



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, July 9, 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:** June 11, 2026
 - 4. PUBLIC HEARINGS**
 - A. Gold Hill Tank Site Zoning Designation:** Establishing municipal zoning for certain real property known as the Gold Hill Tank Site Annexation as the Public/Semi-public Land (P/SPL) zone district. The subject property is owned by the City of Woodland Park; is located within the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 12 South, Range 69 West of the Sixth Principal Meridian, Teller County, Colorado; and is known as 1370 W. Midland Avenue, Woodland Park, CO. (L)
The City Council Public Hearing is currently scheduled for Thursday, August 6, 2026, at 6:00 PM.
 - 5. WORK SESSION:** Discussion regarding future project priorities
 - 6. REPORTS**
 - 7. ADJOURN**
- For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for June 11, 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
Present	Commissioner Joseph Fury
Absent	Commissioner Ken Hartsfield
Present	Commissioner Don Hoying
Present	Commissioner Jarrod Newcom
Present	Chair Lee Brown
Staff Present:	Planning Director Karen Schminke
	Planner II Dave Burgess
	City Attorney Nina Williams via Zoom
	Permit Technician Amy Wolin via Zoom

Planning Commission quorum requirements are met.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE MINUTES:** Vice Chair Kennedy moved and Commissioner Hoying seconded to approve the May 14, 2026 Planning Commission Meeting Minutes as submitted. Motion passed unanimously by voice vote.

Commissioner Newcom moved and Commissioner Fury seconded to approve the May 28, 2026 Planning Commission Meeting Minutes as presented. Motion passed unanimously by voice vote.

4. **PUBLIC HEARINGS:**

A. **(Continued from April 23, 2026, May 14, 2026 & May 28, 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)**

Planning Director Schminke presented the staff report, showing the vicinity map. The property is located north of Lake Avenue, west of N. Baldwin Street, and east of Rampart Range Road. The property is 0.82 acres in size, was originally shaped like a triangle with the southern tip ending in a point. Part of the southern tip of the property was conveyed to the City of Woodland Park for a Lake Ave. right-of-way (ROW) in the late 1980's, resulting in a trapezoidal shape. It has never been platted but has been developed with two dwelling units on the northern portion of the property, each with its own separate water tap. The single-family home on the west side of the property, addressed as 405 N. Baldwin Street, was built in 1960, and is 761 SF. The single-family home on the east side of the property is addressed as 404 Rampart Range Road, was built in 1960, and is 432 SF.

The subject property is zoned Neighborhood Commercial (NC). The adjacent property to the north is also an unplatted lot zoned NC with a residence on it. Further to the north and west are properties developed with single-family homes, all zoned Urban Residential (UR). To the east are more NC zoned properties but developed with residential uses like townhomes. To the south are single-family homes zoned Urban Residential (UR), and Public/Semi-Public Land zones with the Woodland Aquatic Center and Woodland Park Jr./Sr. High School.

Director Schminke showed photos of the current conditions of the subject and surrounding properties. A fence was installed by Mr. Challenner along the southern tip of the property along Lake Avenue to mitigate vehicle headlights shining into the houses. The view looking northeast from Baldwin St. or Rampart Range Road shows a large, open lot with the two houses and several outbuildings.

Current proposal is to plat this 0.83-acre parcel into two lots, each lot containing one existing single-family house. 405 N. Baldwin St. is proposed to be Lot 1 and 0.25 acres. 404 Rampart Range Road would be Lot 2 at 0.57 acres. As part of the proposed subdivision, 68.37 SF of the south end of the subject property would be dedicated to the City for ROW purposes.

The application was referred to all required internal and external agencies. Several comments were received. CORE focused on their existing facilities, utility easements, electric loading, and service requirements. CORE's comment stated, "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." Woodland Park Utilities Dept. is in favor of the two-lot subdivision since there are already two separate single-family homes each with their own water tap. The Parks and Recreation Advisory Board (PRAB) reviewed the application on March 11, 2026, and unanimously recommended the applicant pay Park fees in lieu of land dedication totaling \$5,448. The applicant has requested this fee be waived since these are long-existing homes and no new homes are proposed.

Director Schminke then showed the proposed easements. CORE Electric easements were noted in red, with proposed 15' easements adjacent to Lake Ave. and Rampart Range Road, a 10' easement adjacent to N. Baldwin St. due to the existing building location. The waterline easements (blue) include a 10' easement on Lot 1 for a meter pit that services the adjacent property to the north, and a 10' easement on Lot 2 for the waterline that services Lot 1. The Sanitary Sewer easement (green) is a 10' easement on Lot 1 that serves the existing house on Lot 2.

Director Schminke explained that since this application was submitted before the effective date of the City's new UDC, it was reviewed under Title 17 (Subdivisions) of the now former Municipal Code. She then noted that the application complies with: Sections 17.20.010 Preparation process, 17.20.060 Design and drawing, 17.20.070 (A Through Q), 17.20.080 Supplemental material (A through I), 17.24.070 Completed plat preparation A, 17.24.080 Information, 17.24.090 Supplemental material. C. Water, Chapter 17.40, Design Standards, 17.40.010 Purpose, 17.40.020 Site Consideration, 17.40.050 Streets-Frontage, 17.40.170 Easements, 17.40.210 Lots, 17.40.250 Land use intensity ratios, and 17.36.020 Park Capital fees or dedication of land. The applicant is asking for Park fees to be waived for reasons set forth within the submitted letter.

Not applicable are Section 17.24.090 Supplemental Material. A. Major Subdivision, 17.24.090 – Supplemental Material. B. Minor Subdivision, 17.40.030 – Noise reduction, 17.40.040 – Streets, alleys and easements, and 17.40.150 – Street names and numbers.

All public notification requirements were met throughout the continuances. Staff received two separate comments from one adjacent property owner on this item which were included in the most recent packet. The comment was shared with the applicant's surveyor, who did verify the property lines.

Based on the findings in the staff report and as presented at public hearing, Staff recommends:

the Planning Commission recommend City Council **APPROVE Challenner Corner Subdivision preliminary and final plat**, this being 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) 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 pay a total of \$5,448 of Park fees in lieu of land prior to recording the Final Plat.

Planning Commission confirmed that the neighbor's concerns were addressed. The surveyor will further elaborate.

Chair Brown called the applicant to address the Planning Commission.

Eric Simonson of Rampart Surveys and the applicant's representative has been working on this project for quite some time. Typically, title work is done, but for this project they did a chain of title, looking at all the things on the property to the north. Nothing out of the ordinary was found except for a 1987 deed for an easement which was only eight months long and expired in 1987. Since CORE already has a 3-phase line on the property to the north they did not require an easement along that property line; he created other easements for water and sewer access and maintenance.

The Planning Commission directed several questions to Mr. Simonson: The Title Report with Schedule B Exceptions is updated and will be referred to on page one of the plat. They confirmed that both dwellings have separate utilities, which is why the easements were created. Mr. Simonson said the applicant originally wanted to plat three lots, but an additional water tap was not available which is why the plat contains two lots. It is common for other utilities like cable to run through City ROWs in these older established areas. No public improvements run along Rampart Range Road, Lake Ave. or Baldwin Street. Since this development predates City regulations, the utilities are not required to be underground. CORE calls this a prescriptive easement, so they don't require the applicant to make any additional easements besides the front easements. CORE may go underground in the future and then use those easements. The service lines come off the 3-phase from the neighboring north property do not require easements. The smaller lot meets the minimum lot standards for the NC zone.

