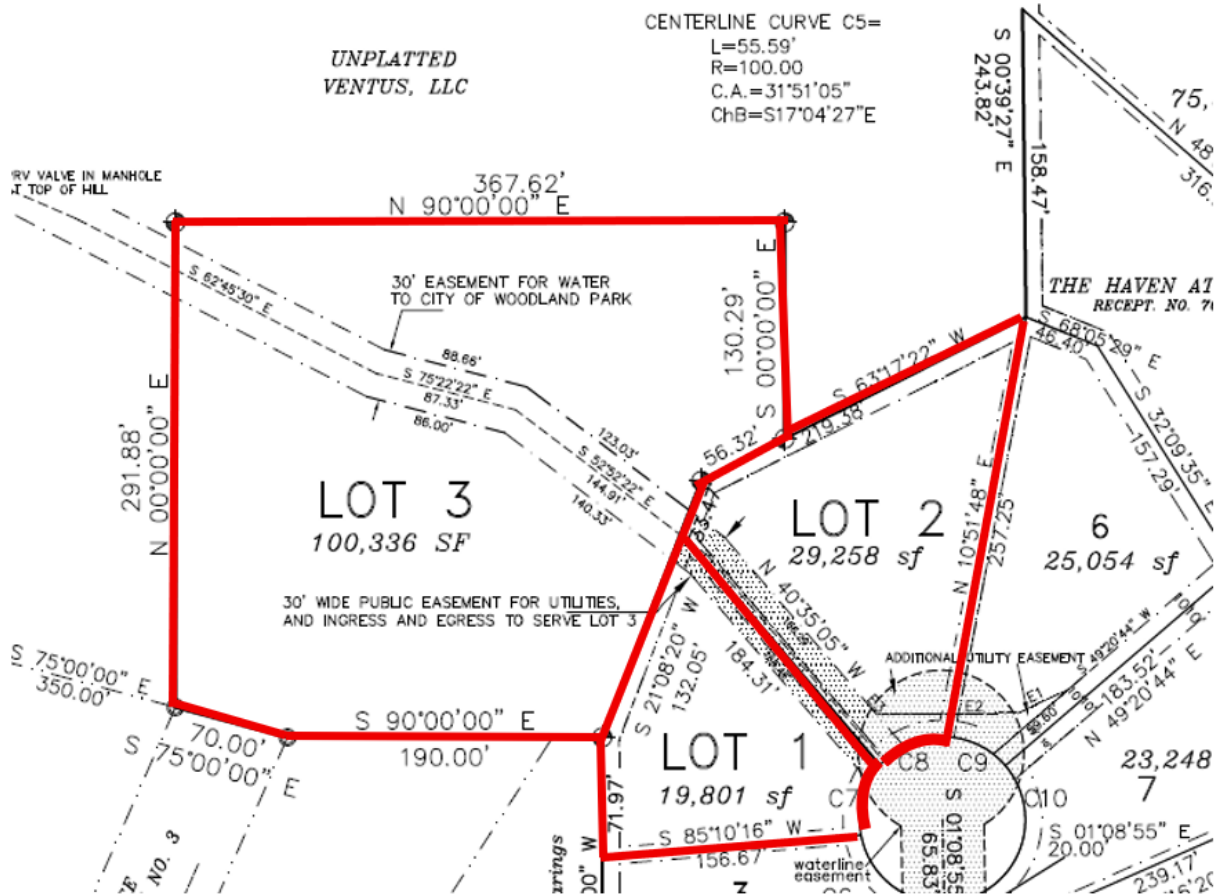


The proposed Haven at Paradise Filing No. 2 plat includes a total of three lots. Recording of the Final Plat will repair the platting issue outlined within this report.

Figure 5b below depicts the three lot subdivision (outlined in red) and how the new lot lines will be drawn if approved. The existing lot lines of lots 4 and 5 (proposed lots 1 and 2) will not change, but the southeastern top property line of the previously unplatted City owned property (proposed lot 3) will now conform around the existing Haven at Paradise subdivision.

as replatted:

Figure 5b: Haven at Paradise Filing No. 2 "As Replatted"



REFERRALS

The application was referred to City Utilities, Public Works, City Attorney, City Inspector, City Engineer, City Manager, Woodland Park Parks and Recreation Board (PRAB), Woodland Park Police Department, and North East Teller County Fire Protection District (NETCFPD). The following two comments were received:

The Woodland Park Utilities Department is in favor of the proposed three lot subdivision.

CORE submitted a comment and let us know they approve of the three lot subdivision.

CODE COMPLIANCE – PRELIMINARY PLAT

This Preliminary Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A copy of the Preliminary Plat is attached to this Staff Report as part of the application.

§17.20.010 Preparation process. *After the subdivider has received written comments from the city planner, a preliminary plat shall be prepared by a surveyor, architect, professional planner or professional engineer for presentation to the planning commission. The preliminary plat shall be processed as follows: Twenty-five blueline copies and one reproducible copy of the preliminary plat shall be presented to the city planner along with the required supplemental material at least twenty days prior to a regular planning commission meeting. If the plat is in compliance with these regulations, the city planner will furnish the following agencies with a copy for their review and comments; all public utilities companies, the school district, Teller County, and the State Highway Department (where a subdivision borders on a state highway). The city planner may delay a preliminary plat for one regularly scheduled planning commission meeting if further processing is required.*

Complies. The Preliminary Plat was discussed during several pre-application conferences with the applicant. The application was distributed to appropriate agencies for their review and comment, revised by the applicant to address comments and redlines.

§17.20.060 Design and drawing. *The Preliminary Plat shall be prepared as follows;*

- A. *The design should be in accordance with the subdivider's plans for actual development and therefore, should be a true representation of the subdivision which may eventually be recorded.*
- B. *The drawing shall be made at a scale of one-inch equals one hundred feet. A map of twenty-four (24) inches by thirty-six (36) inches is required. If more than one page then an index page shall be provided.*

Complies. The Preliminary Plat is a true representation of the subdivision as the applicant intends to record it.

§17.20.070 Information (A through Q).

Complies. This section is long list of technical information required to be contained on the Preliminary Plat which must be prepared by a licensed professional land surveyor. All criteria from this section has been reviewed by staff. The Preliminary Plat is determined acceptable at this time.

§17.20.080 Supplemental Material. *The preliminary plat shall be accompanied by the following supplemental material:*

- A. *A letter of intent addressed to the city council and planning commission containing the following:*
 - 1. *A brief description of the tract, i.e. general location, physical features of the land, total acreage;*
 - 2. *Existing and proposed zoning;*
 - 3. *Proposed number of building sites and typical lot size;*
 - 4. *Proposed structures;*
 - 5. *A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;*
 - 6. *Any proposed variances from the subdivision regulations;*
 - 7. *Any additional information deemed necessary by the city staff;*

8. *Signature of the subdivider;*
9. *A written proposal explaining the subdivider's intent with regards to the dedication of parks, recreation areas, and open spaces and/or parks capital fees of land, the location within the tract or the amount of fees required for approval.*
10. *Detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

Complies. The letter of intent was submitted containing the necessary information required above.

- B. **Master Plan.** *When the preliminary plat covers only a part of the developer's contiguous holdings, twenty-five blueline copies and one reproducible copy of a proposed master plan for development of said contiguous holdings shall be furnished. A master plan need only be submitted with the first preliminary plat submitted for the area and shall be processed along with the first preliminary plat, if not previously processed.*

Complies. This subdivision is within the Top of Paradise Mater Plan.