Richard Challenner introduced himself. He and Mary are the applicants and owners of the property. They planned to live here forever, but they must move to lower elevation for their health and well-being. To sell their portion, the property had to be properly platted. He addressed the condition of paying the Park fees in lieu of land prior to recording the Final Plat. The fee is a serious problem, and if they are required to pay it, they could only pay it after the

sale, not prior recording a Final Plat. If the PRAB fee is not waived, he asked for reconsideration for the fee to be paid after the sale.

Chair Brown opened and closed the public comment period with no public comment.

Planning Commission further discussed that they do not have a way to approve a deferred payment. They discussed recommending waiving the Park fees in lieu of land because this is typically applied to new, undeveloped subdivisions. This property has already been developed with two homes.

Director Schminke recommended dealing with park fee question first, possibly in a separate motion. Then address the subdivision recommendation with the remaining two conditions. If the Planning Commission wishes to keep the park fee condition, they can go by the original Staff recommendation.

Chair Brown asked if the City sees the park fee as a requirement for new housing or new platting. Director Schminke said that this fee is payment in lieu of land dedication. In this case, the houses were built in the 1960s, which predates all park fee and land dedication requirements. Vice Chair Kennedy noted that the proposed plat includes a small portion of land to be dedicated for ROW purposes, in addition to a previous ROW dedication. Commissioner Fury would like to waive the PRAB fee in this case because the property owner is not adding any houses and the houses have been there for decades. The intent of the PRAB fee is to make up for the load development adds to Parks & Rec.

MOTION: Vice Chair Kennedy motioned and Commissioner Fury seconded to recommend to City Council to consider removing or waiving Condition #3, which requires the applicant to pay a total of \$5,448 of Park fees in lieu of land dedication prior to recording the Final Plat.

YES: Fury, Hoying, Newcom, Brown, Kennedy.

NO: None.

Motion carries unanimously.

MOTION: Commissioner Hoying motioned and Commissioner Newcom seconded to recommend that City Council recommends APPROVAL 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 two 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.

YES: Hoying, Newcom, Brown, Kennedy, Fury.

NO: None.

Motion carries unanimously.

The City Council Public Hearing is scheduled for Thursday, June 18, 2026, at 6:00 PM.

B. (Continued from April 23, 2026, May 14, 2026 and May 28, 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)**

Director Schminke presented the staff report. This application was submitted after the Woodland Park Unified Development Code (UDC) went into effect on March 23, 2026, so this application is being reviewed under the new UDC. Extensions of PUD Plans and Preliminary Plats are governed by UDC Section 6.05.070. An initial approval expires after two years; subsequent extensions are for two-year periods. The first extension request is reviewed and decided at a staff level, and a second extension application is reviewed and decided by the Planning Commission. If a request is made for a third extension, the request is reviewed by Planning Commission and ultimately decided by City Council. This project already had a two-year extension, so this request is being decided by the Planning Commission.

Director Schminke showed the vicinity map and provided background information. The property consists of two tracts; originally Tract A was planned for 58 apartment units and Tract F for 19 patio homes for a total of 77 dwelling units (DU) on 9.02± acres. A PUD Amendment and preliminary plat were approved on April 14, 2022, consisting of: an integrated design of 20 patio homes and 49 townhomes intermixed for a total of 69 DU; two entrances from Ridgestone Drive with an internal looped road; the open space consisting of a larger central area with several smaller areas and trail connections. Another two-year extension was granted in 2024. This extension request would expire in 2028. She then reviewed the Approved Development Plan and preliminary plat, showing the access, open space, and groupings of townhomes and patio homes.

She then reviewed background timeline. The PUD Amendment and preliminary plat were originally approved on April 14, 2022. On January 16, 2024, the Grading and infrastructure ZDPs were issued, and expired on January 16, 2026 due to no activity. The applicant must reapply and obtain ZDPs before beginning work. On April 18, 2024, City Council approved a PUD extension for two years (to expire on April 14, 2026) and a one-year extension of the preliminary plat (expired April 14, 2025). On March 13, 2025, the Planning Commission approved a one-year extension of the preliminary plat to April 14, 2026. On March 23, 2026, the UDC went into effect, all extensions are for two years. This extension application was received on March 24, 2026, so it is being reviewed under the new UDC.

This application was referred to all required reviewing agencies. No comments were received.

The application complies with Review Criteria under UDC 6.05.070 C.1. (a, b, and c).

All public notification requirements were met, and staff has received no public comments regarding this proposal.

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).

Planning Commission confirmed that the applicant is eligible for one more extension request, as the UDC allows for three extension requests. The applicant must demonstrate good cause

for a third extension request, which is reviewed by Planning Commission and decided by City Council.

The applicant, Craig O'Boyle of Go Beyond, LLC, based in Colorado Springs, introduced himself via Zoom. He agreed with the staff presentation and was prepared to answer any questions the Planning Commission had.

Vice Chair Kennedy asked for a project status update. Mr. O'Boyle initially started the project in 2020 and 2021, when things were moving fast. This project was approved in April 2022, when the development world was thrown on its' head when interest rates increased. It then took the applicant almost two years to develop their plan with Planning and other agencies, so the first extension request was filed in 2024 with the optimism of a federal administration change that things would change in development world. This did not happen. Go Beyond does not want to move forward with the several millions in financing at a high interest rate. They are watching overall economic conditions and seeking larger partners who can withstand economic uncertainty better than they can.

Commissioner Fury clarified that in the event of a fire evacuation, this development would evacuate onto Ridgestone, connecting to Research on the north or Stone Ridge to the south, then exit onto SH 67, which has been widened with more lanes.

Chair Brown opened the public comment period.

Michael Sand of Stone Ridge Village in Woodland Park, is vehemently opposed to this development, which will bring in excessive traffic and create a bottleneck. He also informed the Planning Commission that Stone Ridge Village's HOA, changed its governance type to a resident-run HOA in 2025. Before that, he believes the previous HOA president, Dana Duncan, did not properly represent the interests of the HOA and Stone Ridge residents for this project, and his assistant is facing trial for missing funds in Teller County. The current HOA is also taking civil action against Mr. Duncan for gross fiduciary neglect and not representing the HOA.

With no further comments, Chair Brown closed the public comment period.

Mr. O'Boyle then commented that he and Go Beyond, LLC is not a party to the Stone Ridge HOA, and Dana Duncan was not part of the ownership or involved in any way with this development. A comprehensive traffic study was completed. When the PUD Amendment and plan were originally approved, there was positive feedback in the reduction of density and type of ownership (changed from apartment rentals to townhome ownership). An HOA will be created as is required by a condition of approval.

Vice Chair Kennedy provided some history of the project: when this came to Planning Commission as a PUD amendment that changed from apartments to townhomes, the Planning Commission did not have the option to disregard what was previously approved. The amendment was to change the type of dwelling units and the format. Planning Commission did receive public comment concerned with traffic, especially onto exit road. The approach at that time was that the PUD amendment was an improvement, then extended. If Planning Commission does not approve this extension, the applicant has to start the application process over. This is a second extension of the PUD Amendment, Planning Commission decides and this case does not go before City Council.