- C. *One copy of the accurate names and mailing addresses of the owners of all immediately adjoining land as their names appear on the tax records of the municipality or county. Also to be included are the names, mailing addresses and phone numbers of individuals or firms to whom notice of public hearings and billings for required fees (recording plats, public notices, sign postings, etc.) are to be sent.*

Complies. Submitted with the application.

- D. *If evidence of a geological hazard is presented by the City at the sketch plan stage, the subdivider shall present geologic hazard information.*

Not applicable. No geological study is not needed because it was already accomplished during Filing no. 1 of the Haven at Paradise.

- E. *One reproducible copy and two blueline copies of a twenty-four-inch by thirty-six-inch plat or plats showing the following 1 through 4 items.*

Complies. The information within this code prevision was included with the Preliminary Plat.

- F. *Applications for any proposed variances from the subdivision regulations. A petition for annexation where applicable. A PUD or other zoning change application where applicable.*

May Comply. The City owned parcel does not currently have frontage on a road, but it does abut other City owned parcels to the south. This condition will not change with this plat, however access to this parcel will be improved since the existing 30-foot-wide water line easement between lots 4 and 5 will be replatted as a 30-foot-wide public easement for utilities and ingress and egress to serve Lot 3.

- G. *One copy of a preliminary utilities report as described in the city engineering specifications (if required).*

Not applicable. A utilities report is not required since the purpose of this application is to correct a significant platting error and plat a previously unplatted parcel. The two lots within the Haven at Paradise filing no 1 are already planned to be served with City water and sanitation. There is no change in use proposed for the City parcel.

H. *A letter from the surveyor of the plat stating the total area of lots by zone, the area of streets and alleys, and the area of proposed park sites or open spaces and other lands to be dedicated to the city.*

Not applicable. No public rights-of-way are proposed to be dedicated.

I. *Completed checklist of Teller County School District RE-2.*

Not applicable. Approved by the City.

J. *Building envelopes and a driveway plan shall be submitted for all hillside lots showing the lot area from the street to the minimum building setback line at a scale of at least one inch equals one hundred feet, and showing a driveway location which conforms to city engineering specifications.*

Not applicable. This process is handled administratively through the Planning Department.

CODE COMPLIANCE – FINAL PLAT

This Final Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Final Plat application followed by a staff analysis. A copy of the Final Plat is attached to this Staff Report as part of the application.

§17.24.070 Completed plat preparation. A. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording.

Complies. The lots do conform to the preliminary plat.

§17.24.080 Information. Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.

Complies. The criteria from this section has been reviewed by staff and is determined to be acceptable.

§17.24.090 – Supplemental Material. A. Major Subdivision

Not applicable. This section is not applicable because the subject property has already been development and no new public infrastructure is being requested at this time.

§17.24.090 – Supplemental Material. B. Minor Subdivision

Not applicable. The criteria in this section is addressed in the above section 17.24.090 A.

§17.24.090 – Supplemental Material. C. Water. *The final plat application for both a major subdivision and a minor subdivision must include detailed, verifiable, and authenticated documentation of the availability to connect to a water source that is sufficient and adequate to service the needs of the proposed lots, uses, and structures.*

Complies. The single-family residential lots within in this subdivision have been planned for water already during the Haven at Paradise Filing No 1 Final Plat process. There is no change in use planned for the City owned parcel.

Chapter 17.40. Design Standards. The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements and alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. Relevant standards are listed below.

§17.40.010 - Purpose. *The character and environment of the City of Woodland Park for future years will be greatly affected by the design of subdivisions and the plats that are approved by the City. Planning, layout and design of a subdivision are of the utmost concern. The residents must have available to them within the area, safe and convenient movement to points of destination or collection. Modes of travel to achieve this objective should not conflict with each other or with abutting land uses. Lots and blocks should provide desirable settings for the buildings that are to be constructed, make use of natural contours and protect the view, afford privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible. Schools, parks, churches and other community facilities should be planned as an integral part of the area. In order to meet the above objectives, the city encourages innovative subdivision design.*

Complies. As determined at Preliminary Plat, this subdivision provides well designed subdivision. No new rights-of-way are proposed and access to the City owned parcel will be improved since the existing 30-foot-wide water line easement between lots 4 and 5 will be replatted as a 30-foot-wide public easement for utilities and ingress and egress to serve Lot 3.

§17.40.020 - Site consideration. *Land which the city finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the city to solve the problems created by the unsuitable land conditions. If the problem cannot be suitably corrected, such land shall be set aside for uses which shall not involve a danger or a harmful situation.*

Complies. The proposed Haven at Paradise Filing No. 2 is suitable for Final Plat approval. As stated, this Final Plat corrects the platting issue in Filing No. 1. The current Haven at Paradise Filing No 1 lots 4 and 5 are currently unbuildable due to this platting issue.

§17.40.030 – Noise reduction. *Where a residential subdivision borders on a state highway, design thereof shall include adequate provisions for the reduction of noise. A parallel street, a landscaped buffer area, or lots with increased setbacks may be required. Arterial streets within the city may require similar provisions.*

Not applicable. No new public roadways are included within this subdivision. City of Woodland Park rights-of-way border the single-family lots within the Haven at Paradise.

§17.40.040 – Streets, alleys and easements. *Streets shall conform to the street element of the comprehensive plan of the City of Woodland Park.*

Not applicable. No new public roadways are included within this subdivision.

§17.40.050 - Streets—Frontage. *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon a plat approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

Complies. Both single-family lots 4 and 5 within the Haven at Paradise have sufficient street frontage. The City owned parcel does not currently have frontage on a road, but it does abut other City owned parcels to the south. This condition will not change with this plat, however access to this parcel will be improved since the existing 30-foot-wide water line easement between lots 4 and 5 will be replatted as a 30-foot-wide public easement for utilities and ingress and egress to serve Lot 3.

§17.40.150 – Street names and numbers. *Street names shall not be used which will duplicate or be confused with the names of existing streets and shall be subject to approval of the City. Street numbers shall be assigned by the City staff.*

Not applicable. No new street names or address are included within this Plat application.

§17.40.170 - Easements. *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications.*

Complies. All easements are shown on the final plat and adequate for all utilities. Public utility easements as well as access easement is proposed with this Plat.

§17.40.210 - Lots. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.

Complies. No new improvements are planned at this time.

§17.40.250 – Land use intensity ratios. Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.

Complies. As the three lots are proposed, they meet this provision. This provision also gets reviewed when single-family homes get constructed.

§17.36.020 – Park capital fees or dedication of land. Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by city council per resolution for public parks, recreation areas and open space. The city council based upon advisement from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication in the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.

Complies. The Parks and Recreation Advisory Committee is reviewing this application on May 12, 2026. No new residential lots are being proposed.

NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of this application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with public notice posters and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code.

STAFF RECOMMENDATION

APPROVAL, based on the findings in the staff report and as presented at public hearing, of the request by Mark McNab, MBI Contractors, Inc. (Applicant), Ventus, LLC (Property Owner), and City of Woodland Park (Property Owner) to replat into three lots, Lots 4 and 5, The Haven at Paradise (zoned Suburban Residential), together with an unplatted 2.5± acre tract in the SW ¼ of Section 19, T 12 S, R 68 W (zoned Public/Semi-public Land), in the City of Woodland Park, Teller County, CO; subject to the following conditions:

1. Prior to conveyance of any proposed lot, the Final Plat must be recorded in the Teller County Clerk & Records office.
2. Applicant must resubmit the Preliminary and Final Plat correcting any redline comments from Woodland Park Planning Department.
3. Applicant must work with the City of Woodland Park on the next Filling of the Haven at Paradise to dedicate an amount of open space equal or more to the land area lost in the proposed Haven at Paradise Filing No. 2 Final Plat.

STAFF REPORT ATTACHMENTS

Application

Approved Haven at Paradise Final Plat

Haven at Paradise Preliminary Plat Approval Letter

Proposed Preliminary Plat

Proposed Final Plat



2026 GENERAL APPLICATION
(Revised 1/1/2026)

Project #
Case #
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

- Site Plan Review Permitted Use
Site Plan Review Conditional Use
Conditional Use Permit
Zoning Change
Extension of Development
Special Use Permit
Planned Unit Development (PUD)
PUD Amendment
Appeal
Variance
Preliminary Plat
Exemption Plat
Final Plat
Townhouse Plat
Condominium Plat

1. Applicant Information

a. Applicant Name Mark McNab, MBI Contractors Inc.
b. Project Coordinator [X] Property Owner []
c. Mailing Address PO Box 7662, Woodland Park, CO 80863
d. E-mail Address markmcnab@gmail.com
e. Phone Numbers Home - Work - Mobile 719-499-5160

2. Property Owner Information (if different from above)

a. Name Jonathon James or Francisco Valenzuela, Ventus LLC Project Contact? Yes [] No [X]
b. Mailing Address 9477 Brook Ln, Lone Tree, CO 80124
c. E-mail Address jwjames3@icloud.com, Frank@SKAGroup.CO
d. Phone Numbers Home - Work 303-748-7993 Mobile 917-283-1506

3. Site Information

a. Site Address 1420 Red Haven Pl (Lot 4) and 1430 Red Haven Pl (Lot 5)
b. Lot 4 & 5 Block Subdivision The Haven at Paradise
c. Property Zoning SR Lot Size 19,801 Acres [] Square Feet [X] 29,258 sf

4. Is the property subject to covenants? Yes [X] No [] If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name The Haven at Paradise, FILING 2
b. Brief Description of Project/Request A final replat of Lots 4 & 5, The Haven at Paradise together with unplatted tract to correct the overlap of properties resulting in Lots 1, 2 and

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact N/A
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact (engineer on record)
- ii. Firm Name JR Engineering LLC
- iii. Physical Address 5475 Tech Center Dr., Colorado Springs, CO 80919
- iv. Mailing Address —
- v. E-mail Address info@jrengineering.com
- vi. Phone Numbers: Business 719-593-2593 Mobile —

c. Planner

- i. Project Contact Mark McNab
- ii. Firm Name MBI Contractors Inc.
- iii. Physical Address 620 W. Midland Ave, Woodland Park, CO 80863
- iv. Mailing Address PO Box 7662, Woodland Park, CO 80863
- v. E-mail Address markmcnab@gmail.com
- vi. Phone Numbers: Business — Mobile 719-499-5160

d. Surveyor

- i. Project Contact Christopher Thompson
- ii. Firm Name Rocky Mountain Land Services
- iii. Physical Address 4465 Northpark Dr., Suite 303,
- iv. Mailing Address — Colorado Springs, CO 80907
- v. E-mail Address ct+@rmls-survey.com
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) N/A

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy <i>3/16/26</i>	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

➡ _____ Date


Owner

➡ _____ Date

Owner

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

➡  _____ *3/13/26* Date

Applicant

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.

4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.

5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.

7. Additional Information

ADJOINING PROPERTY OWNERS

THE HAVEN AT PARADISE, FILING 2

Unplatted
Ventus LLC

Lot 1, The Haven at Paradise
Ventus LLC
1300 Blue Haven Pl

Lot 2, The Haven at Paradise
Ventus LLC
1310 Blue Haven Pl

Lot 3, The Haven at Paradise
Ventus LLC
1410 Red Haven Pl

Lot 6, The Haven at Paradise
Mathy, Gregory C and Fela M
1435 Red Haven Pl

Lot 7, The Haven at Paradise
MBI Contractors Inc.
1425 Red Haven Pl

Lot 8, The Haven at Paradise
MBI Contractors Inc.
1421 Red Haven Pl

Lot 1, Paradise Estates, Filing 4
City of Woodland Park

Lot 2, Paradise Estates, Filing 4
Meier, Virginia K and Keith P
1230 Kings Crown Rd.

Lot 5, Paradise Estates, Filing 3
City of Woodland Park



2026 GENERAL APPLICATION

(Revised 1/1/2026)

Project # _____
Case # _____
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

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PUD Amendment
Appeal
Variance
Preliminary Plat
Exemption Plat
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Townhouse Plat
Condominium Plat

1. Applicant Information

- a. Applicant Name Mark McNab, MBI Contractors Inc.
b. Project Coordinator [X] Property Owner []
c. Mailing Address PO Box 7662, Woodland Park, CO 80863
d. E-mail Address markmcnab@gmail.com
e. Phone Numbers Home - Work - Mobile 719-499-5160

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b. Mailing Address 9477 Brook Ln, Lone Tree, CO 80124
c. E-mail Address jwjames3@icloud.com, Frank@SKAGroup.CO
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b. Lot 4 & 5 Block _____ Subdivision The Haven at Paradise
c. Property Zoning SR Lot Size 19,801 Acres [] Square Feet [X] 29,258 sf

4. Is the property subject to covenants? Yes [X] No [] If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

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Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

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- i. Project Contact N/A
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- iii. Physical Address _____
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- i. Project Contact (engineer on record)
- ii. Firm Name JR Engineering, LLC
- iii. Physical Address 5475 Tech Center Dr., Colorado Springs, CO 80919
- iv. Mailing Address —
- v. E-mail Address info@jrengineering.com
- vi. Phone Numbers: Business 719-593-2593 Mobile —

c. Planner

- i. Project Contact Mark McNab
- ii. Firm Name MBI Contractors Inc.
- iii. Physical Address 620 W. Midland Ave, Woodland Park, CO 80863
- iv. Mailing Address PO Box 7662, Woodland Park, CO 80863
- v. E-mail Address markmcnab@gmail.com
- vi. Phone Numbers: Business — Mobile 719-499-5160

d. Surveyor

- i. Project Contact Christopher Thompson
- ii. Firm Name Rocky Mountain Land Services
- iii. Physical Address 4465 Northpark Dr., Suite 303,
- iv. Mailing Address — Colorado Springs, CO 80907
- v. E-mail Address ctt@rmls-survey.com
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) N/A

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
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Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.



Owner _____ Date _____

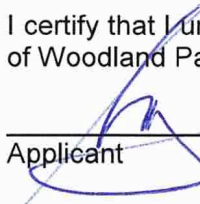


Owner _____ Date _____

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.



Applicant  _____ Date *3/13/26* _____

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.

4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.

5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.

7. Additional Information

ADJOINING PROPERTY OWNERS

THE HAVEN AT PARADISE, FILING 2

Unplatted
Ventus LLC

Lot 1, The Haven at Paradise
Ventus LLC
1300 Blue Haven Pl

Lot 2, The Haven at Paradise
Ventus LLC
1310 Blue Haven Pl

Lot 3, The Haven at Paradise
Ventus LLC
1410 Red Haven Pl

Lot 6, The Haven at Paradise
Mathy, Gregory C and Fela M
1435 Red Haven Pl

Lot 7, The Haven at Paradise
MBI Contractors Inc.
1425 Red Haven Pl

Lot 8, The Haven at Paradise
MBI Contractors Inc.
1421 Red Haven Pl

Lot 1, Paradise Estates, Filing 4
City of Woodland Park

Lot 2, Paradise Estates, Filing 4
Meier, Virginia K and Keith P
1230 Kings Crown Rd.