Commissioner Hoying commented that usually the concern for this type of development is density and thus traffic, but that is determined with the zoning. This project is within the constraints of the zoning and does not unduly constrain the surrounding areas and traffic patterns. Chair Brown added that ordinarily the Planning Commission approves extensions

unless new information is presented that suggests the circumstances have changed. This application meets the requirements for density and the City's UDC.

MOTION: Commissioner Hoying motioned and Commissioner Fury seconded to 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); the new expiration date will be April 14, 2028.

YES: Hoying, Newcom, Brown, Kennedy, Fury.

NO: None.

Motion carries unanimously.

C. (Continued from May 14, 2026 and May 28, 2026) 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)**

Director Schminke presented the staff report. The vicinity map shows this property on the southwest side of Woodland Park in the forested hills. For background, the Top of Paradise Master Plan, originally approved in 2005, had several extensions and is now currently valid through August 4, 2030. The Haven at Paradise subdivision preliminary plat was approved on April 4, 2019, with Planning Commission granting a one-year extension in 2021 to April 4, 2022, then another one-year extension to April 4, 2023. The Haven at Paradise Final Plat was approved on March 16, 2023.

After that Final Plat approval and recording, the Assessor's Office identified an overlap of the subdivision with a City-owned parcel, which was transferred to City in 1984 by then owner/developer Will Brown, well in advance of the City's 2005 Master Plan. Lots 4 and 5 have conflict of about 12,000 SF with the City parcel. The Plat vs. Master Plan maps show the City-owned parcel is identified as open space in the Master Plan map. Even though it was identified as open space, this parcel was not caught as having another owner by the City or the developers until after The Haven of Paradise final plat was recorded. The subject City-owned site as well as several other open space parcels in the area are zoned Public/Semi-Public Land Dealing (P/SPL), and Lots 4 and 5 are zoned Suburban Residential (SR). The City will come back with a rezoning application once the replat is recorded with the correct property lines.

Director Schminke restated that the objective of this application is to correct the 12,853± SF of overlap between the landowners and approve the Preliminary and Final Plat for Lots 4 and 5 along with the 2.24-acre City owned parcel. The original Lots 4 and 5 will keep their original configuration but will be renamed Lots 1 and 2 of Filing No. 2. The City owned property (proposed Lot 3) will be smaller and will now conform to The Haven at Paradise Subdivision boundary. Lot 3 will be relabeled as Tract A. Access to Tract A will be via a 30' utility and

ingress/egress easement on the common property line between Lots 1 and 2. The zoning must be subsequently corrected to reflect the new property boundaries.

This case was referred to all internal and external referral agencies. The Woodland Park Utilities Department is in favor of the proposed subdivision. CORE approves of the subdivision.

Staff reviewed the preliminary plat application to Chapter 17.20 of the Municipal Code and found that it complied or was not applicable to these sections, except for one. The preliminary plat "May Comply" with *17.20.080.F. Applications for any proposed variances from the subdivision regulations* because 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 current lots 4 and 5 will be replatted as a 30-foot-wide public easement for utilities and ingress and egress to serve Lot 3/Tract A.

The Final Plat was reviewed with Chapter 17.40 and complied or was not applicable in most sections. Lot 3 will be relabeled to Tract A, and the easement should take care of any concerns about access. PRAB reviewed this application on May 13, 2026. While they had no concerns with this proposal, they are concerned about future subdivision filings and protecting access to nearby Forest Service (USFS) land.

Public notification requirements were met, and staff has received no public comments regarding this proposal.

Based on the findings in the staff report and as presented at public hearing, Staff recommends Planning Commission recommend City Council approve The Haven at Paradise Filing No. 2 preliminary and final plat, this being 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.
 - Lot 3 must be relabeled as Tract A.
3. The Property Owner and Applicant must work with the City of Woodland Park on the next Filing 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.
4. The owners of the new lots 1 and 2 of the Haven at Paradise Filing No. 2 subdivision must consent to a zone change so that the entirety of both lots will be zoned Suburban Residential.

Planning Commissioners asked if the access granted is public access. Director Schminke answered that it is not worded that way; it's listed as ingress/egress only for that lot. It is not clear now if the tract is for public use or for municipal utility use. With the two City-owned parcels to the south connecting Tract A to a road, there is the potential that this Tract will connect with other future open space parcels to the north and then to USFS property. It was noted that the City does have rights to regulate the use and access to City-owned property.

The proposed access easement is not owned by the City, it would be owned by Lots 1 and 2, and does not provide public access to Tract A. It was noted that Tract A was split off and given to the City without access so it is landlocked. Fortunately, the City owns the two adjacent lots to the south that do have frontage on a road. The Master Plan shows that that the City's parcel is supposed be part of the open space with access to the USFS in a future filing. The owners and developer want full use of their lots to get clear title and build on them. Since there was fault on both sides for decades, Staff's preference was to split the 12,000 SF between the privately held lands and the City property, however the applicant was not interested in that, and he wanted to bring forward what was originally approved as part of The Haven subdivision plat, which is the proposal in front of Planning Commission at this time.

Chair Brown called the applicant forward to address the Planning Commission.

Mark McNab of Woodland Park is with MBI Contractors and representing Ventus, LLC. The easement between Lot 4 and Lot 5 is a main City water line going into Lot 3 (Tract A). He does not think it is a fair trade to give a considerable amount of square footage by ROW to the USFS. This mistake is a rare situation, but the current owner/developer bought the property in good faith, and the City approved it as drawn. Ventus, LLC is open to working with the City. The City gains more land in the easements than Lots 1 and 2 would gain with the reconfiguration. He suggested that the trailhead be located in the two City lots coming down to Kings Crown Road.

Commissioner Hoying commented that this idea seems to surrender all claim to the overlap, and if this is just a utility easement, the City is not getting anything in return. Mr. McNab is willing to give 14,000 SF of land lost from Lot 3 when the next phase is developed, so it could be a nice trail. Director Schminke noted that the proposed 14,000 SF is on a separate piece of property that is not part of this application. She reminded everyone that what's in front of the Planning Commission tonight is that Lots 4 & 5 would retain their configuration with a 30' easement so that Lot 3/Tract A has access. The proposal is to change the utility easement to utility and ingress/egress easement for that City tract. The easement is rarely used by the City right now, and she does not see this changing. The addition of the ingress/egress to the easement would ensure that the legal requirement for access to a parcel is met. The City is only entity surrendering land at this time and is asking for a 30'-wide utility easement be revised to a utility and ingress/egress easement for Lot 3/Tract A. Mr. McNab said this makes for a potential unlimited access situation and the owners would not accept that. The owners bought the land in good faith. He would like to work together to make this happen, and in return would like to dedicate land to the City in a future filing.

Director Schminke reiterated that both parties made mistakes in surveying this property for decades. This case is meant to correct the overlap.

A discussion about the easement purposes and Master Plan public and private open space ensued. The original developer, Will Brown, anticipated conveying the 12-acre tract of private open space to the City; but the present developer wants to retain ownership.

It was noted that a Wildfire Mitigation Plan was supplied in 2019 for the entire Haven at Paradise subdivision. Director Schminke said that this was sent to the developer to update since Woodland Park is experiencing excessively dry conditions. Mr. McNab found that the land has been mitigated (trees cut, roads installed, and 10-12 lots cleared or built on) since the plan was submitted. The new insurance regulations are stricter than the Wildfire Mitigation Plan; all the lots in The Haven are being mitigated to higher standards than the Wildfire Mitigation Report.

Chair Brown's stated that he is concerned that the open space may not be honored as shown in master plan and the language proposed in Condition #3 is soft since it gives the City no control. If City was to approve this, it gives the developer control of where he wants the future land transfer. If the City is going to agree to this, it should be an agreement to a land transfer or a land access agreement available to the public for recreational purposes. Commissioner Hoying stated that as written, this does not protect interest of the City. What's good is that all the parties have in mind something that is compatible, but it's not codified here. Chair Brown would be more comfortable if the existing six acres shown of open space shown on the Master Plan, plus a third of an acre more for the land just lost, were laid out appropriately in a way that the City and Parks and Recreation were comfortable with. But he is not comfortable at all with the current language. Mr. McNab assured that he and Ventus, LLC would be glad to give up a 60-foot ROW (15,000 sf) all the way to National Forest. It could be bigger than that because this is an unbuildable piece of property, the developer is not going to build there. He does not have an issue to give a written commitment for a trail or the City having a ROW to it.

Director Schminke brought the conversation back to the land in the case being considered and showed the master plan of the whole area. She explained that the Master Plan of the area shows Tract B in Filing 1 labeled as open space. As it went through the planning process, there were conversations which ultimately determined that Tract B is private open space and a separate issue. She then showed a Master Plan, which Lots 4 and 5 are identified as Lots 144 & 145, where the City tract (6.23 acres) overlaps into those two lots. She does not want to broker a deal related to this future filing because the City has not seen the plan for the rest of the development, some of these lots may not be developable, and this should be addressed in the next filing. The case before the Planning Commission today is to meet the legal requirements for the access to the City's tract by correcting the lot lines and ownership.

Chair Brown opened the public comment.

Keith Meyer, 1230 Kings Crown Road, Woodland Park, bought his property in 1991 and built his house in 1992. His property is the flag lot bordered by all the lots and tract in this case. He gave a short history: Lot 3 was to be a water tank site, but in the early 2000's the City instead installed a water line to improve water pressure to this part of Paradise Estates, now The Haven at Paradise. The water line eliminated the need for the water tank. Mr. Meyer bought his lot because it was bordered by Lot 3 as public open space. Lots 1 and 2 were not built on because the water pressure was insufficient at the time. He would like to see Lot 3 remain as open space. On the current proposal, Lot 1 is mostly drainage, which goes through the backside of his lot and continues on to the two other City-owned lots, which are not drivable. He believes the way to access the Lot 3 is to change the utility easement to an access easement in some way. The surveyor of the master plan, then the City, then the surveyor of the final plat did not catch the overlap.

Chair Brown closed the public comment.

Mr. McNab and Director Schminke agreed that a road cannot be developed on the lots meant for drainage for Lot 3/Tract A. The issue is to provide access to the City parcel, which can be done by proposing an access easement on the utility easement through Lots 4 and 5 which are owned by Ventus, LLC. Director Schminke clarified that the current easement language be expanded to include "ingress/egress for Tract A" so the City doesn't have a landlocked parcel. Mr. McNab found this acceptable.

Planning Commission then discussed the Staff Recommendation, editing the conditions.

Chair Brown does not want the City to give up valuable access to forest service lands and proposed different wording for Condition #3. Mr. McNab reminded the Planning Commission

that the City approved the preliminary and final plats as presented. Director Schminke then clarified that while the City did approve those plats, the developer also did not provide a full and accurate representation; the title work caught the overlap, but the surveyor did not. Staff's position is to find a way to collectively move forward so that both parties' needs are met.

Director Schminke read Chair Brown's suggested language for Condition #3:

"Prior to recording the Final Plat, the Property Owner shall enter into an agreement satisfactory to the City of Woodland Park (the "City") to dedicate to the City either or both of the following as may be satisfactory to the City in its sole discretion: (i) an amount of additional open space equal to or more than the City's Park land area reduced in the proposed Haven at Paradise Filing No. 2 Final Plat; or (ii) additional access easements for public recreational use. Additional open space and additional easements refer to public open space and easements in excess of those identified in the current master plan. The agreement shall run with unplatted parcels of land contiguous with the area of this Final Plat in which the property owner has an interest."

This is a more strongly worded way to ensure the City is compensated the 1/3 of an acre of open space.

Director Schminke explained the steps for the next filing, this can be buttoned up with the preliminary plat process.

Commissioned Hoying thinks the edited Condition #3 protects the City, wants to ensure it protects the property owner as well, and believes the City has a reputation of moving forward in good faith. Commissioner Fury confirmed that the conditions were satisfied from the 2019 Approval Letter. The zoning for Lots 1 and 2 will be cleaned up legislatively along the lot lines so the lots are not split-zoned.

MOTION: Commissioner Newcom motioned and Commissioner Hoying seconded recommending City Council approve The Haven at Paradise Filing No. 2 preliminary and final plat, this being 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, noting that Condition #3 was amended and Conditions 1, 2, and 4 as originally presented:

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.
 - Lot 3 must be relabeled as Tract A.
3. Prior to recording the Final Plat, the Property Owner shall enter into an agreement satisfactory to the City of Woodland Park (the "City") to dedicate to the City either or both of the following as may be satisfactory to the City in its sole discretion: (i) an amount of additional open space equal to or more than the City's Park land area reduced in the proposed Haven at Paradise Filing No. 2 Final Plat; or (ii) additional access easements for public recreational use. Additional open space and additional easements refer to public open space and easements in excess of those identified in the current master plan. The agreement shall run with unplatted parcels of land contiguous with the area of this Final Plat in which the property owner has an interest.
4. The owners of the new lots 1 and 2 of the Haven at Paradise Filing No. 2

subdivision must consent to a zone change so that the entirety of both lots will be zoned Suburban Residential.

4. The owners of the new lots 1 and 2 of the Haven at Paradise Filing No. 2 subdivision must consent to a zone change so that the entirety of both lots will be zoned Suburban Residential.

YES: Kennedy, Fury, Hoying, Fury, Newcom.

NO: None.

Motion passes unanimously.

The City Council Public Hearing is now scheduled for Thursday, July 16, 2026, at 6:00 PM.

5. **REPORTS:** Planning Director Schminke noted that she's not prepared for tonight's work session, so the work session is now planned for June 25th. The topic is prioritizing the list of additional future revisions that came with the Code update. She visited with the City Manager about the Planning Commission's quorum issues due to absence and illness. The City would rather fill all nine Planning Commissioner seats rather than changing the quorum requirements. A full roster is beneficial to due process, and she recommended encouraging friends and neighbors to consider this board. She also noted that there are two openings on both the BOA and the BOR.

She reported that the Planning Department is actively recruiting a new Senior Planner.

Regarding the upcoming work session, they discuss a possible municipal annexation of the Gold Hill water tank site. The water tank parcel is not actually in the City but is surrounded by City land. This will be a legislative item and Planning Commission will likely see it at the first meeting of July to make a recommendation on a zoning district.

The Municode folks are working on updating the UDC for the City's website, but it has yet to be posted there. In the meantime, the Planning Department webpage has all seven chapters of the UDC code available and updated videos will be posted.

The last item to note was a reminder that City Council gave Planning Commission direction to do a sub-area plan in and around the downtown area, which will hopefully provide clear recommendations to address any potential changes in the NC and UR zone boundary. Director Schminke is currently working on drafting the RFP for a consultant to assist with that sub-area plan.

6. **WORK SESSION:** Discussion regarding future project priorities to be held at next meeting on June 25, 2026.
7. **ADJORN:** The regular meeting was adjourned at 8:51 p.m.

The next Planning Commission meeting is scheduled for June 25, 2026, at 6:30 p.m.

Approved this _____ day of _____, 2026 by

Lee Brown, Chair



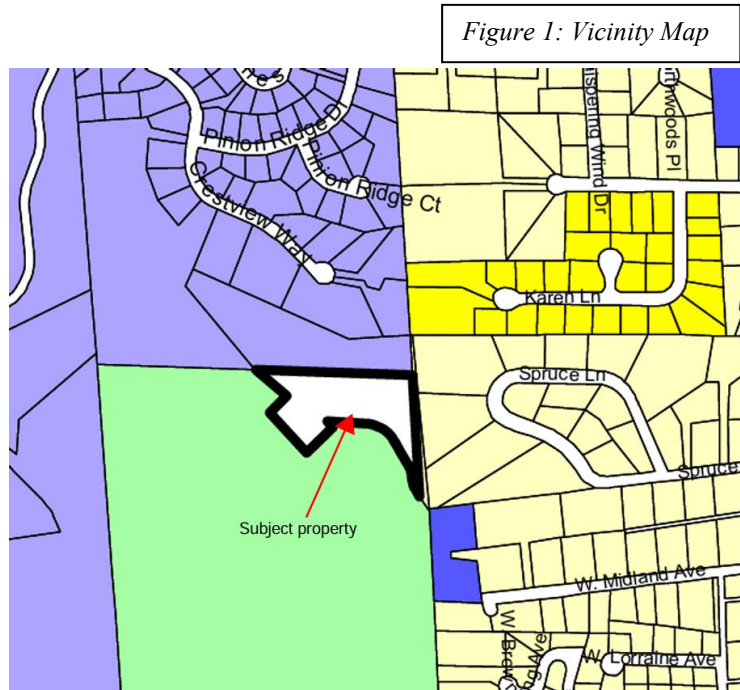
Planning Commission Staff Report Public Hearing July 9, 2026

Agenda Item	Department	Presenter
4A	Planning	Karen Schminke, AICP Planning Director

AGENDA ITEM 4A

(A26-0080) Gold Hill Tank Site Zoning Designation:

Establishing municipal zoning for certain real property known as the Gold Hill Tank Site Annexation as the Public/Semi-public Land (P/SPL) zone district. The subject property is owned by the City of Woodland Park; is located within the SW ¼ of the NE ¼ of Section 23, Township 12 South, Range 69 West of the Sixth Principal Meridian, Teller County, Colorado; and is known as 1370 W. Midland Avenue, Woodland Park, CO. (L)

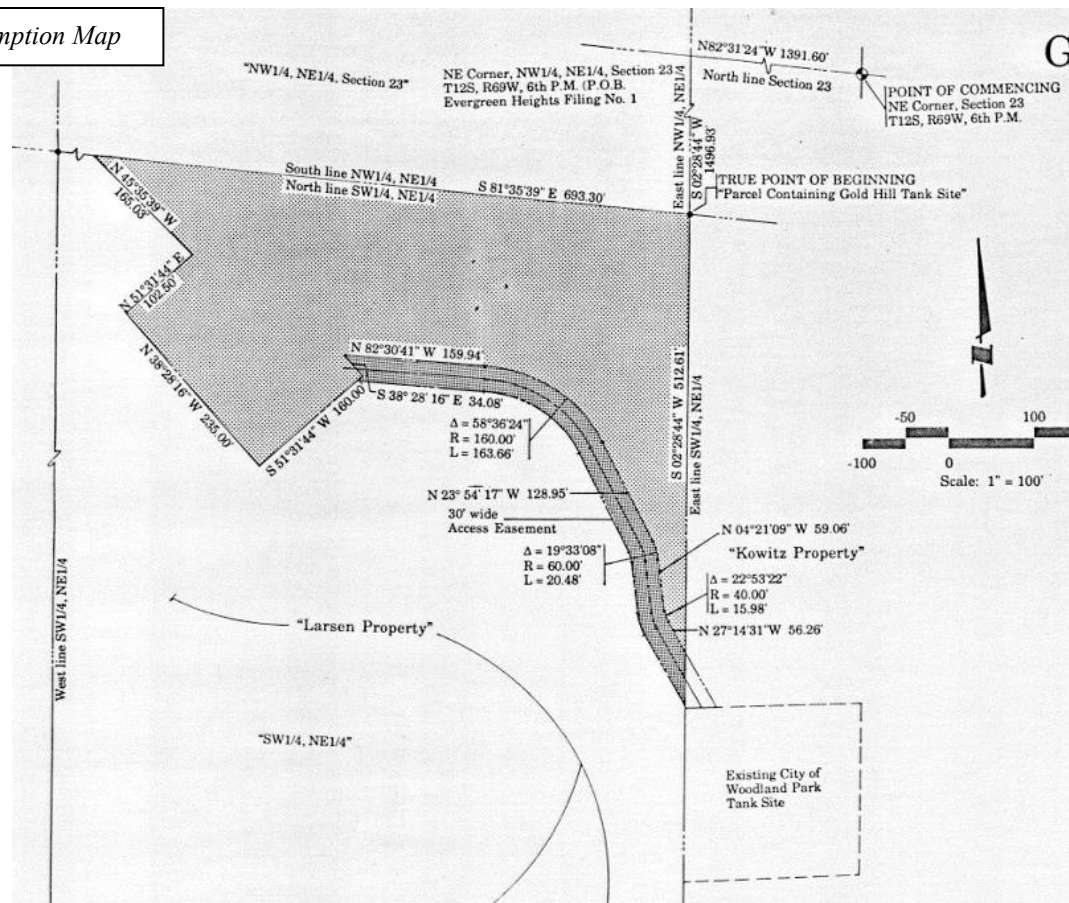


BACKGROUND

The City of Woodland Park is the sole owner of the subject property. This parcel is located outside city limits and it is completely surrounded by lands already within city limits. Per the vicinity map in Figure 1, the property is shown in white and outlined with a heavy black line.

The subject property is 3.69± acres in size and has been owned by the City of Woodland Park since December 8, 1988 (Reception No. 0367596). An exemption map of the subject property was recorded in January 1991 (Reception No. 0383337). Figure 2 is from the exemption map and shows the detailed survey of the property boundary and the associated 30' wide access easement.

Figure 2: Exemption Map



In the early 1990's, the City constructed a water tank on the subject property. This water tank is a critical part of the City's water service infrastructure that serves the City's residents. This year the City began construction of a replacement water tank at this same location and it is anticipated that this property will continue to be part of municipal utility infrastructure in perpetuity.

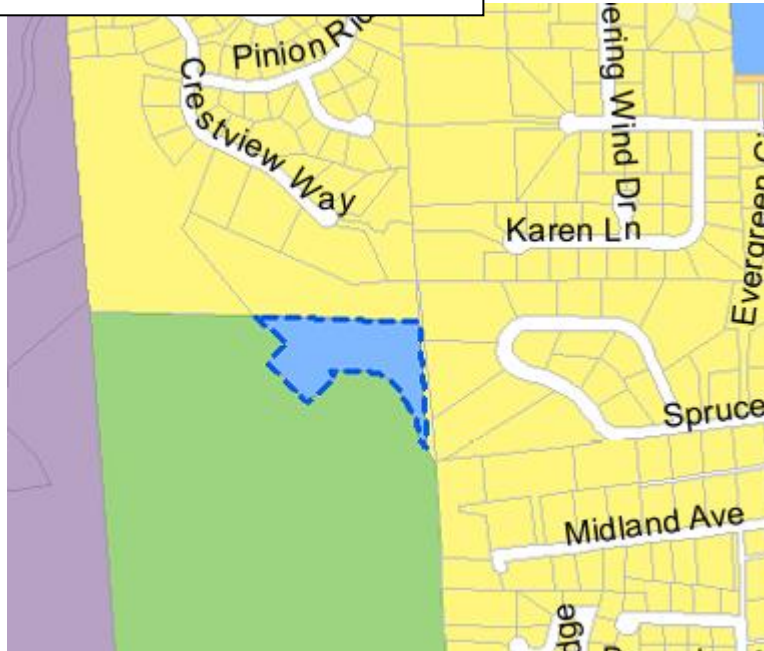
Prior to the year 2000, the north and east sides of the subject property were contiguous with the Woodland Park city limit. The subject property became a fully surrounded enclave when the property to the southwest was annexed December 7, 2000 (Ordinance 867, Series 2000).

The subject property has been a municipally owned enclave for over 25 years. Since it is completely surrounded by the current municipal boundary, it meets the statutory requirement that at least 1/6 of the exterior dimension of the subject property is contiguous with the City boundary. Additionally, as a municipally owned enclave, annexation of the subject property can be accomplished easily by CRS §31-12-106 (3) Annexation of unincorporated municipally owned land.

COMPREHENSIVE PLAN

Per the Future Land Use Map found in the City's current comprehensive plan, the desired future use of the subject property is identified as Parks and Semi-public Lands (Figure 3).

Figure 3: Future Land Use Map



Future Land Use Categories

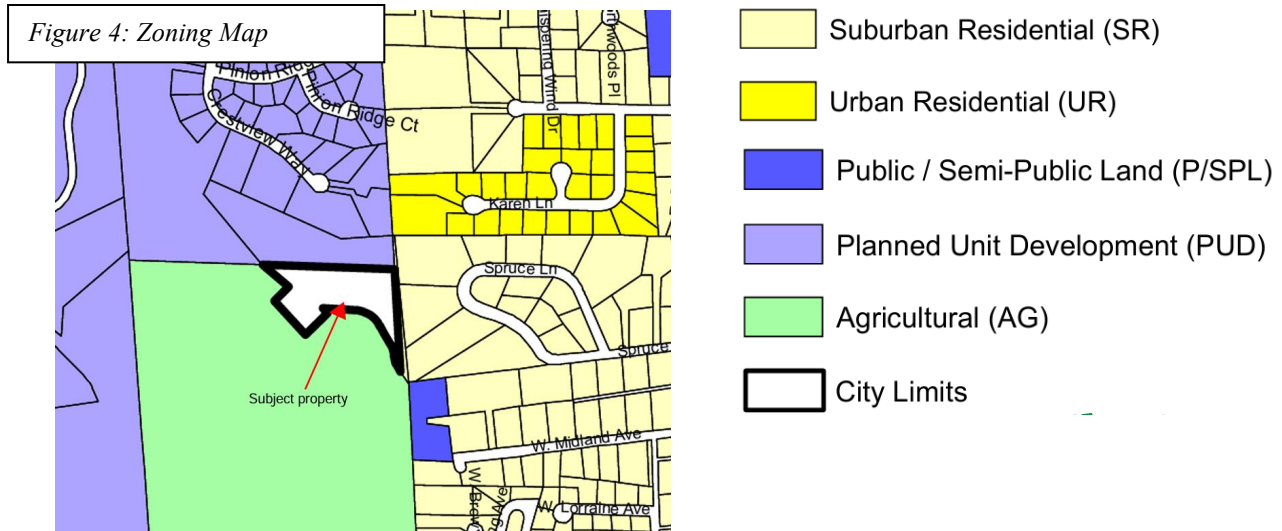
- Open Space
- Single Family
- Multi-Family Residential
- Downtown Mixed Use
- Commercial
- Mixed Use Areas
- Parks and Semi/Public Lands
- Teller & El Paso Counties Rural Residential
- Teller County Commercial

ZONING & SURROUNDING USES

The current uses and zoning for the land surrounding the subject property are listed in the table below:

	Land Use	Zone District
North	Single-household Detached	PUD
Northeast	Single-household Detached	Urban Residential (UR)
East	Single-household Detached	Suburban Residential (SR)
South & West	Vacant	Agricultural (AG)

Figure 4 is the current zoning map and provides a graphic representation of the zone districts in the area surrounding the property.



The Unified Development Code identifies the purpose of the Public/Semi-public Land zone district as:

This zone district provides for public and semi-public uses which are purely governmental, including City parks and semi-public uses, as well as joint public and private facilities. The location of these areas and the necessary utilities to serve them are dependent on the function each facility serves.

STAFF FINDINGS

- The City of Woodland Park is the owner of the subject property and desires for it to be annexed into the city limits.
- The City of Woodland Park is using the property for municipal utility infrastructure as evidenced by the water tank sited in the early 1990's and the replacement water tank currently under construction.
- The City of Woodland Park will retain ownership of the subject property for the foreseeable future.
- The proposed zone district of the Public/Semi-public Land zone district is consistent with the desired future use category of Parks and Semi-public Lands identified in the current Comprehensive Plan.

STAFF RECOMMENDATION

Based on the findings of this report, staff recommends Planning Commission recommend to City Council that the real property owned by the City of Woodland Park known as the Gold Hill Tank Site Annexation, and located within the SW ¼ of the NE ¼ of Section 23, Township 12 South, Range 69 West of the Sixth Principal Meridian, Teller County, Colorado (a.k.a. 1370 W. Midland Avenue, Woodland Park, CO) be zoned Public/Semi-public Land (P/SPL).

ATTACHMENTS

1. Gold Hill Tank Site Deed (Reception No. 0367596)
2. Gold Hill Tank Site Exemption Map (Reception No. 0383337)

m-5
6°

Know all Men by these Presents, That I, LEWIS H. LARSEN
 of the County of Teller and State of Colorado, for the consideration
 of Ten Dollars and other good and valuable consideration Some
 in hand paid, hereby sell and quit-claim to City of Woodland Park, a municipal corporation
whose mailing address is Box G, Woodland Park, CO 80866
 of the County of Teller and the State of Colorado, the following
 real property, situate in the County of Teller and State of Colorado, to-wit:

PARCEL A

A tract of land located in the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 12 South, Range 69 West of the Sixth Principal Meridian, Teller County, Colorado, being more particularly described as follows:
 Considering the North line of the said Northeast one-quarter of Section 23 as bearing North 82°31'24" West and with all bearings contained herein relative thereto:
 Commencing at the Northeast corner of said Section 23; thence along the said North line, North 82°31'24" West 1391.60 feet to the Northeast corner of the Northwest one-quarter of the said Northeast one-quarter of Section 23, being the true point of beginning of the Plat of Evergreen Heights, Filing No. 1, a plat of record with the Clerk and Recorder of the said Teller County; thence along the East line of the said Northwest one-quarter of the Northeast one-quarter, as shown on the said plat, South 02°28'44" West 1490.93 feet to the Southeast corner of the said Northwest one-quarter of the Northeast one-quarter and to the TRUE POINT OF BEGINNING of this description; thence along the East line of the said Southwest one-quarter of the Northeast one-quarter, South 02°28'44" West 519.01 feet; thence leaving the said East line, North 27°14'31" West 66.26 feet; thence 17.98 feet along the arc of a curve concave to the Northeast having a central angle of 24°53'22" and a radius of 40.00 feet; thence North 01°21'09" West 59.00 feet; thence 20.48 feet along the arc of a curve concave in the West having a central angle of 19°03'08" and a radius of 69.00 feet; thence North 23°01'17" West 128.95 feet; thence 163.66 feet along the arc of a curve concave in the Southwest having a central angle of 58°00'24" and a radius of 160.00 feet; thence North 82°00'44" West 180.94 feet; thence South 38°28'18" East 34.08 feet; thence South 01°31'44" West 100.00 feet; thence North 36°28'18" West 238.00 feet; thence North 61°31'44" East 102.50 feet; thence North 45°25'39" West 105.03 feet to the South line of the said Northwest one-quarter of the Northeast one-quarter, being the Westerly extension of the South line of the said plat of Evergreen Heights Filing No. 1; thence along the said South line, South 81°35'39" East 693.30 feet to the point of beginning.

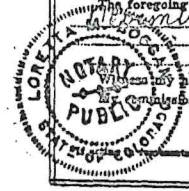
State Documentary Fee
 Date 12-8-88
 a m fa

and an easement for ingress and egress over that real property described on reverse side as "Parcel B"

with all its appurtenances

Signed and delivered this 16 day of November, A. D. 1988
 In the Presence of Lewis H. Larsen
 Lewis H. Larsen

STATE OF COLORADO,
 County of El Paso
 The foregoing instrument was acknowledged before me this 16 day of November, 1988, by Lewis H. Larsen



Witness my hand and official seal
 Commission expires 8/92
Loretta M. Boggan
 Notary Public

I HEREBY CERTIFY THAT THIS IS
 A TRUE AND EXACT COPY OF
Quit Claim
#367596
 AS IT APPEARS IN THE RECORDS
 OF TELLER COUNTY, COLORADO.
 STEPHANIE KEES, CLERK & RECORDER
 BY: [Signature]
 DEPUTY CLERK & RECORDER
 DATE May 20, 2026



QUIT-CLAIM DEED

No. _____

TO _____

STATE OF COLORADO,

County of _____

I hereby certify that this instrument was

filed for record in my office, at _____

o'clock _____ M., _____ 19____

and is duly recorded in Book _____

Page _____

Recorder

By _____ Deputy

Fees, \$ _____

WHEN RECORDED RETURN TO _____

TELLER COUNTY, CO 0367596 12/08/1988 10:30
BK 469 PG 40 SHIRLEY A BEACH, RECORDER

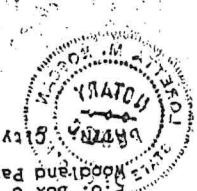
An easement for ingress and egress over that real property described as follows:

PARCEL 8

A tract of land located in the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 12, South, Range 88 West of the Sixth Principal Meridian, Teller County, Colorado, being more particularly described as follows:

Considering the North line of the said Northeast one-quarter of Section 23 as bearing North 82°31'24" West and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 23; thence along the said North line, North 82°31'24" West 1301.60 feet to the Northeast corner of the Northeast one-quarter of the said Northeast one-quarter of Section 23, being the true point of beginning of the Plat of Evergreen Heights, Filing No. 1, a plat of record with the Clerk and Recorder of the said Teller County; thence along the East line of the said Northeast one-quarter of the Northeast one-quarter, as shown on the said plat, and along the East line of the said Southwest one-quarter of the Northeast one-quarter, South 02°28'44" West 2008.54 feet to the TIE-IN POINT OF 100 FEET OF this description; thence continuing along the said East line, South 02°28'44" West 60.81 feet; thence leaving the said East line, North 87°14'31" West 108.81 feet; thence 27.07 feet along the arc of a curve concave to the Northeast having a central angle of 22°03'22" and a radius of 70.00 feet; thence North 04°21'09" West 60.00 feet; thence 10.24 feet along the arc of a curve concave to the West having a central angle of 10°33'08" and a radius of 30.00 feet; thence North 83°04'17" West 128.95 feet; thence 132.97 feet along the arc of a curve concave to the Southwest having a central angle of 86°38'24" and a radius of 100.00 feet; thence North 82°30'41" West 141.83 feet; thence North 81°15'44" East 8.77 feet; thence North 80°28'10" West 34.08 feet; thence South 82°30'41" East 102.94 feet; thence 163.88 feet along the arc of a curve concave to the Southwest having a central angle of 88°38'24" and a radius of 100.00 feet; thence South 23°04'17" East 128.95 feet; thence 20.48 feet along the arc of a curve concave to the West having a central angle of 10°33'08" and a radius of 30.00 feet; thence South 04°21'09" East 60.00 feet; thence 10.24 feet along the arc of a curve concave to the Northeast having a central angle of 22°03'22" and a radius of 70.00 feet; thence South 27°14'31" East 68.28 feet to the point of beginning.



City Attorney's Office

CITY OF WOODLAND PARK
P.O. Box 6
Shirley A. Beach, City Attorney

RETURN TO:
PH

GOLD HILL TANK SITE EXEMPTION IN TELLER COUNTY, COLORADO

KNOW ALL MEN by these presents that the City of Woodland Park, being the Owner of that part of Section 23, Township 12 South, Range 69 West of the 6th P.M., Teller County, Colorado, being more particularly described as follows, to wit: See Attached Description, have by these presents caused the same to be surveyed and divided to be known as Gold Hill Tank Site Exemption, as shown on this subdivision exemption, witness our hands and seals this 20th day of October, A.D., 1998.

Thomas H. Stak
OWNER(S)

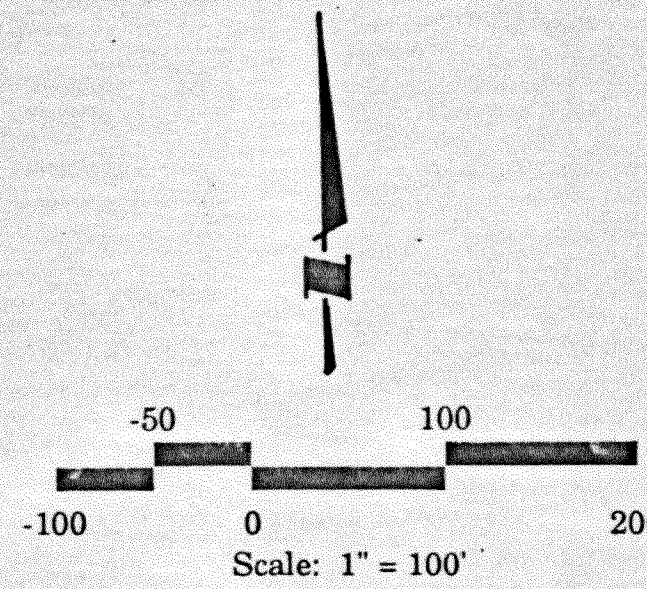
State of Colorado
County of Teller ss

The foregoing dedication was acknowledged before me this 20th day of October, A.D., 1998, by Wally Muscott

My Commission Expires: 1/25/99

SEAL

Wally Muscott
NOTARY PUBLIC



DESCRIPTION OF THE PARCEL CONTAINING THE "GOLD HILL" TANK SITE

A tract of land located in the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 12 South, Range 69 West of the Sixth Principal Meridian, Teller County, Colorado, being more particularly described as follows:

Considering the North line of the said Northeast one-quarter of Section 23 as bearing North 82°31'24" West and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 23; thence along the said North line, North 82°31'24" West 1391.60 feet to the Northeast corner of the Northwest one-quarter of the said Northeast one-quarter of Section 23, being the true point of beginning of the Plat of Evergreen Heights, Filing No. 1, a plat of record with the Clerk and Recorder of the said Teller County; thence along the East line of the said Northwest one-quarter of the Northeast one-quarter, as shown on the said plat, South 02°28'44" West 1496.93 feet to the Southeast corner of the said Northwest one-quarter of the Northeast one-quarter and to the TRUE POINT OF BEGINNING of this description; thence along the East line of the said Southwest one-quarter of the Northeast one-quarter, South 02°28'44" West 512.61 feet; thence leaving the said East line, North 27°14'31" West 56.26 feet; thence 15.98 feet along the arc of a curve concave to the Northeast having a central angle of 22°53'22" and a radius of 40.00 feet; thence North 04°21'09" West 59.06 feet; thence 20.48 feet along the arc of a curve concave to the West having a central angle of 19°33'08" and a radius of 60.00 feet; thence North 23°54'17" West 128.95 feet; thence 163.66 feet along the arc of a curve concave to the Southwest having a central angle of 58°36'24" and a radius of 160.00 feet; thence North 82°30'41" West 159.94 feet; thence South 38°28'16" East 34.08 feet; thence South 51°31'44" West 160.00 feet; thence North 38°28'16" West 235.00 feet; thence North 51°31'44" East 102.50 feet; thence North 45°35'39" West 165.03 feet to the South line of the said Northwest one-quarter of the Northeast one-quarter, being the Westerly extension of the South line of the said plat of Evergreen Heights Filing No. 1; thence along the said South line, South 81°35'39" East 693.30 feet to the point of beginning.

The above described tract contains 3.69077 acres or 160,770 square feet and is subject to all easements and rights-of-way now existing or of record.

"I, Wallace C. Muscott, a duly registered land surveyor in the State of Colorado, do hereby represent that this subdivision exemption truly and correctly represents the results of a survey made by me or under my direct supervision.

Wallace C. Muscott LS 17497
Surveyor

Exemption approved by the Teller County Board of County Commissioners this 20 day of October, A.D., 1998.

Wally Muscott
CHAIRMAN

Attest:

CLERK OF THE BOARD
#0373337 Book L Page 3
Recorded on 01/22, 1998

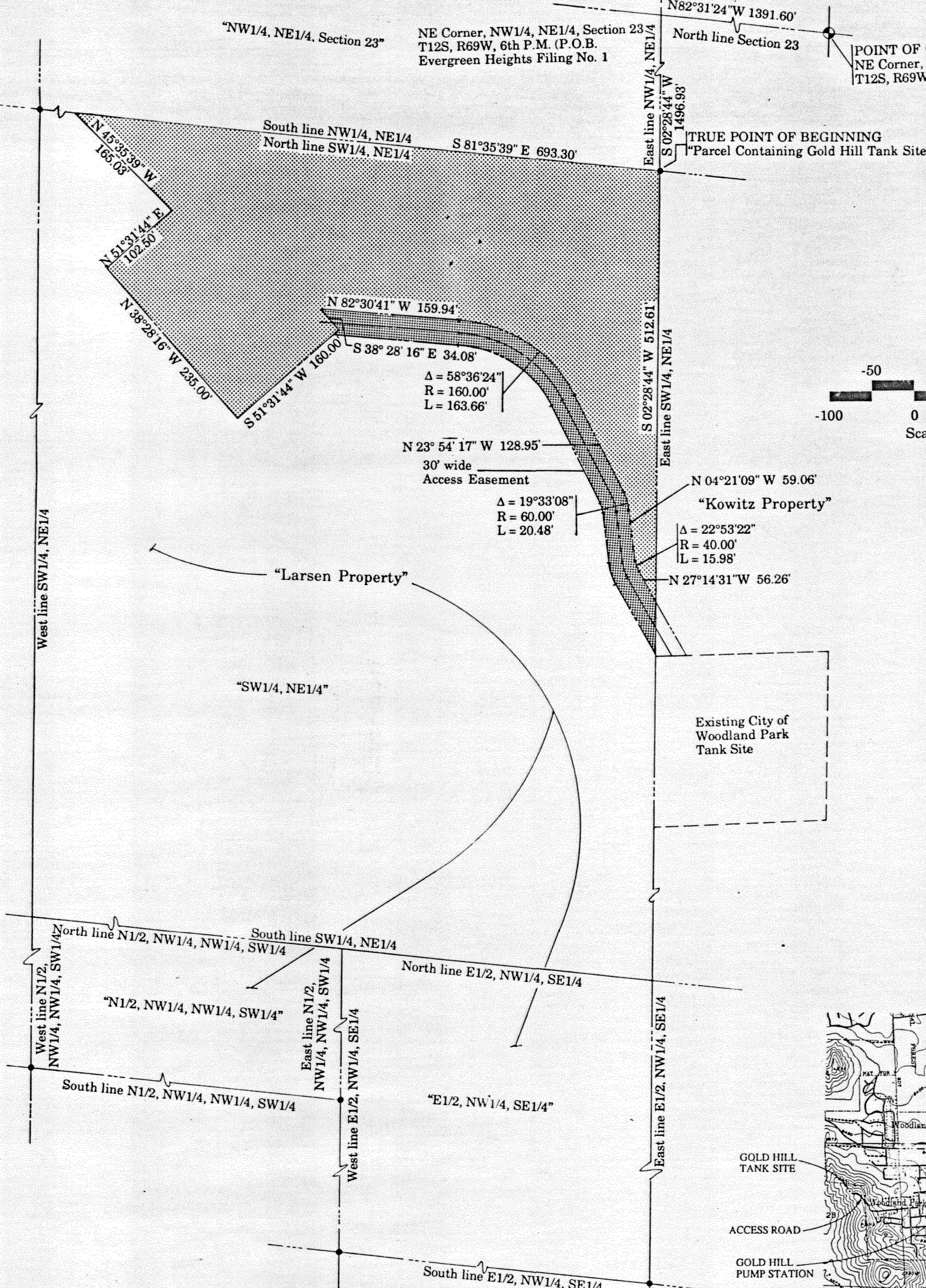
Wally Muscott, Deputy
TELLER COUNTY CLERK AND RECORDER



Pikes Peak Research Park
5475 Mark Dabling Boulevard Suite 111
Colorado Springs, Colorado 80918
(719) 590-8866



VICINITY MAP



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 the survey be commenced more than ten years from the date of the certification shown hereon.