Lot 5, Paradise Estates, Filing 3
City of Woodland Park

THE HAVEN AT PARADISE

A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 30, T 12 S R 68 W
WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT VENTUS, LLC, A COLORADO LIMITED LIABILITY COMPANY, JONATHON JAMES, MANAGER AND FRANCISCO VALENZUELA, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGE 43-44 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE N 84° 59' 13" E, A DISTANCE OF 207.97 FEET; (2) THENCE N 77° 02' 25" E, A DISTANCE OF 349.95 FEET; (3) THENCE S 90° 00' 00" E, A DISTANCE OF 87.58 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE S 81° 34' 04" E, A DISTANCE OF 151.25 FEET; (2) THENCE S 88° 20' 39" E, A DISTANCE OF 233.85 FEET; (3) THENCE S 75° 00' 00" E, A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS; THENCE N 90° 00' 00" E ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 190.00 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID COUNTY RECORDS AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES: (1) THENCE S 00° 00' 00" W, A DISTANCE OF 310.00 FEET; (2) THENCE S 46° 28' 02" E, A DISTANCE OF 188.81 FEET; (3) THENCE S 57° 00' 00" W, A DISTANCE OF 30.00 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET; (5) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD; THENCE S 49° 30' 38" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES: (1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 48.82 FEET), AN ARC LENGTH OF 48.99 FEET; (3) THENCE N 57° 00' 00" E, A DISTANCE OF 40.00 FEET; (4) THENCE S 57° 51' 17" E, A DISTANCE OF 170.62 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING SIX COURSES: (1) THENCE N 31° 00' 00" E, A DISTANCE OF 21.96 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 00' 00", (THE LONG CHORD OF WHICH BEARS N 48° 00' 00" E, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET; (3) THENCE N 65° 00' 00" E, A DISTANCE OF 212.59 FEET; (4) THENCE EASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 00' 00", (THE LONG CHORD OF WHICH BEARS N 80° 30' 00" E, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET; (5) THENCE S 84° 00' 00" E, A DISTANCE OF 142.16 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 00' 00", (THE LONG CHORD OF WHICH BEARS S 71° 00' 00" E, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET; THENCE N 32° 00' 00" E, A DISTANCE OF 300.00 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 609.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE N 08° 29' 17" W ALONG SAID EAST LINE, A DISTANCE OF 876.66 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SAID SECTION 19; THENCE S 89° 05' 31" W ALONG THE NORTH LINE OF SAID S1/2 SE1/4, A DISTANCE OF 1,147.48 FEET; THENCE S 48° 16' 53" W, A DISTANCE OF 273.14 FEET; THENCE S 00° 39' 27" E, A DISTANCE OF 243.82 FEET; THENCE S 63° 17' 22" W, A DISTANCE OF 219.38 FEET; THENCE S 21° 08' 20" W, A DISTANCE OF 165.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.89 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY SUCH STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS THEREIN. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE HAVEN AT PARADISE".

IN WITNESS WHEREOF:

THE AFOREMENTIONED, JONATHAN JAMES, MANAGER OF VENTUS, LLC, HAS EXECUTED THIS INSTRUMENT THIS 4th DAY OF August, 2023, A.D.

JONATHON JAMES, MANAGER

STATE OF COLORADO)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF August, 2023, A.D., BY JONATHON JAMES, MANAGER OF VENTUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-05-2025

NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED, FRANCISCO VALENZUELA, MANAGER OF VENTUS, LLC, HAS EXECUTED THIS INSTRUMENT THIS 4th DAY OF August, 2023, A.D.

FRANCISCO VALENZUELA, MANAGER

STATE OF COLORADO)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF August, 2023, A.D., BY FRANCISCO VALENZUELA, MANAGER OF VENTUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 01-05-2025

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

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 HEREON.

CHRISTOPHER THOMPSON
PROFESSIONAL LAND SURVEYOR NO. 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TELLER STREET
COLORADO SPRINGS, COLORADO 80906
719-630-0559

August 4, 2023
DATE

APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 9th DAY OF February, 2023, A.D.

[Signature]
CHAIRMAN OF THE PLANNING COMMISSION

ATTEST: [Signature]
PLANNING TECHNICIAN

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS 15th DAY OF February, 2023, A.D.

BY: [Signature]
MAYOR

ATTEST: [Signature]
CITY CLERK

RECORDING:

STATE OF COLORADO)
COUNTY OF TELLER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:39 O'CLOCK P.M., THIS 9th DAY OF August, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 767367 OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: [Signature]
TELLER COUNTY CLERK AND RECORDER

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS _____ DAY OF _____, 2023, A.D.

TELLER COUNTY TREASURER

NOTES:

- (1) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.
- (2) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.
- (3) AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING THE LOTS IN THIS PLAT.
- (4) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE WESTERLY ANGLE POINT OF LOT 4 AND AT THE WESTERLY ANGLE POINT OF LOT 1 AS DEPICTED HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS S 00° 00' 00" W.
- (5) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.
- (6) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC DRAINAGE AND UTILITIES.
- (7) LOT COVERAGE: PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, EACH LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20% OF THE LOT AREA, AS SPECIFIED IN TABLE LC 5.
- (8) TRACT A IS TO BE UTILIZED FOR A DRAINAGE DETENTION POND AND WILL BE OWNED AND MAINTAINED BY THE CITY OF WOODLAND PARK.
- (9) WITHIN ALL LOTS OF THE HAVEN AT PARADISE, **A THIRTY FOOT (30.0') MINIMUM FRONT SETBACK IS REQUIRED FOR ALL STRUCTURES.**
- (10) TRACT B IS RESERVED FOR PRIVATE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER, UNLESS THE DEVELOPER DECIDES TO DEDICATE THE OPEN SPACE TO THE CITY OF WOODLAND PARK.

OWNER/DEVELOPER:

VENTUS, LLC
9477 BROOK LANE
LONE TREE, CO
80124
JONATHON JAMES OR FRANCISCO VALENZUELA
303-748-7993 OR 917-283-1508

SURVEYOR:

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

ENGINEER:

JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

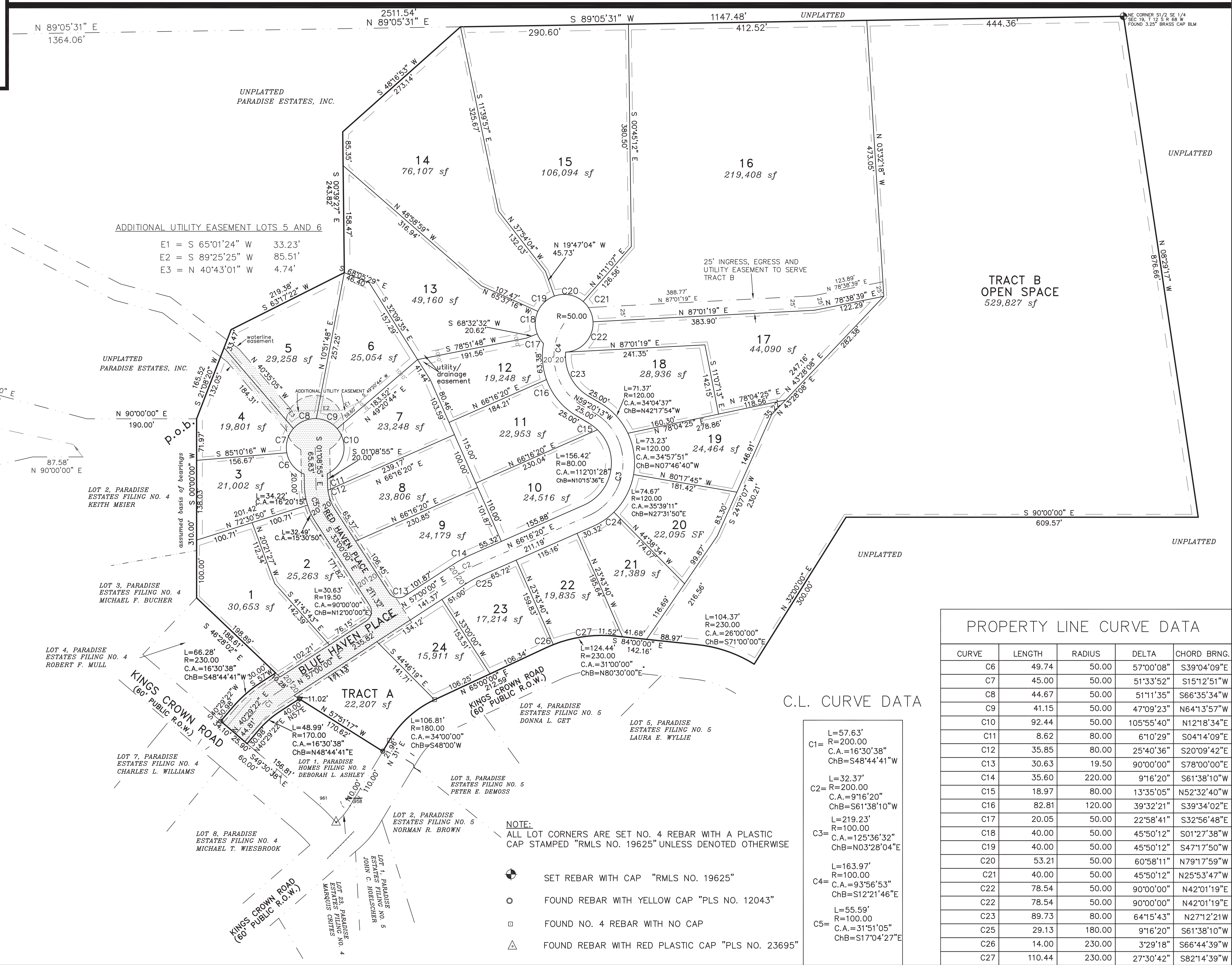
JOB NO. 39111
PAGE 1 OF 2
MARCH 27, 2023

THE HAVEN AT PARADISE

A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 30, T 12 S R 68 W
WOODLAND PARK, TELLER COUNTY, COLORADO



VICINITY MAP



ADDITIONAL UTILITY EASEMENT LOTS 5 AND 6
 E1 = S 65°01'24" W 33.23'
 E2 = S 89°25'25" W 85.51'
 E3 = N 40°43'01" W 4.74'

TRACT B
OPEN SPACE
529,827 sf

P.O.C.
ANGLE POINT NW BOUNDARY
PARADISE ESTATES FILING NO. 1

SCALE: 1" = 80'
JOB NO. 39111
PAGE 2 OF 2
MARCH 27, 2023

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

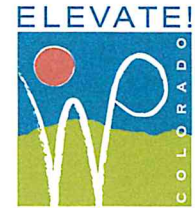
PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C6	49.74	50.00	57°00'08"	S39°04'09"E
C7	45.00	50.00	51°33'52"	S15°12'51"W
C8	44.67	50.00	51°11'35"	S66°35'34"W
C9	41.15	50.00	47°09'23"	N64°13'57"W
C10	92.44	50.00	105°55'40"	N12°18'34"E
C11	8.62	80.00	6°10'29"	S04°14'09"E
C12	35.85	80.00	25°40'36"	S20°09'42"E
C13	30.63	19.50	90°00'00"	S78°00'00"E
C14	35.60	220.00	9°16'20"	S61°38'10"W
C15	18.97	80.00	13°35'05"	N52°32'40"W
C16	82.81	120.00	39°32'21"	S39°34'02"E
C17	20.05	50.00	22°58'41"	S32°56'48"E
C18	40.00	50.00	45°50'12"	S01°27'38"W
C19	40.00	50.00	45°50'12"	S47°17'50"W
C20	53.21	50.00	60°58'11"	N79°17'59"W
C21	40.00	50.00	45°50'12"	N25°53'47"W
C22	78.54	50.00	90°00'00"	N42°01'19"E
C22	78.54	50.00	90°00'00"	S78°00'00"E
C23	89.73	80.00	64°15'43"	N27°12'21"W
C25	29.13	180.00	9°16'20"	S61°38'10"W
C26	14.00	230.00	3°29'18"	S66°44'39"W
C27	110.44	230.00	27°30'42"	S82°14'39"W

C.L. CURVE DATA

- L=57.63'
C1= R=200.00
C.A.=16°30'38"
ChB=S48°44'41"W
- L=32.37'
C2= R=200.00
C.A.=9°16'20"
ChB=S61°38'10"W
- L=219.23'
C3= R=100.00
C.A.=125°36'32"
ChB=N03°28'04"E
- L=163.97'
C4= R=100.00
C.A.=93°56'53"
ChB=S12°21'46"E
- L=55.59'
C5= R=100.00
C.A.=31°51'05"
ChB=S17°04'27"E

- NOTE:
ALL LOT CORNERS ARE SET NO. 4 REBAR WITH A PLASTIC CAP STAMPED "RMLS NO. 19625" UNLESS DENOTED OTHERWISE
- ⊙ SET REBAR WITH CAP "RMLS NO. 19625"
 - FOUND REBAR WITH YELLOW CAP "PLS NO. 12043"
 - FOUND NO. 4 REBAR WITH NO CAP
 - △ FOUND REBAR WITH RED PLASTIC CAP "PLS NO. 23695"



WOODLAND PARK
CITY ABOVE THE CLOUDS

April 24, 2019

Mr. William F. Brown, Jr
Ms. Andria Rodriguez
1012 South Copper Key Court
Gilbert, Arizona 85233

SENT VIA EMAIL

SUBJECT: Letter of Approval

Dear Ms. Rodriguez and Mr. Brown:

As you know, the City Council voted unanimously to approve *The Haven at Paradise Preliminary Plat* on April 4, 2019 to include their support for a variance. The variance is from §17.40.140 minimum width of right-of-way to allow for a 40' ROW with 30 foot front setbacks and subject to the following conditions:

1. Prior to certifying the Preliminary Plat, the following corrections shall be made:
 - Add a vicinity map and darken the scale, date and topo lines to make it illegible.
 - Add the adjoining land uses, road rights-of-way and subdivisions as shown on the preliminary utilities plan.
 - Add an index for all the attached sheets; grading, utilities, slope and driveways.
 - Add a location for the US Postal neighborhood box unit, complete with access.
 - Remove the setback dotted lines and replace with utility and drainage easements on each lot in compliance with §17.40.170 and minimum of 20' wide side yard easement between lots 6 and 7 and 12 and 13 for the water line loop.
 - Add the following comments to the 4-inch square box:
 - Tract A is reserved for stormwater detention and will be owned and maintained by the City
 - Tract B is reserved for private open space and will be owned and maintained by the Homeowners Association unless the developer decides to dedicate the open space to the City at the time of Final Plat review and approval
 - Add a note stating the total area of public streets of 72,214 SF or 1.657 acres
 - Add note regarding condition #2 concerning the variance and 30' front setbacks
 - Add a note regarding condition #5 concerning the water line loop to be completed in the first phase of development
2. Please revise the Letter of Intent to include the need for a ROW variance for a 40' ROW width with 30 front setbacks versus 50' ROW width.
3. Fees in lieu of park land in the amount of \$46,416 (24 lots x \$1,934 or in the amount of the adjusted annual park capital fee) shall be paid prior to recording the Final Plat with the stipulation that these park fees are used to develop Chimney Park or other recreational amenities in Paradise Estates or Thunderbird Subdivisions.
4. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and implementation by the developer prior to Final Plat approval by City Council.

5. Complete the water line loop from Red Haven to Blue Haven cul-de-sac during the first phase.

Lastly, the City Council wants to encourage Mr. Brown to consider dedicating the 12.13 acre open space tract to the City in the future. Council members expressed concerns about the capability of a Home Owners Association to manage and maintain this public space.

Please make the necessary revisions to the Preliminary Plat with the index listing the Preliminary Grading Plan, Preliminary Utilities Plan, Slope Analysis and Driveway Exhibit. We are looking forward to review of your construction drawings which will require approval before issuance of a City Grading Permit, State Erosion and Sediment Control permit and infrastructure Zoning Development Permit (ZDP).

Sincerely,

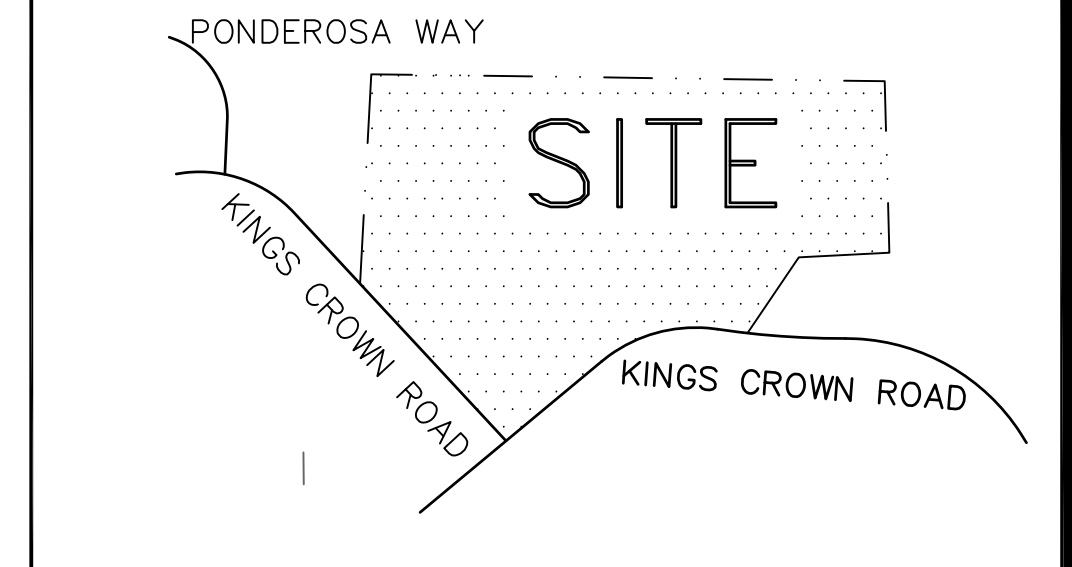


Sally Riley, AICP, Planning Director
City of Woodland Park

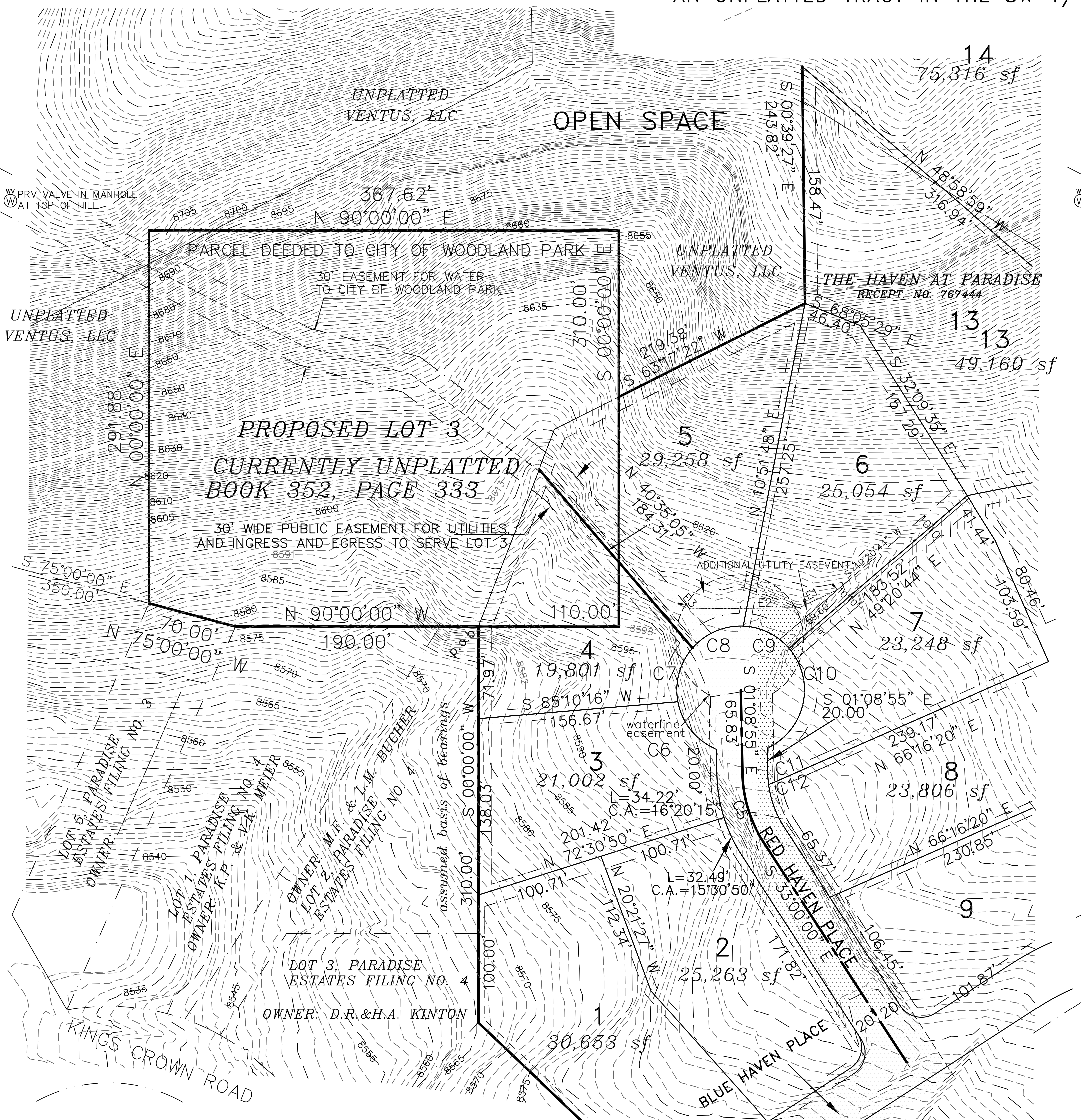
Cc: Mike Bramlett, PE, JR Engineering
Chris Thompson, PLS, Rocky Mountain Land Services

PRELIMINARY PLAT: THE HAVEN AT PARADISE FILING NO. 2

A REPLAT OF LOTS 4 AND 5, THE HAVEN AT PARADISE TOGETHER WITH
AN UNPLATTED TRACT IN THE SW 1/4 OF SECTION 19, T 12 S, R 68 W



VICINITY MAP



KNOW ALL MEN BY THESE PRESENTS:

THAT VENTUS, LLC, A COLORADO LIMITED LIABILITY COMPANY, JONATHON JAMES, MANAGER AND FRANCISCO VALENZUELA, MANAGER, and the CITY OF WOODLAND PARK, COLORADO BY KELLIE CASE, MAYOR, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 4 AND LOT 5, "THE HAVEN AT PARADISE" AS RECORDED UNDER RECEPTION NUMBER 767444 OF THE RECORDS OF THE TELLER COUNTY, COLORADO CLERK AND RECORDER TOGETHER WITH THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY ANGLE POINT OF SAID LOT 4; THENCE ALONG THE BOUNDARY OF SAID TRACT, THE FOLLOWING SIX COURSES:

- (1) THENCE THENCE N 90° 00' 00" W ALONG THE NORTHERLY BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER _____ OF SAID COUNTY RECORDS, A DISTANCE OF 190.00 FEET TO AN ANGLE POINT THEREON;
- (2) THENCE N 75° 00' 00" W ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID PARADISE ESTATES FILING NO. 4;
- (3) THENCE N 00° 00' 00" E, A DISTANCE OF 291.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT;
- (4) THENCE N 90° 00' 00" E, A DISTANCE OF 367.62 FEET TO THE NORTHEAST CORNER THEREOF;
- (5) THENCE S 00° 00' 00" E, A DISTANCE OF 310.00 FEET TO THE SOUTHEAST CORNER THEREOF;
- (6) THENCE N 90° 00' 00" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID TRACTS CONTAIN 3.43 ACRES, MORE OR LESS.

NOTES:

- (1) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.
- (2) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.
- (3) AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING THE LOTS IN THIS PLAT.
- (4) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE WESTERLY ANGLE POINT OF LOT 4 AND AT THE WESTERLY ANGLE POINT OF LOT 1 AS DEPICTED HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS S 00° 00' 00" W.
- (5) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.
- (6) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC DRAINAGE AND UTILITIES.
- (7) LOT COVERAGE: PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, EACH LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20% OF THE LOT AREA, AS SPECIFIED IN TABLE LC 5.
- (8) WITHIN ALL LOTS OF THE HAVEN AT PARADISE, A THIRTY FOOT (30.0)' MINIMUM FRONT SETBACK IS REQUIRED FOR ALL STRUCTURES.

OWNER/DEVELOPER:

VENTUS, LLC
9477 BROOK LANE
LONE TREE, CO
80124
JONATHON JAMES OR FRANCISCO VALENZUELA
303-748-7993 OR 917-283-1506

ENGINEER:

JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593

SURVEYOR:

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

NOTE:

ALL LOT CORNERS ARE SET NO. 4 REBAR WITH A PLASTIC CAP STAMPED "RMLS NO. 19625" UNLESS DENOTED OTHERWISE

- ⊕ SET REBAR WITH CAP "RMLS NO. 19625"
- ⊙ FOUND REBAR WITH YELLOW CAP "PLS NO. 12043"
- FOUND NO. 4 REBAR WITH NO CAP
- △ FOUND REBAR WITH RED PLASTIC CAP "PLS NO. 23695"

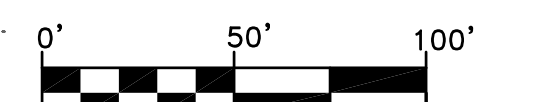
PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C6	49.74	50.00	57°00'08"	S39°04'09"E
C7	45.00	50.00	51°33'52"	S15°12'51"W
C8	44.67	50.00	51°11'35"	S66°35'34"W
C9	41.15	50.00	47°09'23"	N64°13'57"W
C10	92.44	50.00	105°55'40"	N12°18'34"E
C11	8.62	80.00	6°10'29"	S04°14'09"E
C12	35.85	80.00	25°40'36"	S20°09'42"E

LOT 4, PARADISE ESTATES FILING NO. 4

ADDITIONAL UTILITY EASEMENT LOTS 5 AND 6

- E1 = S 65°01'24" W 33.23'
- E2 = S 89°25'25" W 85.51'
- E3 = N 40°43'01" W 4.74'



SCALE: 1" = 50'
JOB NO. 39111
PAGE 1 OF 1
MARCH 12, 2026



THE HAVEN AT PARADISE FILING NO. 2

A REPLAT OF LOTS 4 AND 5, THE HAVEN AT PARADISE TOGETHER WITH AN UNPLATTED TRACT IN THE SW 1/4 OF SECTION 19, T 12 S, R 68 W IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT VENTUS, LLC, A COLORADO LIMITED LIABILITY COMPANY, JONATHON JAMES, MANAGER AND FRANCISCO VALENZUELA, MANAGER, and the CITY OF WOODLAND PARK, COLORADO BY KELLIE CASE, MAYOR, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 4 AND LOT 5, "THE HAVEN AT PARADISE" AS RECORDED UNDER RECEPTION NUMBER 767444 OF THE RECORDS OF THE TELLER COUNTY, COLORADO CLERK AND RECORDER TOGETHER WITH THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY ANGLE POINT OF SAID LOT 4; THENCE ALONG THE BOUNDARY OF SAID TRACT, THE FOLLOWING SIX COURSES:

- (1) THENCE THENCE N 90° 00' 00" W ALONG THE NORTHERLY BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER _____ OF SAID COUNTY RECORDS, A DISTANCE OF 190.00 FEET TO AN ANGLE POINT THEREON;
- (2) THENCE N 75° 00' 00" W ALONG THE BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID PARADISE ESTATES FILING NO. 4;
- (3) THENCE N 00° 00' 00" E, A DISTANCE OF 291.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT;
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- (5) THENCE S 00° 00' 00" E, A DISTANCE OF 310.00 FEET TO THE SOUTHEAST CORNER THEREOF;
- (6) THENCE N 90° 00' 00" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID TRACTS CONTAIN 3.43 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY SUCH STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS THEREIN. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE HAVEN AT PARADISE FILING NO. 2".

IN WITNESS WHEREOF:

THE AFOREMENTIONED, CITY OF WOODLAND PARK, COLORADO, BY KELLIE CASE, MAYOR. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, A.D.

KELLIE CASE, MAYOR

STATE OF COLORADO)
 ss)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 A.D., BY KELLIE CASE, MAYOR OF THE CITY OF WOODLAND PARK, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

IN WITNESS WHEREOF:

THE AFOREMENTIONED, JONATHON JAMES, MANAGER OF VENTUS, LLC. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, A.D.

JONATHON JAMES, MANAGER

STATE OF COLORADO)
 ss)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY JONATHON JAMES, MANAGER OF VENTUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

IN WITNESS WHEREOF:

THE AFOREMENTIONED, FRANCISCO VALENZUELA, MANAGER OF VENTUS, LLC. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026 A.D.

FRANCISCO VALENZUELA, MANAGER

STATE OF COLORADO)
 ss)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY FRANCISCO VALENZUELA, MANAGER OF VENTUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

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 HEREON.

CHRISTOPHER THOMPSON
PROFESSIONAL LAND SURVEYOR NO. 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

DATE

APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS ____ DAY OF _____, 2026, A.D.

CHAIRMAN OF THE PLANNING COMMISSION

ATTEST: _____
PLANNING TECHNICIAN

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS ___th DAY OF _____, 2026 A.D.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

RECORDING:

STATE OF COLORADO)
 ss)
COUNTY OF TELLER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK, M., THIS _____ DAY OF _____, 2026, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: _____
TELLER COUNTY CLERK AND RECORDER

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS _____ DAY OF _____, 2026, A.D.

TELLER COUNTY TREASURER

NOTES:

(1.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

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(4.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE WESTERLY ANGLE POINT OF LOT 4 AND AT THE WESTERLY ANGLE POINT OF LOT 1 AS DEPICTED HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS S 00° 00' 00" W.

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(6.) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC DRAINAGE AND UTILITIES.

(7.) LOT COVERAGE: PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, EACH LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20% OF THE LOT AREA, AS SPECIFIED IN TABLE LC 5.

(8.) WITHIN ALL LOTS OF THE HAVEN AT PARADISE, A THIRTY FOOT (30.0)' MINIMUM FRONT SETBACK IS REQUIRED FOR ALL STRUCTURES.

OWNER/DEVELOPER:

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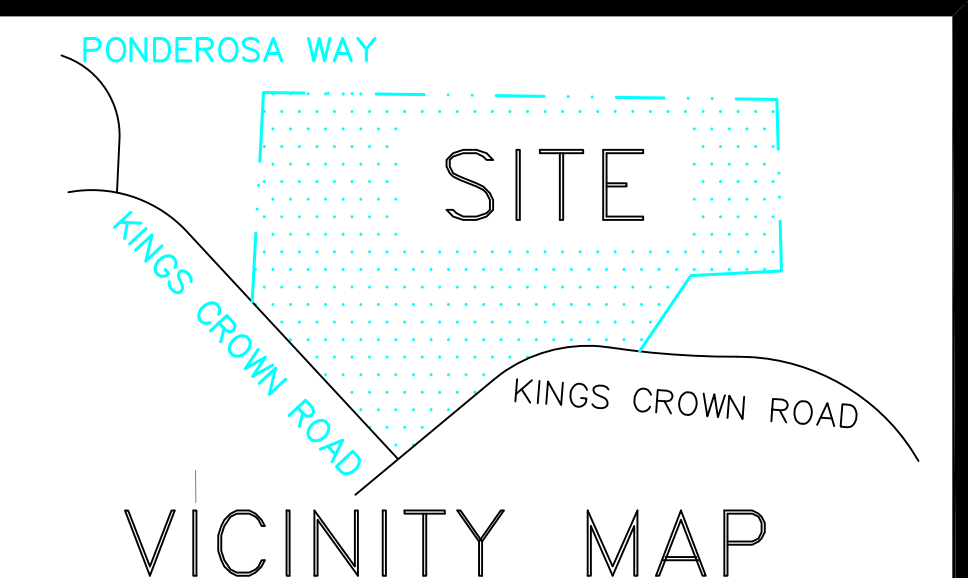
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PAGE 1 OF 2
MARCH 12, 2026



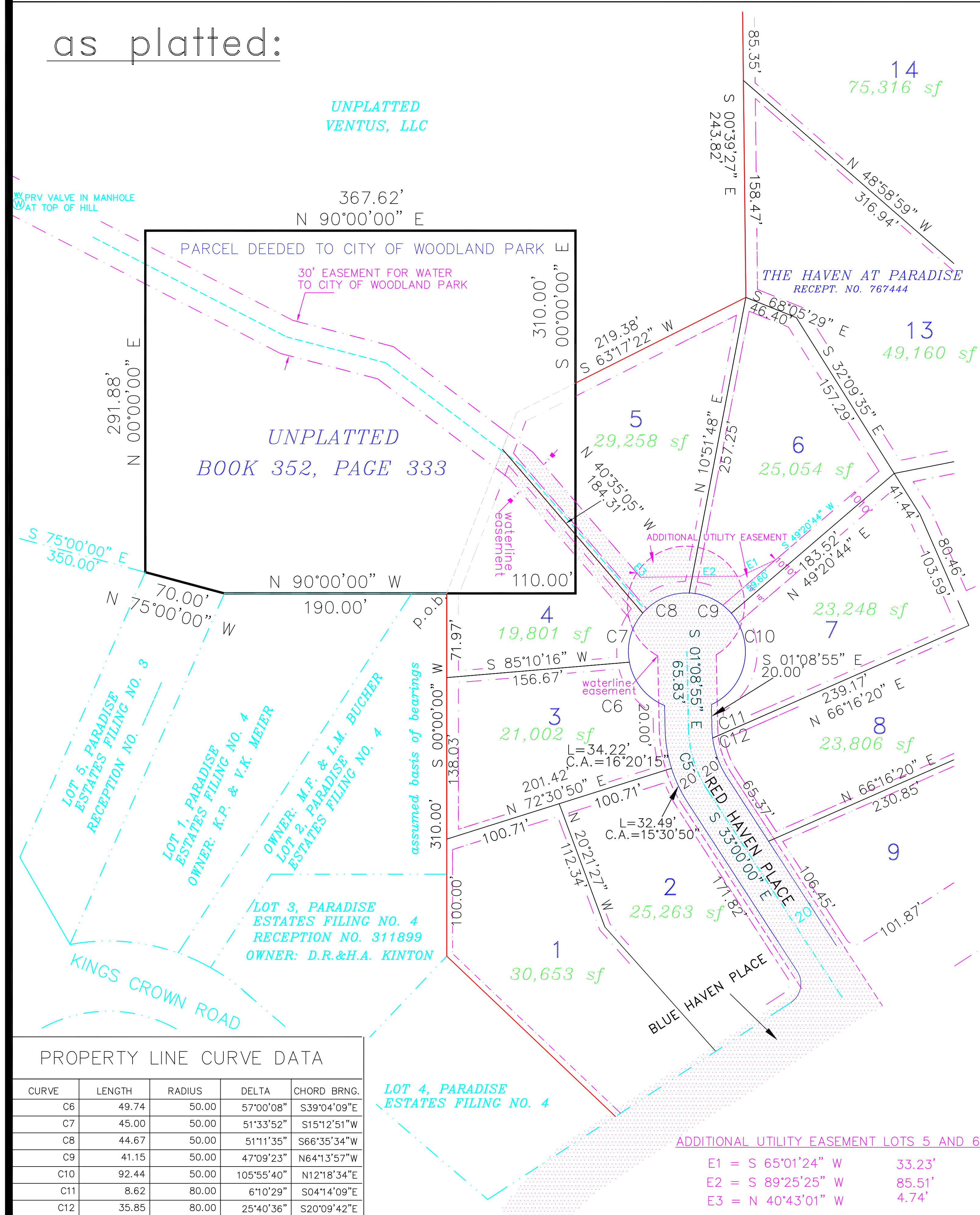
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THE HAVEN AT PARADISE FILING NO. 2

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as platted:



as replatted:

