



# MANITOU SPRINGS CITY PLANNING COMMISSION REGULAR MEETING AGENDA

All upcoming CPC meetings are scheduled to be hybrid,  
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall  
606 Manitou Avenue

Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

September 10, 2025

5:30 PM

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

1. June 11, 2025
2. August 13, 2025

**C. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**D. UNFINISHED BUSINESS**

**E. NEW BUSINESS**

1. STR 2501 - 423 Washington Avenue
2. VAC 2501, RE 2501: Right-of-Way Vacation, and Rezoning for 10 Old Mans Trail and 487 El Paso Blvd

**F. OTHER BUSINESS**

1. Consideration of Title 18 Code Revisions for ADUs, Residential Occupancy Standards, and Parking Requirements for multi-family Development

**G. NOTICE OF COUNCIL ACTION AND UPDATES**

**H. ADJOURNMENT**

**Commissioners:**

Alan Delwiche, Chair (12/31/2026)  
Justin Wilson, Vice Chair (12/31/2025)  
Mike Casey (12/31/2027)  
Stephen Graybill (12/31/2026)  
Gloria Latimer (12/31/2025)  
Roy Rosenthal (12/31/2028)  
Carey Storm (12/31/2028)  
Megan Day, Alternate Commissioner (12/31/2027)  
Frank DeLay, Alternate Commissioner (12/31/2029)

**City Council Liaison:** Julie Wolfe

**Staff:**

Fred Rollenhagen, Planning Director  
Chelsea Royston, Senior Planner  
Erin Ringsred, Planner and Landscape Architect II  
Zachary Davison, Planner I

*1 alternate position available*

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or [jfryer@manitouspringsco.gov](mailto:jfryer@manitouspringsco.gov). You may also contact the City Clerk's Office at [cityclerk@manitouspringsco.gov](mailto:cityclerk@manitouspringsco.gov) or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: [www.manitouspringsgov.com](http://www.manitouspringsgov.com).



**CITY OF MANITOU SPRINGS  
CITY PLANNING COMMISSION**

Regular Meeting Minutes  
Hybrid Meeting via Zoom and at Memorial Hall  
June 11, 2025

**A. CALL TO ORDER**

A Regular Meeting of the Manitou Springs City Planning Commission (CPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Delwiche called the meeting to order at 5:30 PM and declared a quorum present.

**COMMISSIONERS PRESENT FOR ROLL CALL:**

Chair Alan Delwiche  
Commissioner Mike Casey  
Commissioner Stephen Graybill  
Commissioner Gloria Latimer  
Commissioner Roy Rosenthal  
Commissioner Carey Storm  
Alternate Commissioner Megan Day

**COMMISSIONERS ABSENT FOR ROLL CALL:**

Vice Chair Justin Wilson

**STAFF PRESENT:**

Planning Director Frederick Rollenhagen  
Senior Planner Chelsea Royston  
Planner Zachary Davison

**GUESTS PRESENT:**

**Housing Advisory Board (HAB)**

Chair Alison Gerbig  
Vice Chair Alea German  
Board Member Amy Mogck  
Board Member Glenn Bosley-Mitchell  
Board Member Crystal Karr  
Board Member Anna Rebecca Allen  
Alternate Board Member Nathan Nassif

## **B. APPROVAL OF MINUTES**

### 1. March 2025

Commissioner Storm moved to approve the minutes. Commissioner Latimer seconded the motion. The motion was carried (5-0), with Commissioner Casey abstaining.

### 2. April 2025

Commissioner Latimer moved to approve the minutes. Commissioner Rosenthal seconded the motion. The motion was carried (5-0), with Commissioner Storm abstaining.

### 3. May 2025

Commissioner Latimer moved to approve the minutes as amended with a correction on page six, in the third paragraph to clarify that the correct usage of the word allowed rather than the word required. Commissioner Rosenthal seconded the motion. The motion was carried (5-0), with Commissioner Storm abstaining.

## **C. UNFINISHED BUSINESS**

No unfinished business was discussed.

## **D. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

## **E. NEW BUSINESS**

### 1. MJT 2502 - Major Temporary Use Permit for EBikes Sales, Rental, Service at 302 Manitou Avenue

Planner Royston presented the Ebikes Sales and Rentals application for a Major Temporary Use Permit (MJT). It was explained that the application seeks approval to continue use of the existing shed, which was permitted the previous two years. Staff recommended that the MJT be approved with the condition that it would expire in one year.

Applicant Gregory Cobble explained that it is their desire to build a 1,900 square foot building, but development costs are preventing them from developing the building. The applicant expressed their desire to use the lot even if they cannot build the building yet.

There was a brief discussion about the possibility of additional temporary structures, to which The applicant clarified that they only desired to build the building.

The hearing was opened for public comment at 5:42 PM. Due to no further public comment, the public comment portion of the hearing was subsequently close.

Commissioner Storm motioned to approve MJT 2502. The motion was seconded by Commissioner Rosenthal. The motion carried unanimously (7-0).

2. VAR 2504 and VAR 2505 - 11 Via Loma Vista - Rear and Side Setback Variance

Planner Davison gave a presentation on side and rear setbacks for 11 Via Loma. The purpose of the request is to reduce the setbacks, allowing adequate space to replace the deck. A site plan was shown, along with an overview of the setback conditions. The variance approval criteria were outlined, and it was noted that the request meets five out of six criteria. It was recommended that any approval of applications be contingent upon approval of both variances.

Bruce Finley, Owner of 11 Via Loma, explained that the deck required maintenance and that he wanted to replace the deck to address concerns with durability and safety.

There was a brief discussion about the possibility of a deeper footer, during which Applicant Matt McCracken with Quality Decks stated that the deck is deteriorating at a faster rate because of the soil at the current spot. It was explained that using a fresh hole and moving the deck out would provide more stability.

The hearing was opened for public comment at 5:57 PM. Due to no public comment, the public comment portion of the hearing was subsequently closed.

Commissioner Latimer moved to approve Variances 2504 and 2505 based upon the finding that both requests meet the review criteria for granting a variance as set forth in City Code Section 18.06.4.2. The motion was seconded by Commissioner Storm, the motion carried unanimously (7-0).

## **F. OTHER BUSINESS**

1. Code Revisions Work Session

**Note for the Record** – HAB joined the meeting at this time.

Director Rollenhagen provided a brief overview of the last code revision work session, which included review of the Land Use and Housing Legislation, Variances, and Zoning District Densities. It was clarified that only the Housing Legislation would be covered during the current meeting. Housing occupancy limit rules were defined at a state level, which are based on health standards and affordable housing program guidelines. Director Rollenhagen presented several ways that Manitou Springs could comply with the housing legislature. State minimum parking requirements were also reviewed, and it was noted that within a transit service area, minimum parking standards cannot be enforced for multifamily residential developments or mixed use projects with 50% residential use. The rule applies to certain areas of the city. It was proposed that the

state rule be added to the Manitou Springs Municipal Code to ensure compliance. ADU guidelines were reviewed, including compliance with state standards which could be accomplished by allowing one ADU per household.

Planner Royston shared how similar communities had adopted ADU rules. Regarding the impact of ADU requirements on setback rules and lot size rules, she stated that ADU rules must be no more restrictive than rules for a single-family home. Another chart was shown which defined what cities can and cannot do in terms of ADU requirements such as Short Term Rental rules and size restrictions. It was also defined that ADUs can be attached or detached to a dwelling. Rules concerning Colorado Springs ADUs were covered.

Commissioner Day pointed out that there are many restrictions that will stop people from building ADUs and suggested that there should not be a limit on the number of ADUs per household.

There was a brief discussion about whether short term rental limits on ADUs apply to the main home on a property, during which Planner Royston clarified that short-term rental rules would limit the main home and that both could be long term rentals.

HAB Member Nassif shared his prior experience with allowing ADUs and how integral the forecasting was to the process.

HAB Member Mogck pointed out that with Proposition 123 funding, it is required that multiple houses be rehabilitated or allow ADUs and added that forecasting would match funding requirements.

HAB Vice Chair German noted how ADUs could help people stay in their homes as they age by providing smaller spaces and additional income for homeowners. If the homeowner is willing to serve affordable housing, there could be funding opportunities for them. HAB Chair Gerbig proposed a deed restriction for ADUs to ensure affordable housing and provide incentive to maintain the ADU as a long-term affordable rental.

Chair Delwiche commented that there is a lot of potential for homes to have attached ADUs rather than separate dwellings.

HAB Member Mogck explained that it is important to reduce the amount of space needed to develop an ADU, as most would not want to share their home with others. She suggested incentivizing rental rates for ADUs below 50% of the income median.

Chair Delwiche noted that the city could only control the lot coverage regulations.

Planner Royston clarified that the minimum lot size in the general residential district is 4,500 square feet and that to have 2 dwelling units you would need 8,700 square feet. It was explained that minimum lot size would not be changed, but the uses for the lots would be changed.

HAB Chair Gerbig stated that existing code requirements should be used for ADUs as they apply to primary structures. She added that she does not believe that there will be a lot of ADU buildouts without incentives.

Commissioner Casey expressed concern about corporate development of ADUs, along with the quality of ADUs.

A brief discussion ensued regarding concerns the commissioners and HAB members have about ADUs. The current codes were explained to protect from most of the concerns, such as setbacks.

Director Rollenhagen offered to build scenarios for multiple ADU code possibilities. It was suggested that the HAB ADU ordinance that was already drafted could be used as a guidepost for the new ordinance.

There was a discussion about how many properties would be affected by the ADU ordinance if zoning remained unchanged, particularly in multifamily zones. Planner Royston clarified that the legislation is not limited to multifamily zoned properties, and would apply to any multifamily development.

#### **G. NOTICE OF COUNCIL ACTION AND UPDATES**

There was no notice of council action.

#### **H. ADJOURNMENT**

With no further business to discuss, Chair Delwiche adjourned the meeting at 7:45 PM.

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**CITY OF MANITOU SPRINGS  
CITY PLANNING COMMISSION**  
Regular Meeting Minutes  
Hybrid Meeting via Zoom and at Memorial Hall  
August 13, 2025

**A. CALL TO ORDER**

A Regular Meeting of the Manitou Springs City Planning Commission (CPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Delwiche called the meeting to order at 5:30 PM and declared a quorum present.

**COMMISSIONERS PRESENT FOR ROLL CALL:**

Chair Alan Delwiche  
Vice Chair Justin Wilson  
Commissioner Mike Casey  
Commissioner Stephen Graybill  
Commissioner Gloria Latimer  
Commissioner Roy Rosenthal  
Alternate Commissioner Megan Day  
Alternate Commissioner Frank DeLay

**COMMISSIONERS ABSENT FOR ROLL CALL:**

Commissioner Carey Storm

**STAFF PRESENT:**

Planning Director Frederick Rollenhagen  
Deputy City Clerk Kristen Dukoi

**B. APPROVAL OF MINUTES**

1. July 9, 2025

Commissioner Latimer moved to approve the July 9, 2025 minutes. Vice Chair Wilson seconded the motion. The motion was carried (4-0), with Chair Delwiche and Commissioner Latimer abstaining because they were absent from the meeting.

**C. UNFINISHED BUSINESS**

No unfinished business was discussed.

## **D. PUBLIC COMMENT ON NON-AGENDA ITEMS**

There was no public comment.

## **E. NEW BUSINESS**

There was no new business discussed.

## **F. OTHER BUSINESS**

### **1. Boards and Commissions Training**

Clerk Dukoi presented training on Colorado Sunshine Law, more specifically Open Meetings Law under C.R.S. 24.6.401 to 24.6.402. She explained that three or more members of any local public body where any public business is discussed must be open to the public. The various types of meetings were defined, including when public notice and minutes are required. She clarified that executive sessions are held during regular or special meetings. Best practices for meetings and emails were recommended, along with a review of what circumstances trigger Open Meetings Law.

A short quiz was given to the commission on Open Meetings Law.

Clerk Dukoi also presented on the Colorado Open Records Act (CORA) under C.R.S. 24.72.201 et. seq. and city processes. The law states that all public records shall be open for inspection by any person at reasonable times. The term public records was defined and shown to include correspondence of elected officials and appointed members. She shared that CORA allows the City Clerk to create rules for protection of records and prevention of interference of the regular duties of the clerk's office. The City of Manitou Springs public records policy was defined to make all records available unless the records are protected by law and it was noted that the full policy is on the city's website. Clerk Dukoi gave a brief overview on how to make a records request and the policies around responding to requests. The commission was informed that correspondence over text and email about public matters falls under CORA law.

### **2. Code Revisions Work Session**

Director Rollenhagen stated that the commission is reviewing three code amendments, with Accessory Dwelling Units (ADUs) being the most important. The remaining amendments are Housing Occupancy Limits and Minimum Parking Requirements. Director Rollenhagen provided a document with drafted code revisions for the city to meet the state requirements for occupancy by changing residential household size limitations, as well as zoning and subdivision terms.

There was a discussion about the definition of housekeeping unit, during which Director Rollenhagen noted that it is currently undefined and referred to the definition for a dwelling unit, which is a room or connected rooms constituting an independent

housekeeping unit for a family. Vice Chair Wilson referenced an online definition, describing it as a single self-contained living space within a larger structure that includes facilities for sleeping, cooking, and sanitation along with basic independent living amenities. Director Rollenhagen suggested defining the unit as a separate unit that has been approved under the building code.

Director Rollenhagen explained that the state legislature now prohibits communities from defining households in the way that the city had it described.

Commissioner Latimer expressed concern about occupancy and the potential for too many people living in a small space.

Director Rollenhagen explained that there is a minimum square footage requirement per person.

Director Rollenhagen presented the draft ADU regulations, allowing ADUs an extension of water and sewer service from the original property if it is metered.

A discussion ensued about separate metering and connected utilities to the main dwelling. It was expressed by multiple commissioners that it should be up to the owner's desire about separate or connected metering.

Chair Delwiche clarified that CPC has no purview over the code regarding ADUs and that it is ultimately up to the City Council.

Director Rollenhagen proposed a draft for code section 18 regarding adding ADUs as a residential use to define use and developmental standards. It was clarified they could not be used as short-term rentals, and that ADUs shall comply with zone district dimensional standards. The state does not allow ADUs to be put under lot density restrictions regarding square footage requirements for being built meaning that there could not be a specific amount of land needed for an ADU. ADUs were explained to be under restrictions of no less than 500 square feet of habitable space and 750 square feet max in the draft ordinance for Manitou, but they could be smaller or larger if desired. It was explained that ADUs would be reviewed as a minor site plan regarding construction.

There was a brief discussion about whether lot coverage expectations could be enforced on ADUs, to which Director Rollenhagen stated that they could be enforced, and that the city is only barred from property square footage restrictions.

Commissioner Casey recommended keeping the minimum size requirement and removing the max for ADUs.

Commissioner Day suggested reducing the minimum size requirement.

A discussion ensued regarding the habitability code already covering size requirements for living space, and that the size restrictions were not necessary for the code revision.

Director Rollenhagen pointed out that some communities have made it so that the ADU cannot be bigger than the main structure. Director Rollenhagen summarized that the

consensus was to not restrict size. However, concerns were raised about ADUs being too large.

Commissioner Day voiced her opinion that ADUs should not be restricted from being used as short-term rentals.

Chair Delwiche stated that the point of the revision is to have more long-term residence, and it would be counterproductive to allow short-term rentals.

Commissioner Rosenthal supported the idea of no short-term rental restrictions and added that current restrictions on short-term rentals are enough.

The consensus was that the commission was in favor of no short-term rental restriction in the drafted revisions.

Director Rollenhagen clarified that Historic Preservation Guidelines could apply to ADUs if desired in Manitou.

Director Rollenhagen presented code revisions regarding Transit Service Area Exceptions. The purpose of the revisions is to provide an exception for properties that fall under the state definition of a transit service area, so they are not required to provide off-street parking. The exempt properties include multi-family residential developments, adaptive reuse properties that maintain an existing structure, or adaptive reuse properties where at least 50% of the use is residential. The city could require minimum parking for these developments if the city is prevented from receiving funding for affordable housing due to the lack of parking, if the project is intended to have 20 or more units or if the development contains regulated affordable housing.

There was a brief discussion about why ADUs would not be allowed in high density residential, downtown, commercial, or mixed use zones. Director Rollenhagen explained that ADUs must only be allowed where single family dwelling units are allowed and that currently the city only allows them on single family residential lots.

## **G. NOTICE OF COUNCIL ACTION AND UPDATES**

There was no notice of Council action.

## **H. ADJOURNMENT**

With no further business to discuss, Chair Delwiche adjourned the meeting at 7:10 PM.

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**Title:** STR 2501 - 423 Washington Avenue  
**From:** Zach Davison - Planner  
**To:** City Planning Commission  
**Address of Proposal:** 423 Washington Avenue  
**Applicant:** Kristen Cole, Owner

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September 10, 2025

**Proposal:**

The applicant is requesting a Short-Term Rental Permit to operate a vacation rental at 423 Washington Avenue. The proposal would allocate the entire lower level of the residence for rentals of fewer than 30 days, consisting of two bedrooms, one bathroom, and a private entryway.

**Zone District:**

General Residential (GR)

**Background & Existing Conditions:**

423 Washington Avenue is a 1,806-square-foot single-family residence located on a 4,800-square-foot parcel. Constructed in 2023, the home contains four bedrooms and three bathrooms. The property is located along an arterial route, with surrounding land uses including a mix of Downtown, Park, and General Residential Zoning. The applicant intends to occupy the upper level of the home as their primary residence while operating the lower level as a short-term rental.

**Application Detail:**

As required by the application process, the applicant provided the following information to the Planning Department.

- Site Plan
- Owner Occupancy Affidavit
- Short-Term Rental Acknowledgments
- Guest Information

These materials were reviewed by the Planning Department and found to meet the application and code requirements.

**Public Involvement:**

The application was noticed via postcards to properties within 300 feet of the property boundaries, in the newspaper and via a poster posted on site. No comments have been received



as of the publication of this report.

**Findings & Review Criteria:**

The review criteria for short-term rental, as outlined in the Land Use and Development Code (LUDC), are designed to ensure that such uses do not adversely impact surrounding properties or encroach upon traditional neighborhood characteristics.

**§ 18.04.5.4—Short-Term Rental Operations**

1. It shall be unlawful for any person to operate any short-term rental unit use without a valid short-term rental unit permit.
2. The short-term rental unit permit does not run with the property but is issued to the specific owner of the property. The permit shall expire upon sale or transfer of the property, change of personal guarantors constitutes transfer of the property. The permit shall not be transferred or assigned to another individual, person, entity, or address but may be managed by a third party on behalf of the owner.
3. The short-term rental unit permit is valid for one year from the date of issuance. The permit may be renewed for additional one-year periods if in compliance with this LUDC.
4. The short-term rental shall be the property owner’s primary residence for one hundred eighty-five (185) or more days of the calendar year.
5. The short-term rental must be occupied by renters for a minimum of twenty-one days per calendar year.
6. Individual rooms in a dwelling unit shall not be available for short-term rental unless the owner of the property resides on the property.
7. At least one fire extinguisher must be provided on each floor level unless more are required per the International Fire Code (IFC) and the location clearly marked on each floor level of the dwelling unit. The short-term rental must be equipped with carbon monoxide alarms installed within fifteen feet of the entrance to any bedroom or other room that is lawfully used for sleeping.
8. Occupancy of the short-term rental shall not exceed occupancy load pursuant to the City's duly adopted building code.
9. Each short-term rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door that includes the following. This information shall also be listed within the rental contract for the property:
  - a. An evacuation route and emergency instructions.
  - b. The maximum number of occupants permitted to stay in the short-term rental.
  - c. The maximum number of vehicles allowed for the occupants of the short-term rental per Section 18.03.8.3.
  - d. Trash pickup day and the notification of all rules and regulations regarding trash removal, including without limitation, when trash may be left out.
  - e. The name, address, and phone number of the owner and/or property manager.



- f. The location of the fire extinguishers and carbon monoxide alarm.
  - g. The owner or manager shall ensure that the occupants and/or guests of the short-term rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this LUDC pertaining to noise or disorderly conduct by notifying the occupants of the rules regarding short-term rentals and responding by telephone or in person when notified that occupants are violating law regarding their occupancy.
10. Short-term rentals shall be separated by a minimum of a five hundred (500) foot radius measured from each of the property's corners.
  11. The owner must provide the City with updated contact information for either the owner or property manager within twenty-four (24) hours of the change.
  12. Listing Requirements. At the time of listing the short-term rental with any lodging or booking agency or website designed to find customers, a copy of the listing ad must be provided to the City for each booking agency or website where the owner is advertising for renters. Each listing must contain the Short-Term Rental Permit number in the advertisement and a statement that unit is in compliance with all LUDC requirements. The sole act of advertising a property as a short-term rental requires approvals as outlined in this LUDC, failure to comply with this requirement, and to include this information in all advertised listings is a violation of this chapter.
  - 13.

The applicant has agreed to comply with the above requirements as signed in the Owners Acknowledgment and Affidavit.

#### § 18.03.8.3—Minimum Parking Requirements

For a two-bedroom short-term rental, the minimum is two (2) spaces. Staff has determined that the subject property provides sufficient space to meet these requirements. As it currently stands, the property can accommodate three off-street parking spaces. The property owners have also contacted the Manitou Springs Parking Office to obtain a Residential Permit Parking within the Washington Avenue neighborhood.

It should be noted that the Code does **not** explicitly require parking standards to be cumulative when a property is used concurrently as a primary dwelling and a short-term rental. Where cumulative requirements are intended, the Code expressly says so—for example, the Code provides that a ‘Hotel or Motel use combined with a Restaurant shall meet the minimum parking requirement of the uses combined.’ No similar instruction exists for the combination of a short-term rental and a dwelling. Likewise, under *Accessory and Temporary Uses*, the Code specifies “Parking per associated primary use,” demonstrating that standards are applied separately and not compounded unless explicitly required.



#### § 18.06.4.5—Approval Criteria

The Planning Commission evaluates applications against the following criteria:

1. Short-term rental does not adversely impact the surrounding uses; and
2. Short-term rental does not encroach upon traditional neighborhood characteristics.

#### **Staff Recommendation:**

Should the City Planning Commission find it appropriate to approve STR 2501, Staff recommends no conditions.

#### **Motion Language Options:**

Approve STR 2501 at 423 Washington Avenue, based upon the findings that the request meets the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5, with no conditions.

Approve STR 2501 at 423 Washington Avenue, based upon the findings that the request meets the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5, with conditions as follows...

Deny STR 2501 at 423 Washington Avenue, based upon the findings that the request does not meet the review criteria for granting a Short-Term Rental Permit, as set forth in City Code Section 18.06.4.5.

Postpone STR 2501 at 423 Washington Avenue to October 15, 2025, for further consideration.



# Manitou Springs Land Use & Development Code

## DEVELOPMENT COVER SHEET

The main component of any application is demonstration of compliance with the LUDC. Applicants are expected to review the specific submittal checklists and standards, found at [www.manitouspringsgov.com](http://www.manitouspringsgov.com).

Return completed applications to:  
606 Manitou Avenue  
Manitou Springs, CO 80829  
Phone (719) 685-4398

## APPLICATION INFORMATION

### Project Information

Project Name 423 Washington Ave STR  
Physical Address 423 Washington Ave  
Lot, Subdivision Lot 10 Block 7 AMP Plat - Mansions Park Place  
Tax Schedule Number (TSN) 7405436030  
Pre-Application Conference Number (if applicable) \_\_\_\_\_

### Property Owner

Name Michael Padgett & Kristin Cole Phone 407.385.2656  
407.474-5427  
Email michael@shadeflorida.com ZIP 80829  
kristin@shadeflorida.com  
Mailing Address \_\_\_\_\_

### Agent/Applicant

Name Kristin Cole Phone 407.385.2656  
Email kristin@shadeflorida.com ZIP 80829  
Mailing Address 423 Washington Ave Man Spg CO 80829

### Designate Primary Contact

Property Owner  Agent/Applicant

### Application Package

- Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See City Fee Schedule for list of application fees.
- Electronic Submittal.** A complete digital file of the application with attachments/plans sent to [planningdept@manitouspringsco.gov](mailto:planningdept@manitouspringsco.gov).
- Hard Copy Submittal.** A complete printed file of the application with attachments/plans.
- Corporations and Partnerships.** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- Response to Submittal Checklist.** All applications require response to applicable review standards, as outlined on the submittal checklists for each application type. If a pre-application conference is held, submittal checklists will be provided at the conference. If no pre-application conference is required, see the website for the applicable checklists.

For Office Use Only  
Action Number: \_\_\_\_\_ Fee Paid: \_\_\_\_\_



**APPLICATION TYPE**

**Physical Development Permits**

- Concept Plan
- Minor Site Plan
- Minor Development Plan
- Major Development Plan
- Hillside Development Plan
- Sign Permit
- Grading Permit
- Material Change of Appearance

**Use Permits**

- Conditional Use Permit
- Short-term Rental Permit
- Long-term Occupancy Permit
- Wireless Facility Permit
- Temporary Use Permit – Minor
- Temporary Use Permit- Major

**Subdivisions**

- Minor Subdivision
- Major Subdivision
- Preliminary Plat
- Final Plat
- Boundary Adjustment
- Revised Final Plat
- Waiver of Replat
- Easement Vacation
- Rights-of-Way Vacation

**Relief from the LUDC**


- Waiver
- Variance

**Amendments**

- LUDC Amendment
- Minor Modification
- Rezoning

**Applicant's Statement**

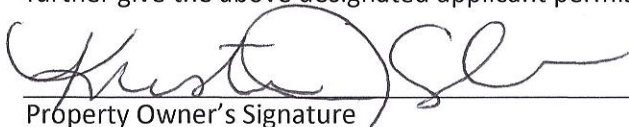
I understand the procedures that apply to my request and acknowledge an incomplete application shall not be processed or scheduled for public hearing until such time as it is complete. City acceptance of the application, fee, and any accompanying materials does not constitute completeness. I further agree to reimburse the City for technical and professional consultant expenses that may be incurred during the review of my request. Failure to reimburse the City for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed unless the permit is granted. I understand a pre-application appointment is required a minimum of 10 workdays prior to submission deadline.

  
Applicant's Signature

8/28/25  
Date

**Owner's Statement**

I have read and agree to the above statements. In addition, if I am not the applicant for this request, I further give the above designated applicant permission to make the request on my behalf.

  
Property Owner's Signature

8/28/25  
Date






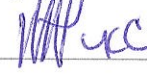

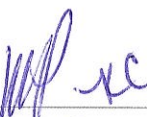
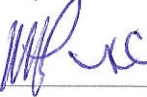


# Manitou Springs Land Use & Development Code

## Short-Term Rental Acknowledgments

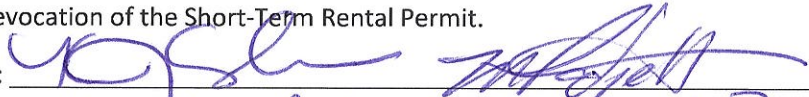
Short-term rental owners are expected to review the details of the LUDC, available online at: [www.manitouspringsgov.com](http://www.manitouspringsgov.com) under the "Government" tab and then click on "Municipal Code" in the drop-down menu. Failure to comply with the standards of the City Code may constitute grounds for revocation of the Short-Term Rental Permit under Section 18.06.4.5. Revocation may be appealed to the Planning Commission within ninety (90) days of notice of failure to comply.

Initials	Acknowledgement
MP KC	It shall be unlawful for any person to operate any short-term rental unit use after March 1, 2023 without a valid Short-Term Rental Permit.
MP KC	The Short-Term Rental Permit does not run with the property but is issued to the specific owner of the property. The permit shall expire upon sale or transfer of the property, change of personal guarantors constitutes transfer of the property. The permit shall not be transferred or assigned to another individual, person, entity, or address but may be managed by a third party on behalf of the owner.
MP KC	The Short-Term Rental Permit is valid for one year from the date of issuance. The permit must be renewed each year in order to continue operation.
MP KC	The short-term rental shall be the property owner's primary residence for one hundred eighty-five (185) or more days of the calendar year.
MP KC	The short-term rental must be occupied by renters for a minimum of twenty-one days per calendar year.
MP KC	At least one fire extinguisher must be provided on each floor level unless more are required per the International Fire Code (IFC) and the location clearly marked on each floor level of the dwelling unit. The short-term rental must be equipped with carbon monoxide alarms installed within fifteen feet of the entrance to any bedroom or other room that is lawfully used for sleeping.
MP KC	Occupancy of the short-term rental shall not exceed occupancy load pursuant to the City's duly adopted building code.
MP KC	Each short-term rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door that includes the following. This information shall also be listed within the rental contract for the property: <ul style="list-style-type: none"> <li>a. An evacuation route and emergency instructions.</li> <li>b. The maximum number of occupants permitted to stay in the short-term rental.</li> <li>c. The maximum number of vehicles allowed for the occupants of the short-term rental.</li> <li>d. The name, address, and phone number of the owner and/or property manager.</li> <li>e. The location of the fire extinguishers and carbon monoxide alarm.</li> <li>f. A notice to not feed, approach, or interact with wildlife.</li> <li>g. Any active burn or water restrictions, what level the restriction is, and the activities that are limited due to the restriction.</li> </ul>

Continued on next page...

	The owner or manager shall ensure that the occupants and/or guests do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of the City Code pertaining to noise or disorderly conduct.
	The owner must provide the City with updated contact information for either the owner or property manager within twenty-four (24) hours of the change.
	Use of property for short-term rental shall be deemed abandoned upon delivery to the City of written notice by the property owner, operator, or its representative that units previously approved for occupancy short-term rental will no longer be used for that purpose. Once the use of property for short-term rental occupancy is abandoned, approval of a new Short-Term Rental Permit shall be required before the property may be used again for a short-term rental. The short-term rental shall also be considered abandoned if the property owner discontinues use of the property for short-term rental for a period of twelve (12) continuous months or fails to meet the minimum required minimum of 21 days rented per year.
	The property owner shall permit the City to inspect the short-term rental dwelling unit or individual rooms with property owner permission and twenty-four (24) hour notice for compliance with the provisions of the City Code. The permittee shall maintain records of occupancy for each short-term rental unit, which shall be made available to the City, upon request, for review and inspection at any time.
	A violation of these requirements may subject the short-term rental to revocation. Any person or entity that fails, violates or refuses to comply with any requirement of the City Code shall be punishable as provided in Section 18.06.4.27
	Short-term rentals must provide sufficient parking for guest vehicles on the property, but shall be no less than one (1) parking space <del>per bedroom</del> for the first two rentable bedrooms and one-half (0.5) a parking space for rentable bedroom beyond the first two bedrooms (City Code Section 18.03.8.3). If this parking requirement cannot be met, a meeting will be held with the City Planning Department will be required to discuss potential alternatives.
	Waste/refuse generated by the short-term rental shall be handled in accordance with the City Code: <ul style="list-style-type: none"> <li>a. All refuse shall be stored in wildlife-resistant waste containers, or be securely stored within a house, garage or wildlife-resistant enclosure at all times unless placed for pickup.</li> <li>b. Any owner, occupant or person with curbside pick-up shall place collection bins at the curb, alley or public right-of-way at or after 6:00 a.m. on the morning of scheduled pick-up. After pick-up, all collection bins shall be removed from the curb, alley or public right-of-way by 8:00 p.m. on the same day. Refuse containers may not be left curbside overnight.</li> </ul>

I have read and understand the above requirements. Failure to meet any of the above may result in a citation and/or revocation of the Short-Term Rental Permit.

Owner Signature:   
Owner Printed Name: Kristin Cole & Michael Padgett  
Address: 423 Washington Ave Manitou Spg Co 80825  
Date: 8/11/2025



# Manitou Springs Land Use & Development Code

## Short-Term Rental Owner Occupancy Affidavit

### Section 18.04.5.4 of the LUDC

Short-term rental (STR) owners are required to review and adhere to the applicable requirements for STRs in the LUDC, available online at: [www.manitouspringsgov.com](http://www.manitouspringsgov.com) under the "Government" tab and then click on "Municipal Code" in the drop-down menu.

All short-term rental properties established after March 1, 2023 located within the City of Manitou Springs must have a valid STR permit issued by the City of Manitou Springs and must abide by the City's STR and housing habitability requirements prior to leasing any rental property, or room(s) within a property, to another person or persons.

STR units must be the property owner's primary place of residency for not less than 185 days per calendar year.

By signing below, I, Kristin Cole (Printed Name), swear under penalty of perjury that I am the owner of the property and this is my primary residence: 423 Washington Ave Manitou Spg Co 80829 (address of short-term rental). I understand that my STR permit may be revoked at any time if I do not continue to meet any of the applicable requirements in the LUDC including the primary residence requirement.

I have carefully considered the contents of this Affidavit before signing. I affirm that the contents are true to the best of my knowledge.

Owner Signature: [Handwritten Signature]

Owner Printed Name: Kristin Cole

Date: August 12, 2025

Subscribed and sworn to me before me this 12<sup>th</sup> day of August, 2025.

My Commission Expires: 10/14/2027

Notary Public [Handwritten Signature]

**ROBERT L MAEZ Jr.**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034034743  
MY COMMISSION EXPIRES OCTOBER 14, 2027  
El Paso County 2

## 423 Washington – House Rules for Your Stay

Welcome! We're thrilled to host you in our cozy mountain retreat. To ensure a peaceful and enjoyable experience for everyone, please take a moment to review the house rules below.

### **Parking**

- Two parking spaces are available on the driveway and included with your stay.
- Additional parking is available on the street for a fee. Please check signage and local regulations before parking.

### **Trash & Recycling**

- Kindly place all trash in the designated container located on the balcony.
- Please do not leave trash outside or in common areas, as it may attract wildlife.

### **Respect for Wildlife**

- You're staying in a beautiful natural area—please help us protect it.
- Do not feed or approach wild animals.
- Keep doors closed and food stored securely to avoid unwanted visitors.

### **Quiet Enjoyment**

- Our neighbor is a commercial spa that values tranquility. Please be respectful of their space and clientele.
- No loud music, disruptive behavior, or parties are allowed at any time.

### **General Courtesy**

- Treat the home as you would your own.
- Report any damages or issues promptly so we can address them quickly.
- Smoking is not permitted inside the property.

### **Safety**

Fire extinguisher, smoke alarm and evacuation plan are on premise.

Thanks for helping us keep this space peaceful, clean, and safe—for you, our neighbors, and the wildlife that call this area home. We hope you enjoy your stay!

# 423 Washington – Booking Tools

We will list the rental using the following property rental channels

**OwnerRes.com:** This is property management software that we will use to manage bookings, payments and communication with guests. The company has the option to create a “Hosted Website” which will auto create a website for the property, complete with specific domain name (If approved, we will procure [www.mountainmanchalet.com](http://www.mountainmanchalet.com)) Guests will be able to book the property directly through this website. Additionally, the software has the ability to integrate with **Airbnb**, pulling the description and property details from ownerres.com into the AirBnB listing. Below is the draft listing information we would use on our individual site, and Airbnb.

We will share all updates and property description content with the City prior to any live updates. Our proposed property description is below

## Majestic Mountain Chalet – 2BR Retreat with Pikes Peak View

New Construction with Unbeatable Location in Manitou Springs

Welcome to your mountain paradise! Nestled in the heart of Manitou Springs, this stunning new-construction chalet is the perfect getaway for couples, small families, or groups seeking a memorable escape in a perfect location. The mountain chalet is next door to Sunwater Spa, across the street from Seven Minute Spring, steps away from downtown, shopping and restaurants and one mile to the Manitou Incline and Garden of the Gods. Guests are surrounded by natural beauty, modern comforts, and local charm. Immerse yourself in the beauty of Colorado’s Front Range from a large private balcony offering a breathtaking view of Pikes Peak and fresh mountain air. Showstopping accommodation await!

## Chalet Overview

Step into this meticulously designed, newly built two-bedroom, one-bathroom mountain chalet. Boasting contemporary finishes, a kitchenette, and high-speed Wi-Fi with a remote ready workspace. Step out onto a private 12 ft x 30 ft balcony and embrace the spirit of Manitou Springs while enjoying all the comforts you expect from a premium vacation rental.

- Bedrooms: 2 small, comfortable, private bedrooms with plush bedding
- Bathroom: 1 full, modern bathroom, open shower with premium fixtures
- Balcony: Expansive 12 ft x 30 ft deck with panoramic Pikes Peak views
- Location: Across the street from Seven Minute Springs, walking distance to downtown Manitou Springs

## Unparalleled Mountain Views

Imagine sipping your morning coffee or sharing an evening toast on a private balcony while being greeted by the commanding presence of Pikes Peak. The oversized deck spans 360 square feet, offering ample room for dining, lounging, and stargazing. Whether you're basking in the golden glow of sunrise or marveling at the evening sky, the ever-changing mountain vistas will never cease to inspire.

## Chalet Features & Amenities

Every detail of this chalet has been curated with your comfort and convenience in mind:

- Living Area: The heart of the chalet features a spacious living room with large doors to the balcony that provide natural light and frame the majestic mountain landscape. A plush sofa that folds out to a queen bed and smart TV create the ideal setting for relaxation after a day of adventure.
- Cozy Kitchenette: Equipped with a mini-fridge, coffee maker, toaster oven and sink – perfect for preparing light meals or snacks. Stocked with dishes, glassware and basic utensils for your convenience.
- Two Cozy Bedrooms: Both bedrooms feature high-quality mattresses, luxury linens and ceiling fans, ensuring restful nights and peaceful mornings.
- Spa-Inspired Bathroom: Refresh and recharge in the chic bathroom, featuring a walk-in shower, elegant tilework, and plush towels.
- High-Speed WiFi: Stay connected with fast, reliable internet throughout the chalet – ideal for remote work or streaming your favorite shows.

- Radiant in-floor heating: Enjoy perfect comfort in any season.
- Private Parking: Driveway parking for one vehicle. Additional day paid parking is available on street. Free street parking from 5pm to 8am. Walking distance to free shuttle to Manitou Incline.
- Keyless Entry: Effortless check-in and enhanced security with your personalized code.

## Prime Location – Steps from Adventure and Culture

This chalet's unbeatable location puts you at the center of all that Manitou Springs has to offer:

- Across from Seven Minute Springs: Stroll over to this historic mineral spring, known for its refreshing waters and tranquil gardens. Bring a bottle and sample some of Manitou's famous mineral water!
- Walk to Downtown: Meander down tree-lined streets to the heart of downtown Manitou Springs. Explore eclectic boutiques, local art galleries, cozy cafés, and award-winning restaurants – all just minutes away.
- Gateway to Adventure: Lace up your hiking boots and discover nearby trails, including the legendary Manitou Incline, Barr Trail, and Red Mountain Open Space. Pikes Peak Highway and Garden of the Gods are only a short drive away, offering endless opportunities for hiking, biking, and sightseeing.
- Family Attractions: Visit the Manitou Cliff Dwellings, Cave of the Winds Mountain Park, or take a scenic ride on the Pikes Peak Cog Railway.

## Guest Access

You will access the chalet from a public outdoor staircase that leads you to the private entrance to the second floor of the chalet. Check-in is easy and contactless, with a personalized code sent prior to your arrival. The owners, Mike and Kristin, live on the third floor above the rental and are available should you need assistance or recommendations during your stay.

## What Makes Us Unique

- Brand New Construction: Experience the comfort and reliability of a newly built home, featuring the latest in modern conveniences and safety features.

- **Iconic Balcony Views:** The balcony is truly one-of-a-kind, providing a vantage point over Pikes Peak and the surrounding Front Range that few can rival. Please note that we are across the street from an active public park close to town. It is not always quiet!
- **Walkability and Access:** Unlike many mountain rentals, you can leave the car behind and enjoy the vibrant culture and attractions of Manitou Springs on foot.

## Additional Amenities

- Complimentary coffee and tea starter kit
- Basic toiletries (shampoo, conditioner, soap)
- Smoke detectors, carbon monoxide detectors, fire extinguisher
- Board games and books for cozy evenings in
- Outdoor seating and dining options on the balcony
- Extra pillows and blankets
- Locally inspired welcome guide with recommendations

## House Rules & Other Things to Note

**Stairs:** Guests access the rental by walking up a public outdoor staircase that is shared with our neighbor, SunWater Spa. The front door is 30 steps up from the street.

We love a good celebration, but this home is a no party zone. Please keep noise to a respectful level; our neighbor is a day spa!

We share this beautiful area with amazing wildlife – deer, foxes, raccoons and the occasional bear. For everyone’s safety please enjoy them from a distance and never feed or approach them.

No smoking

Pets are allowed only with prior approval from the host. Please disclose your pet during booking. Please supervise your pet at all times, keep them off furniture and clean up after them! Thanks for helping us keep the space fresh!

## Booking Information

Ready to make mountain memories? Secure your dates now for this exclusive Manitou Springs chalet. We invite you to reach out with questions about the property, local

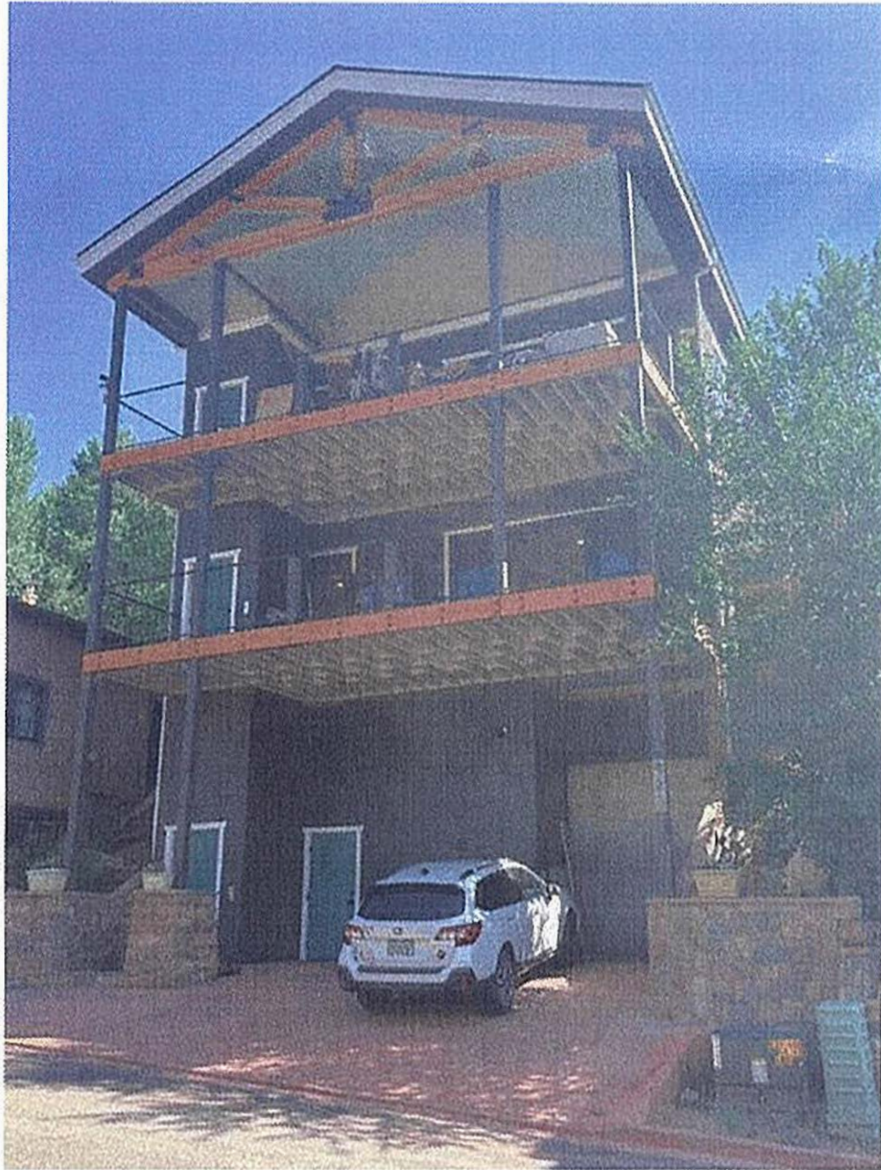
attractions, or special requests – we're here to ensure your stay exceeds every expectation.

Escape the ordinary and embrace the extraordinary at this mountain retreat. Surrounded by nature's splendor and steps from adventure, your perfect Colorado getaway awaits!

- Book now and experience:
- Unforgettable mountain views from sunrise to sunset
- Modern comfort
- Easy access to local attractions and downtown favorites
- The best of Manitou Springs at your doorstep

We look forward to welcoming you to your home away from home!

# Pictures











**Title:** VAC 2501, RE 2501: Right-of-Way Vacation, and Rezoning for 10 Old Mans Trail and 487 El Paso Blvd

**From:** Chelsea Royston

**To:** City Planning Commission

**Address of Proposal:** 10 Old Man's Trail and 487 El Paso Blvd

**Applicant:** City of Manitou Springs

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September 10, 2025

**Proposal:**

The City of Manitou Springs proposes to rezone two parcels collectively known as "Hiawatha Gardens" (10 Old Man's Trail and 487 El Paso Boulevard) from Commercial to Public Facilities. The proposal also includes the Vacation of a portion of the Old Man's Trail Right-of-Way (ROW).

**Zone District:**

Existing: Commercial (C) Zone District

Proposed: Public Facilities (PF) Zone District

**Background & Existing Conditions:**

The property is currently developed with a parking lot and a building that was historically used as a dance hall. The property was purchased in 2016 by the City of Manitou Springs for use as a Public Facility to include a paid parking lot, bus stop, public restrooms and event space. In order to clarify the prevailing regulations on the site, the rezoning and vacation are being presented for consideration prior to the Major Development Plan. By rezoning the property prior to reviewing the development plan, City reviewers, appointed officials, city council, and the public can more easily understand the development standards, utility requirements, and access concerns that will be considered. Another benefit of reviewing these two applications prior to the development plan, is the adoption of ordinances that is required to approve rezoning and vacations, which require two readings before City Council.

**Application Detail:**

The dimensional standards of the commercial zone (existing) are similar to those of the public facilities zone (proposed). The three differences are:

1. The public facilities zone has no minimum lot frontage, where the commercial zone requires a 50 foot minimum lot frontage.
2. The public facilities zone has a maximum building height of 30 feet compared to 35 feet in the commercial zone.
3. Residential Density limits do not apply in the public facilities zone because residential is not a permitted use in that zone.



Uses in the public facilities zone are limited to: agricultural uses, civic and outdoor recreational uses, and infrastructure uses. Certain development standards, such as those for signs, regulate the public facilities zone as if it was a commercial zone. The intended use of the site would be supported by either zone district, however, because the property is owned by the City, the public facilities zone is more appropriate.

The partial vacation of the Old Man's Trail ROW is accompanied by a dedication of ROW in the subdivision plat that is under administrative review. These two actions combine to complete the realignment of Old Man's Trail so that the platted ROW accurately depicts the travel path of the physical improvements. Approximately 3,652 square feet (0.08 acres) is proposed to be vacated. Approximately 7,544 square feet (0.17 acres) is proposed to be dedicated.

**Public Involvement:**

The application was noticed via postcards to properties within 300 feet of the property boundaries, in the newspaper and via a poster posted on site. No comments have been received as of the publication of this report.

**Findings & Review Criteria:**

18.06.4.3 Rezone:

The Planning Commission and City Council shall consider the approval criteria found in Section 18.06.4.3.E in the review of all rezoning applications.

1.General conformance with the goals and policies of the Comprehensive Plan and other plans and policies adopted by the City Council;

Specific goals and policies identified in PlanManitou 2.0 that are supported by this rezoning are:

- IP-2.2 Adequate Public Facilities
- IP-3.2 Location of Facilities
- TM-4.1 Parking Management
- TM-4.3 Parking Supply

Other applications for the development of the site may support additional goals and policies.

2.Compliance with applicable statutory provisions;

Staff finds this rezoning to be compliant with statutory provisions. The lots resulting from the proposed subdivision meet the dimensional standards for the Public Facilities Zone District.

3.Whether the rezoning will adversely impact or overburden public facilities and services;

This rezoning will not adversely affect public facilities as the site has been used for the intended parking lot for several years.

4.Whether the rezoning will result in a higher risk to natural hazards and geologic hazards; and

The rezoning will help minimize risks as the Public Facilities Zone district limits the potential use types to uses for the property. If the property remains Commercially Zoned, the types of



potential uses increases, potentially including uses that are incompatible with the flood hazard on the site.

5. Whether the proposed rezoning is compatible with the surrounding land uses.

Section 18.06.4.3 exempts Public Facilities Zones from the requirement that the area requested for rezoning to abut an existing zone district of the same zoning. The property is not adjacent to any other properties zoned Public Facilities, however, the City owns the adjacent properties on the west and south of this site. The property to the west is developed with Memorial Park. The property to the south is the future “Duck Stop” mobility hub. Staff finds these uses to be compatible with the proposed use of the subject property.

18.06.4.19 – Vacation of Right-of-Way:

The Planning Commission and City Council shall consider the approval criteria found in Section 18.06.4.19.F in the review of all Vacation of Right-of-Way applications.

1. The vacation is consistent with the Comprehensive Plan and other adopted policies and plans, including any adopted transportation plan or streets/roadway plan;

Specific goals and policies identified in PlanManitou 2.0 that are supported by this rezoning are:

- IP-2.2 Adequate Public Facilities
- IP-3.2 Location of Facilities
- TM-4.1 Parking Management
- TM-4.3 Parking Supply

Specific goals identified in the Transportation & Mobility Master Plan that are supported by this rezoning are:

- 1.1 Create Mobility Hubs (Hiawatha Gardens)
- 2.2 Increase Demand Management (Location of Managed Parking)
- 2.3 Enhance Supply (Hiawatha Gardens Mobility Hub)
- 3.3 Improve the Pedestrian Experience (Pedestrian Plazas)
- 5.1 Enhance Street Safety

Other applications for the development of the site may support additional goals and policies.

2. The land to be vacated is no longer necessary for the public use and convenience;

The land to be vacated will be incorporated into publicly owned property. It will still be available for the public use, however, it will more clearly delineate the boundaries between vehicle and pedestrian uses, creating a safer environment.

3. The right-of-way within the subdivision is no longer needed for public transportation purposes;

The right-of-way to be vacated is no longer needed for public transportation. New right-of-way will be dedicated as part of the resubdivision.



4. The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;

Staff finds this statement to be accurate as utility and drainage infrastructure are currently located within the right-of-way to be dedicated.

5. Access to lots or properties surrounding the plat will not be adversely affected, and the vacation will not leave any land-locked parcels or deprive abutting properties of adequate, legal access;

Staff finds this statement to be accurate.

6. The vacation will not adversely impact the health, safety and/or welfare of the general community, or reduce the quality of public facilities or services provided to any parcel of land, including but not limited to police/fire protection, access, and utility service; and

Staff finds this statement to be accurate.

7. The vacation is consistent with the purpose of this LUDC.

The vacation is consistent with the purpose of this LUDC, particularly purpose statement 18.01.2.1.A.6 “Ensuring that the connectivity of future public and private streets in relation to existing streets are created according to the vision of the adopted Transportation and Mobility Master Plan, that said streets will be built to adequate construction standards, and that multiple forms of mobility are contemplated;”

**Staff Recommendation:**

Should the Planning Commission find it appropriate to grant the Rezoning and Vacation of Right-of-Way staff does not recommend any conditions.

**Motion Language Options:**

**RE 2501 - Rezone**

Recommend approval of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Rezoning as set forth in City Code Section 18.06.4.3.

Recommend approval of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request meeting the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3, with an alteration to staff’s conditions as follows...

Recommend denial of the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Rezoning, as set forth in City Code Section 18.06.4.3.

Postpone the Rezoning at 10 Old Man’s Trail and 487 El Paso Blvd to October 8, 2025 for further consideration.

**VAC 2501 - Vacation**



Recommend approval of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meets the review criteria for granting a Vacation as set forth in City Code Section 18.06.4.19.

Recommend approval of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request meeting the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19, with an alteration to staff's conditions as follows...

Recommend denial of the Vacation at 10 Old Man's Trail and 487 El Paso Blvd, based upon the findings that the request does not meet the review criteria for granting a Vacation, as set forth in City Code Section 18.06.4.19.

Postpone the Vacation at 10 Old Man's Trail and 487 El Paso Blvd to October 8, 2025 for further consideration.

**Identification of Proposed Area of Amendment:**

The property being rezoned is 10 Old Mans Trail parcel number 7405426002. The attached exhibit shows the rezoning of the replatted parcel Lot 1.

**Description of the Proposal**

The Lot 1 is currently zoned Commercial and is requested to be rezoned to Public Facilities. The property was purchased by the City in 2016 for use as a public facility. The property has since been utilized as public parking lot.

**Description of Existing Conditions**

The property identified as Lot 1 is currently utilized as a parking lot with 140 parking spots. The lot has approximately 46,444 square feet of pavement and three curb cuts. The Curb Cut at the northwest corner is currently barricaded and is the location of porta potties. The structure on the site is a historic dance hall that is not currently in use. The southern edge of the property abuts Fountain Creek. On the northern edge the parcels are zoned general residential, the western edge is adjacent to a parcel zoned Parks (Memorial Park) and the southern and eastern edges are adjacent to parcels zoned commercial.

**Other Concurrent or Completed Applications**

Below is a list of the applications anticipated for this parcel and their approximate hearing dates.

1. Major Subdivision Plan
  - a. CPC – September 10, 2025
  - b. City Council – October 7<sup>th</sup>, 2025
2. Right of Way Vacation
  - a. CPC – September 10, 2025
  - b. City Council – October 7<sup>th</sup>, 2025
3. Rezoning
  - a. CPC – September 10, 2025
  - b. 1<sup>st</sup> Reading City Council – October 7<sup>th</sup>, 2025
  - c. 2<sup>nd</sup> Reading City Council – October 21<sup>st</sup>, 2025
4. Major Development Plan
  - a. CPC – October 8, 2025
  - b. City Council – October 21<sup>st</sup>, 2025
5. Material Change of Appearance Certification

a. HPC – October 1, 2025

# 10 OLD MAN'S TRAIL SUBDIVISION INITIAL ZONING MAP

**BEING A REPLAT OF LOTS 11-20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, THE AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO**

**AS-MEASURED LEGAL DESCRIPTION (SEE SURVEY NOTE 5)**

THE FOLLOWING AS-MEASURED LEGAL DESCRIPTION IS BASED UPON FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY.

A TRACT OF LAND BEING A PART OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AND SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF THE SAID EL PASO COUNTY, COLORADO;

ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON SAID PLAT OF SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF THE SAID EL PASO COUNTY, COLORADO, AND CONSIDERING THE WEST LINE OF LOT 1 OF SAID PLAT TO BEAR S 00°03'10" W, 76.16 FEET, BEING MONUMENTED AT THE NORTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913" AND BEING MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913"; WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, SAID POINT BEING ON THE EASTERLY EXTENSION OF LOT 11, IN SAID ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AS RECORDED IN PLAT BOOK C, PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF LOTS 11 AND 20, N 70°50'31" W, 268.61 FEET TO THE SOUTHWEST CORNER OF LOT 20;

THENCE ALONG THE SOUTH LINE OF LOT 19, IN SAID ALBRECHT SUBDIVISION S 89°07'43" W, 55.44 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN BOOK 2975 AT PAGE 914 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, S 80°10'01" W, 73.50 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N 16°17'16" W, 11.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 19, N 16°52'24" E, 54.00 FEET;

THENCE N 06°16'24" W, 24.50 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE LEFT, WHENCE THE RADIAL LINE BEARS N 79°33'34" W;

THENCE NORTHEAST, 126.63 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.200 FEET, A CENTRAL ANGLE OF 19°29'33", AND BEING SUBTENDED BY A CHORD THAT BEARS N 00°41'39" E, 126.02 FEET;

THENCE N 40°28'27" E, 19.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EL PASO BOULEVARD;

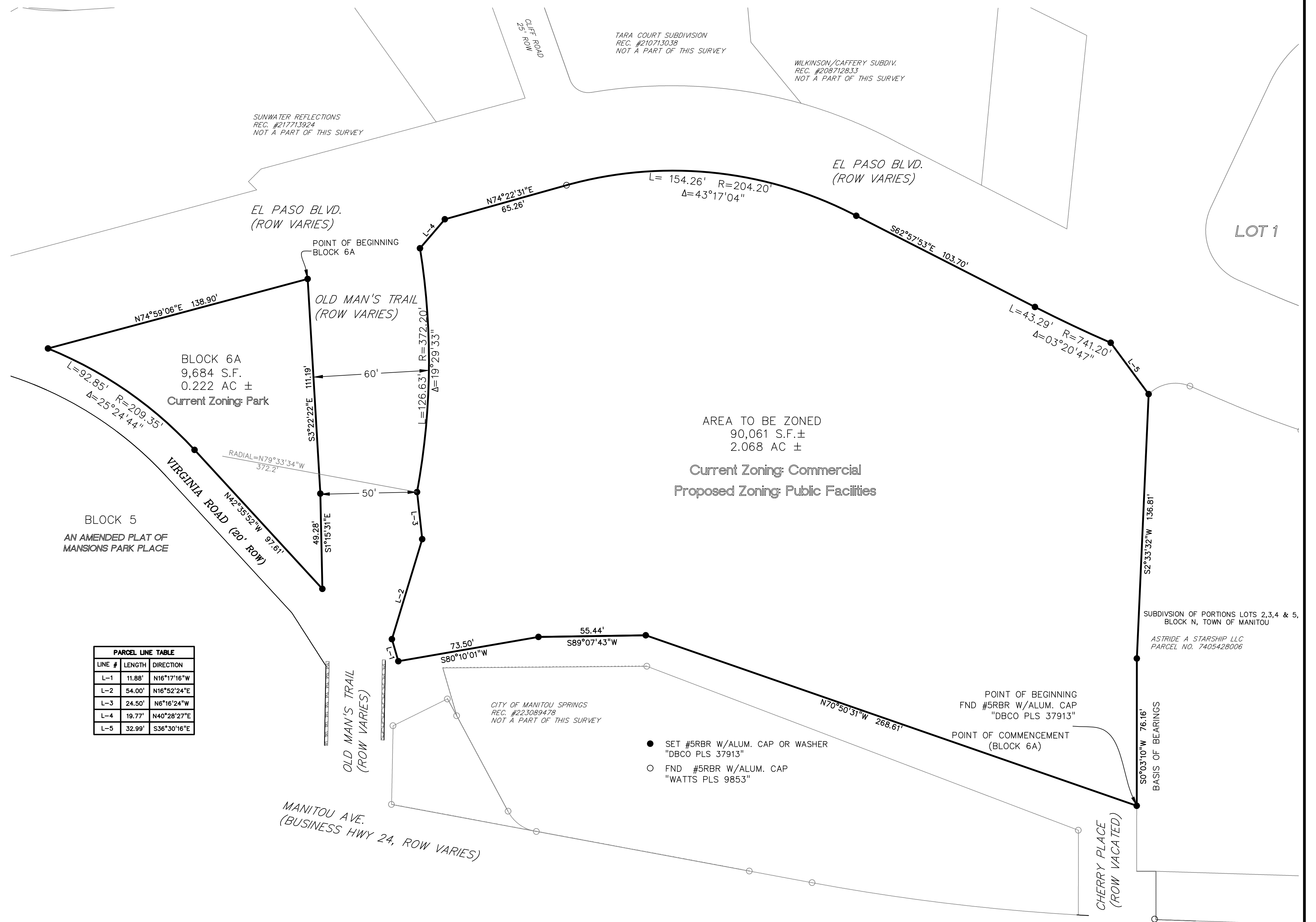
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. N 74°22'31" E, 65.26 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 154.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 204.20 FEET, A CENTRAL ANGLE OF 43°17'04", AND BEING SUBTENDED BY A CHORD THAT BEARS S 83°58'56" E, 150.62 FEET;
3. S 62°57'53" E, 103.70 FEET TO A POINT OF CURVE TO THE LEFT;
4. 43.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 741.20 FEET, A CENTRAL ANGLE OF 03°20'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S 64°38'17" E, 43.28 FEET TO INTERSECT THE NORTHEAST LINE OF THAT TRACT DESCRIBED AS PARCEL C IN BOOK 2740 AT PAGE 44 OF SAID EL PASO COUNTY RECORDS;
5. ON SAID NORTHEAST LINE S 60°30'16" E, 32.69 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF THAT EXCEPTION PARCEL RECORDED IN BOOK 915 AT PAGE 290 OF SAID EL PASO COUNTY RECORDS;

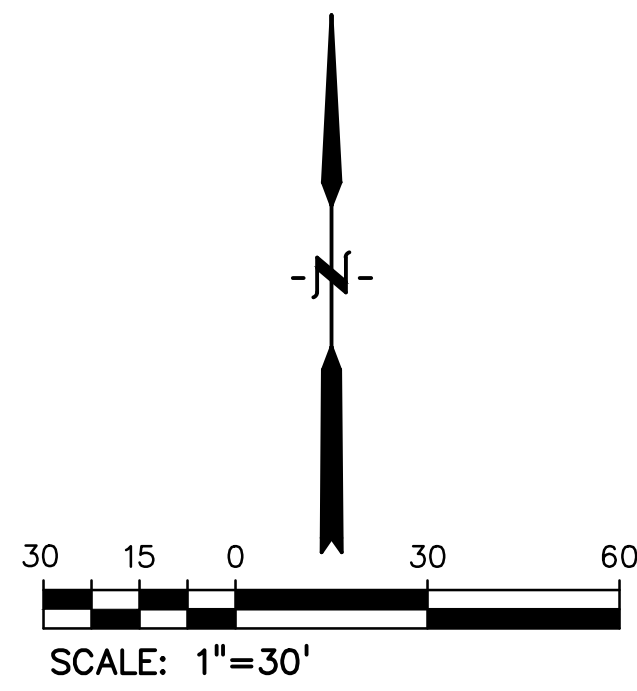
THENCE ALONG SAID EASTERLY LINE, S 02°33'32" W, 136.81 FEET TO THE WEST LINE OF LOT 1 AS SHOWN ON SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU;

THENCE ALONG SAID WEST LINE, S 00°03'10" W, 76.16 FEET TO THE "POINT OF BEGINNING";

THE ABOVE DESCRIBED PARCEL CONTAINS 2.068 ACRES OR 90,061 SQUARE FEET, MORE OR LESS.



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	11.88'	N16°17'16"W
L-2	54.00'	N16°52'24"E
L-3	24.50'	N6°16'24"W
L-4	19.77'	N40°28'27"E
L-5	32.99'	S36°30'16"E



- SET #5RBR W/ALUM. CAP OR WASHER "DBCO PLS 37913"
- FND #5RBR W/ALUM. CAP "WATTS PLS 9853"

**Narrative Description of the Request**

The City is requesting a partial right-of-way vacation of Old Mans Trail right-of-way. The current right-of-way boundary does not align with the developed right-of-way and associated path of travel. The Right-of-way Vacation request in combination with the Major Subdivision application will correct the right-of-way to align with Old Mans Trail as constructed. The vacated right-of-way will be incorporated into 10 Old Mans Trail.

The attached Subdivision Plat show the proposed realignment of the Old Mans Trail Right-of-Way

## 20944-29: OLD MAN'S TRAIL

May 20, 2025

### EXHIBIT A

### SHEET 1/2

A PORTION OF OLD MAN'S TRAIL AS DEPICTED ON THE PLAT OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, EL PASO COUNTY, COLORADO, RECORDED IN PLAT BOOK C, PAGE 40 OF THE EL PASO COUNTY RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 19, OF THE SAID ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, AND CONSIDERING THE WESTERLY LINE OF SAID LOT 19 TO BEAR N 16°52'54" E, 54.00 FEET, BEING MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO. PLS 37913" AND MONUMENTED AT THE NORTH TERMINUS BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO;

THENCE ALONG SAID WESTERLY LINE OF LOT 19, N 16°52'24" W, 54.00 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT NO. 1-X OF THE CITY OF MANITOU SPRINGS PROJECT NO. M7758 (1), AS REFERENCED IN THAT SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 216004748 OF THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT THE NEXT TWO (2) COURSES:

1. N 06°16'24" W, 24.50 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHENCE THE RADIAL LINE BEARS N 79°22'21" W, 372.20 FEET;
2. THENCE 89.74 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.20 FEET, A CENTRAL ANGLE OF 13°48'49", AND BEING SUBTENDED BY A CHORD THAT BEARS N 03°43'15" E, 89.52 FEET;

THENCE N 16°52'24" E, 56.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EL PASO BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 74°25'44" E, 35.55 FEET;

THENCE S 16°52'24" W, 185.17 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIBED PORTION CONTAINS 0.084 ACRES OR 3,652 SQUARE FEET, MORE OR LESS.

I, PETER VAN STEENBURGH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING

Peter Van Steenburgh PLS 37913  
For and on behalf of Drexel, Barrell & Co.  
101 S. Sahwatch Street, Ste. 101  
Colorado Springs, Colorado 80903  
719-260-0887



# EXHIBIT A

SHEET 2/2

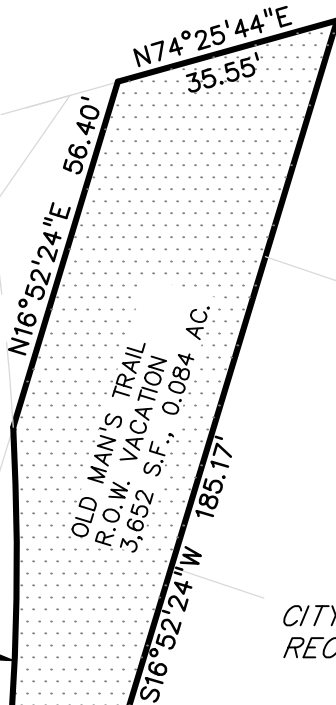
SUNWATER REFLECTIONS  
REC. #217713924

EL PASO BOULEVARD  
(ROW VARIES)

BLOCK 6  
AMENDED PLAT OF  
MANSIONS PARK PLACE  
BOOK Q, PAGE 19

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	24.50'	N6°16'24"W

L=89.74'  
R=372.20'  
 $\Delta=13^{\circ}48'49''$   
CH=N3°43'15"E  
89.52'



OLD MAN'S TRAIL  
R.O.W. VACATION  
3,652 S.F., 0.084 AC.

CITY OF MANITOU SPRINGS  
REC. #216004748

18

RADIAL=N79°22'21"W, 372.20'

POINT OF BEGINNING  
FOUND #5 REBAR W/AL CAP "DBC Co. PLS 37913"  
TRACT NO. 1-X MANITOU SPRINGS PROJECT NO. M7758 (1)  
REC. #216004748 (REFERENCE)

19  
ALBRECHT SUBDIVISION OF LOT NO. 1,  
BLOCK N, MANITOU

POINT OF COMMENCEMENT  
FOUND #5 REBAR WITH AL. CAP "DBC Co. PLS 37913"  
SW CORNER, LOT 19,  
ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU  
PLAT BOOK C, PAGE 40

FOUNTAIN CREEK

CITY OF MANITOU SPRINGS  
REC. #223089478

BLOCK 5

AMENDED PLAT OF  
MANSIONS PARK PLACE  
BOOK Q, PAGE 19

OLD MAN'S TRAIL  
(30' ROW)

OLD MAN'S TRAIL  
(30' ROW)

BASIS OF BEARINGS,  
WESTERLY LINE LOT 19,  
N16°52'24"E, 54.00'

VIRGINIA ROAD  
(20' ROW)

PAGE 2 OF 2

## EXHIBIT A

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1" = 30'

PREPARED BY:



Drexel, Barrell & Co. Engineers/Surveyors  
101 S. WAHSATCH ST. SUITE 100 COLORADO SPRINGS, COLORADO 80903 (719)260-0887  
1376 MINERS DRIVE, SUITE 107 LAFAYETTE, COLORADO 80026 (303)442-4338

Date	Drawn By	Job No.
5/20/25-REV.	PV	20944-29
Scale	Checked By	Drawing No.
1" = 30'	PV	OMT

# An Amended Plat Of MANSIONS PARK PLACE

## Manitou, El Paso County, Colorado

Scale 50 ft. to an inch.

AOMalby Eng.

AUG., 1916.

State of Colorado, ss.  
El Paso County, ss.

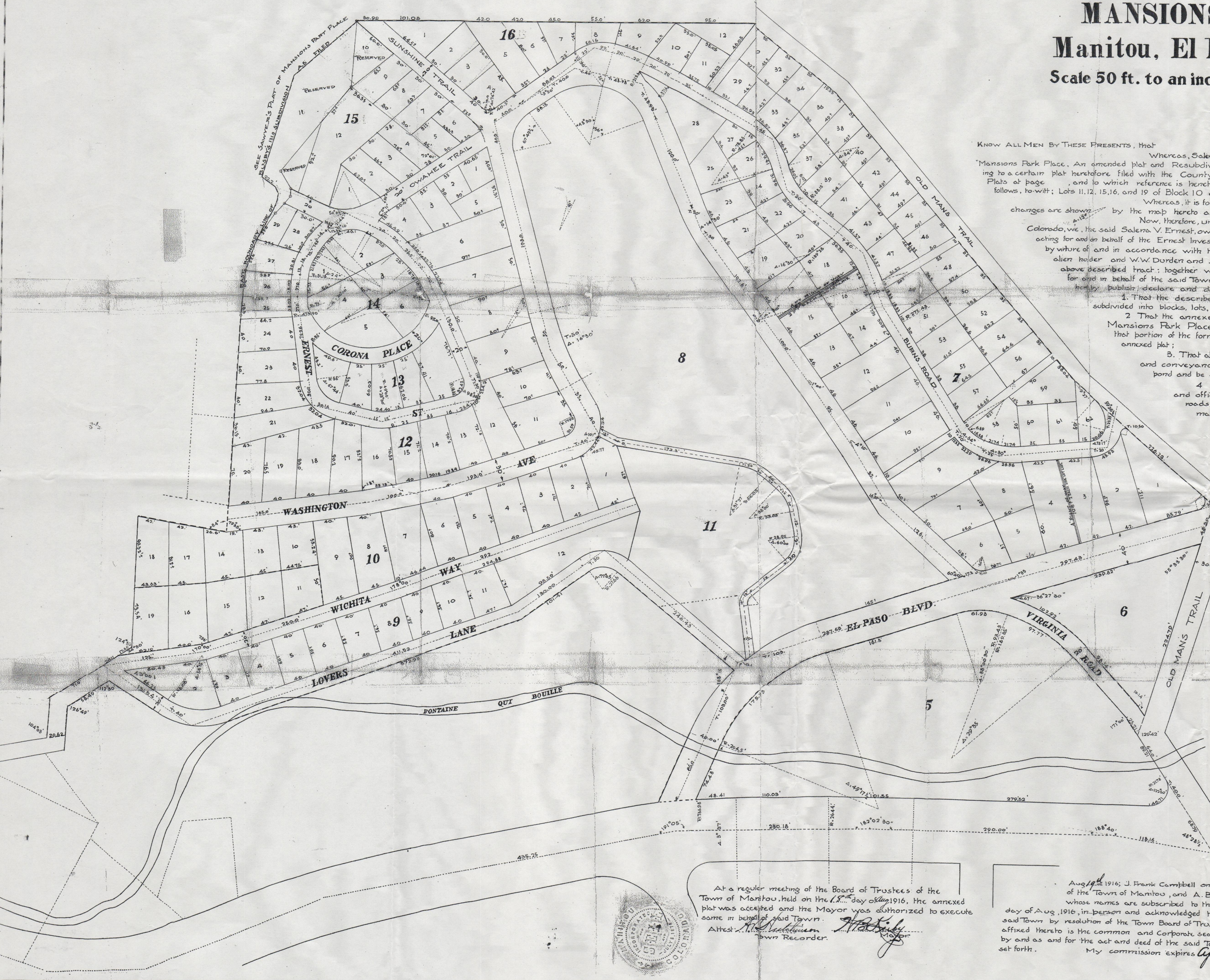
FILED

AUG 19 1916 at 7:30 o'clock P. M.

*E. J. Hutchinson*  
RECORDER

By *W. W. Dorden* DEPUTY.

Fee 50¢



KNOW ALL MEN BY THESE PRESENTS, that Whereas, Selena V. Ernest, is the owner of a certain tract of land, said tract being known as Mansions Park Place. An amended plat and Resubdivision of a portion of Block C, Manitou, El Paso County, Colorado, according to a certain plat heretofore filed with the County Clerk and Recorder on the day of 19 and recorded Book of Plats at page , and to which reference is hereto made; except a certain piece and parcel in said tract described as follows, to-wit: Lots 11, 12, 15, 16, and 19 of Block 10 and Blocks 5 and 6 of Mansions Park Place.

Whereas, it is found desirable by the owner to make some changes in said plat which changes are shown by the map hereto annexed, so that it will better fit into the present plan of blocks, roads and streets Now, therefore, under and by virtue of and in accordance with the laws of the State of Colorado, we, the said Selena V. Ernest, owner of said tract, Edward P. Hufferd, Public Trustee in El Paso County acting for and on behalf of the Ernest Investment Company, a corporation duly organized and existing under and by virtue of and in accordance with the laws of the State of Colorado, and for and on behalf of W.L. MURPHY alien holder and W.W. Dorden and J. Frank Campbell, the owners of certain property located in the above described tract; together with the Mayor of the Town of Manitou, El Paso Co. Colorado, for and in behalf of the said Town and its board of Trustees, being heretofore duly authorized, do hereby publish, declare and dedicate as follows, to-wit:

1. That the described tract has been surveyed and that a portion of the same has been subdivided into blocks, lots, streets, roads and paths as shown on the annexed plat
  2. That the annexed plat shall be known and designated as "An Amended Plat of Mansions Park Place, Manitou, El Paso County, Colo. which shall be substituted for all that portion of the former plat, or plats, included therein, which portion is shown upon the said annexed plat;
  3. That after the said annexed plat shall have been duly filed for record, all deeds and conveyances of blocks, lots and other lands embraced therein, shall refer, correspond and be designated with reference to the same;
  4. The scale of the annexed plat or map, reference to existing permanent and officially established corners of the Town of Manitou, the widths of streets, roads and paths, the dimensions of blocks and lots and other necessary matters are duly indicated upon the said annexed plat;
  5. That all streets, roads and paths are hereby dedicated to the Town of Manitou for public use, except those marked private road.
  6. That all portions of land shown upon the said filed plats of the Town on Manitou, as forming parts of streets, roads and paths hereby dedicated to public use and included in the said annexed plat, within the boundaries of blocks, lots or other private lands, are hereby declared to be vacated and withdrawn from such public use and that all right, title and interest in and to said portions of land, shall revert to and vest in the owner of the abutting property, as shown on the annexed plat and hereafter shall be held to be the same as if now by this plat originally platted.
  7. That the Town of Manitou hereby expressly consents that the various Block and Lot divisions shown on said annexed plat may hereafter be designated by those certain numbers and designations shown on said plat.
- In witness whereof the said Selena V. Ernest, the said Edward P. Hufferd, the said W. W. Dorden and the said J. Frank Campbell have heretofore set their hands and seals and the said Town of Manitou, El Paso County, Colorado has caused its corporate seal to be heretofore subscribed by its Mayor, and the same attested by the Town Recorder, and its corporate seal to be heretofore affixed said officers being heretofore duly authorized by the Board of Trustees of said Town of Manitou. All done this 18th day of Aug. A.D. 1916.

*Selena V. Ernest*  
*Edward P. Hufferd*  
*W. W. Dorden*  
*J. Frank Campbell*

*A. B. Hutchinson*  
TOWN RECORDER

STATE OF COLORADO } ss.  
COUNTY OF EL PASO }

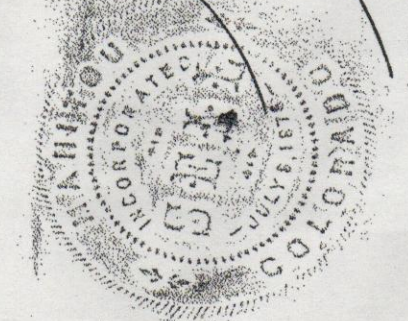
I, *W. W. Dorden*, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Selena V. Ernest, Edward P. Hufferd, Public Trustee in El Paso County, Colorado and J. Frank Campbell, who are personally known to me as the persons whose names are subscribed to the annexed platement, appeared before me in person and severally acknowledged that they signed, sealed and delivered the said instrument of writing of their own free and voluntary acts, for the uses and purposes therein set forth, on the following dates to-wit: Selena V. Ernest on Aug. 1, 1916; Edward P. Hufferd, Public Trustee in El Paso County on Aug. 1, 1916; W.W. Dorden on Aug. 1, 1916; also that W.B. Kirby, Mayor whose names are subscribed to the foregoing instrument in attestation thereof, appeared before me on the 19th day of Aug. 1916, in person and acknowledged that they were authorized to acknowledge said instrument in behalf of said Town by resolution of the Town Board of Trustee of said Town, that their signatures thereto are genuine, that the seal affixed thereto is the common and Corporate seal of said Town, and the said instrument, was duly signed, sealed and delivered by and as and for the act and deed of the said Town of Manitou, and by its Mayor, for the uses and purposes therein set forth.

My commission expires April 10, 1920

*W. W. Dorden*  
Notary Public

At a regular meeting of the Board of Trustees of the Town of Manitou, held on the 18th day of Aug. 1916, the annexed plat was accepted and the Mayor was authorized to execute same in behalf of said Town.

Attest: *A. B. Hutchinson*  
Town Recorder.



# 10 OLD MAN'S TRAIL SUBDIVISION

A REPLAT OF LOTS 11–20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, AN AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO

TOTAL AREA PLATTED = 2.066 ACRES MORE OR LESS (LOT 1)  
0.222 ACRES MORE OR LESS (BLOCK 6A)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF MANITOU SPRINGS, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND, TO WIT:

**LEGAL DESCRIPTION:(See Survey Note 5)**

THE LAND IS DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTIES ASSESSED AS TAX SCHEDULE NO. (74054–26–002)

PARCEL A:  
THAT PORTION OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AND SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU, AND THE AMENDED PLAT OF MANSIONS PARK PLACE, AND OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF TH 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF LOTS 11 THROUGH 14, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, WHICH WAS ASSUMED TO BE NORTH 00°36'00" WEST.

BEGINNING AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF THE SAID EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11, IN SAID THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AS RECORDED IN PLAT BOOK C AT PAGE 40 OF SAID RECORDS;THENCE NORTH 71°22'25" WEST ON SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 11 AND 20, 268.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20;  
THENCE ON THE SOUTH LINE OF LOT 19, IN SAID ALBRECHT SUBDIVISION SOUTH 88°35'49" WEST, 55.44 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN BOOK 2975 AT PAGE 914 OF SAID EL PASO COUNTY RECORDS;  
THENCE ON THE SOUTHERLY LINE OF SAID PARCEL, SOUTH 79°59'49" WEST, 73.50 FEET;  
THENCE ON THE WESTERLY LINE OF SAID PARCEL, NORTH 36°14'12" WEST, 12.00 FEET, (FIELD–NORTH 17°01'33" WEST, 11.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19,  
THENCE ON THE WESTERLY LINE OF SAID LOT 19, NORTH 16°20'30" EAST, 54.00 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT NO. 1–X OF THE CITY OF MANITOU SPRINGS PROJECT NO. M7758 (1) TO BE DEEDED FROM THE CITY OF MANITOU SPRINGS TO P.D.M., INC.;

THENCE ON THE WESTERLY LINE OF SAID TRACT FOR THE NEXT FOUR (4) COURSES:  
(1) NORTH 06°24'00" WEST, 24.50 FEET;  
(2) THENCE ON A NON–TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 372.2 FEET, THROUGH A CENTRAL ANGLE OF 19°29'41", AN ARC DISTANCE OF 126.64 FEET (THE CHORD OF SAID CURVE BEARS NORTH 00°54'05" EAST, 126.03 FEET);  
(3) THENCE ON A NON–TANGENT LINE, NORTH 32°41'00" EAST, 22.00 FEET;  
(4) THENCE NORTH 75°28'30" EAST, 43.80 FEET TO THE WESTERLY LINE OF LOT 16 IN SAID ALBRECHT SUBDIVISION;  
THENCE CONTINUE NORTH 75°28'30" EAST, 24.00 FEET;  
THENCE ON A CURVE TO THE RIGHT, WHOSE RADIUS IS 204.2 FEET, THROUGH A CENTRAL ANGLE OF 42°07'30", AN ARC DISTANCE OF 150.1 FEET;  
THENCE SOUTH 62°24'00" EAST, 103.70 FEET; THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 741.2 FEET,  
THROUGH A CENTRAL ANGLE OF 03°20'47", AN ARC DISTANCE OF 43.29 FEET TO INTERSECT THE NORTHEAST LINE OF THAT TRACT DESCRIBED AS PARCEL C IN BOOK 2740 AT PAGE 44 OF SAID RECORDS;  
THENCE ON SAID NORTHEAST LINE, SOUTH 30°52'00" EAST, 30.63 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF CHERRY PLACE AS SHOWN IN SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN SAID THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU,  
THENCE SOUTH 00°36'00" EAST ON SAID NORTHERLY EXTENSION AND ON SAID EASTERLY LINE OF CHERRY PLACE, 210.46 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO,

AND

THAT PART OF LOT 1, BLOCK 1, IN A SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, MANITOU, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWEST BOUNDARY LINE OF SAID LOT 1, A CHORD DISTANCE OF 15.55 FEET NORTHEAST FROM A POINT OF TANGENT ON AN UNIMPROVED STREET KNOWN AS CHERRY PLACE, THENCE SOUTHWESTERLY ON THE ARC OF A CURVE WHOSE RADIUS IS 19.74 FEET, A DISTANCE OF 15.99 FEET TO A POINT OF TANGENT; THENCE SOUTH ALONG THE WEST BORDER OF SAID LOT 1, A DISTANCE OF 122.3 FEET TO A POINT; THENCE IN NORTHERLY DIRECTION A DISTANCE OF 136.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT

PORTION LYING WITHIN THE PUBLIC ROAD ALONG THE NORTH LINE OF LOTS 14 AND 20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, IN THE CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL TITLE COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 1470COR–C, COMMITMENT DATE OF 05/09/2024 AT 7:30 AM.

SURVEYOR'S NOTE: THE SUBSEQUENT CALL AFTER THE 4TH COURSE OF TRACT NO. 1–X SHOULD READ "THENCE CONTINUE NORTH 75°28'30" EAST, 24.00 FEET."

SURVEYOR'S NOTE: SEE PLAT NOTE 2 FOR CLARIFICATION OF THE PROPERTY DESCRIBED UNDER THE EXCEPTION "PORTION LYING WITHIN..."

TOGETHER WITH:

ALL OF BLOCKS 5 AND 6, AS SHOWN ON AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, COUNTY OF EL PASO, STATE OF COLORADO,

SURVEYOR'S NOTE: ONLY BLOCK 6 IS INCLUDED IN THIS REPLAT, AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, RECORDED UNDER RECEPTION NO. 235237 IN THE RECORDS OF SAID EL PASO COUNTY.

LEGAL DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL TITLE COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 2141COR–C, COMMITMENT DATE AUGUST 8, 2024 AT 7:30 AM

## AS–MEASURED LEGAL DESCRIPTION (SEE SURVEY NOTE 4)

THE FOLLOWING AS–MEASURED LEGAL DESCRIPTION IS BASED UPON FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY.

A TRACT OF LAND BEING A PART OF THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU AND SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU, AND AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, EL PASO COUNTY, COLORADO;

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON SAID PLAT OF SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE WEST LINE OF LOT 1 OF SAID PLAT, AND CONSIDERING A PORTION OF SAID WEST LINE TO BEAR S 00°03'10" W, 76.16 FEET, MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", AND MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", AND WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, SAID POINT BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11, AS SHOWN ON THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, RECORDED IN PLAT BOOK C, PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING THE TRUE "POINT OF BEGINNING";

THENCE N 70°50'31" W, 268.61 FEET, ON SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOTS 11 AND 20, TO THE SOUTHWEST CORNER OF SAID LOT 20, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 19;

THENCE S 89°07'43" W, 55.44 FEET ON THE SOUTH LINE OF LOT 19;

THENCE S 80°10'01" W, 73.50 FEET;

THENCE N 16°17'16" W, 11.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE N 16°52'24" E, 54.00 FEET ON THE WESTERLY LINE OF SAID LOT 19;

THENCE N 06°16'24" W, 24.50 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE TO THE LEFT, WHENCE THE RADIAL LINE BEARS N 79°22'21" W;

THENCE 123.93 FEET NORTHEAST, ON THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.200 FEET, A CENTRAL ANGLE OF 19°04'38", AND BEING SUBTENDED BY A CHORD THAT BEARS N 01°05'20" E, 123.36 FEET;

THENCE N 34°41'09" E, 21.74 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF EL PASO BOULEVARD;

THENCE ALONG SAID RIGHT–OF–WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. N 74°25'44" E, 64.67 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE TO THE RIGHT, WHENCE THE RADIAL LINE BEARS S 15°37'29" E;
2. SOUTHEAST, 154.26 FEET ALONG THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 204.20 FEET, A CENTRAL ANGLE OF 43°17'04", AND BEING SUBTENDED BY A CHORD THAT BEARS S 83°58'56" E, 150.62 FEET;
3. S 62°27'53" E, 103.70 FEET TO A POINT OF CURVE TO THE LEFT;
4. 43.29 FEET ON THE ARC OF SAID CURVE TO THE LEFT, TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 741.20 FEET, A CENTRAL ANGLE OF 03°20'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S 64°38'17" E, 43.28 FEET;
5. S 36°52'09" E, 32.56;

THENCE S 02°30'54" W, 137.27 FEET TO THE WEST LINE OF LOT 1 AS SHOWN ON SAID SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU;

THENCE S 00°03'10" W, 76.16 FEET ON SAID WEST LINE, TO THE "POINT OF BEGINNING";

THE ABOVE DESCRIBED PARCEL CONTAINS 2.066 ACRES OR 90,008 SQUARE FEET, MORE OR LESS.

## AS–MEASURED LEGAL DESCRIPTION BLOCK 6A (SEE SURVEY NOTE 5)

THE FOLLOWING AS–MEASURED LEGAL DESCRIPTION FOR BLOCK 6, AMENDED PLAT OF MANSIONS PARK PLACE IS BASED UPON FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY.

A TRACT OF LAND BEING A PART OF AN AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU, RECORDED IN PLAT BOOK Q, PAGE 19 IN THE EL PASO COUNTY RECORDS, EL PASO COUNTY, COLORADO;

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF MANITOU SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF CHERRY PLACE AS SHOWN ON SAID PLAT OF SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4 AND 5, BLOCK N, TOWN OF MANITOU AS RECORDED IN PLAT BOOK F AT PAGE 25 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE WEST LINE OF LOT 1, AND CONSIDERING A PORTION OF SAID WEST LINE TO BEAR S 00°03'10" W, 76.16 FEET, MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", AND MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED "DBCO PLS 37913", AND WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO, SAID POINT BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 11, AS SHOWN ON THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, RECORDED IN PLAT BOOK C, PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N 70°50'31" W, 268.61 FEET ON SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOTS 11 AND 20, TO THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE S 89°07'43" W, 55.44 FEET, ON THE SOUTH LINE OF LOT 19;

THENCE S 80°10'01" W, 73.50 FEET;

THENCE N 16°17'16" W, 11.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE N 16°52'24" E, 54.00 FEET, ON THE WESTERLY LINE OF SAID LOT 19;

THENCE N 06°16'24" W, 24.50 FEET TO A POINT OF NON–TANGENT CURVE CONCAVE TO THE LEFT, WHENCE THE RADIAL LINE BEARS N 79°22'21" W; THENCE NORTHEAST, 123.93 FEET ALONG THE ARC OF SAID NON–TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 372.20 FEET, A CENTRAL ANGLE OF 19°04'38", AND BEING SUBTENDED BY A CHORD THAT BEARS N 01°05'20" E, 123.36 FEET;

THENCE S 77°25'03" W, 60.33 FEET TO THE MOST NORTHEASTERLY CORNER OF BLOCK 6A, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE FOR EL PASO BOULEVARD, THE WESTERLY RIGHT–OF–WAY LINE FOR OLD MAN'S TRAIL, AND THE "POINT OF BEGINNING";

THENCE ON SAID WESTERLY RIGHT–OF–WAY LINE OF OLD MAN'S TRAIL THE FOLLOWING TWO (2) COURSES:

1. S 03°22'22" E, 111.19 FEET;
2. S 01°15'31" E, 49.28 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF VIRGINIA ROAD, AS SHOWN ON SAID AMENDED PLAT OF MANSIONS PARK PLACE;

THENCE ON SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING TWO (2) COURSES:

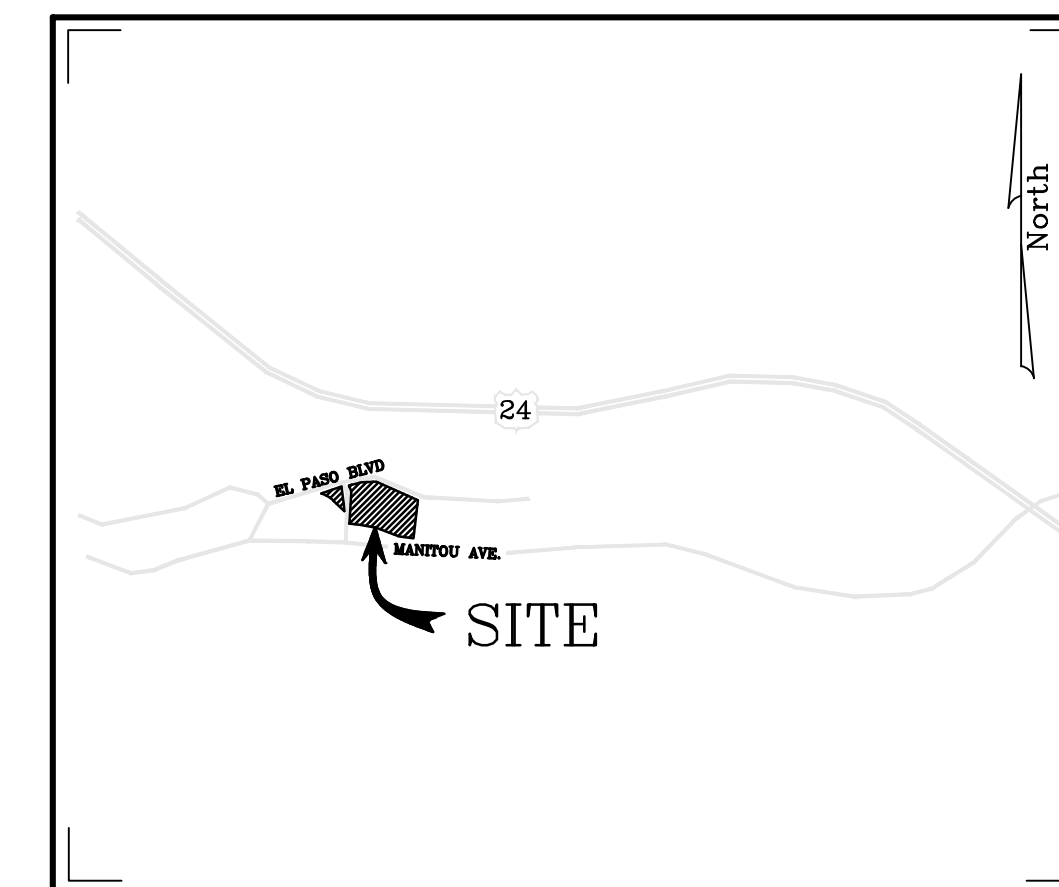
1. N 42°35'52" W, 97.61 FEET TO A POINT OF CURVE TO THE LEFT;
2. 92.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 209.35 FEET, A CENTRAL ANGLE OF 25°24'44", AND BEING SUBTENDED BY A CHORD THAT BEARS N 55°18'14" W, 92.09 FEET TO SAID SOUTHERLY RIGHT–OF–WAY LINE OF EL PASO BOULEVARD;

THENCE N 74°59'06" E, 138.90 FEET ON SAID RIGHT–OF–WAY LINE TO THE "POINT OF BEGINNING";

THE ABOVE DESCRIBED PARCEL CONTAINS 0.222 ACRES OR 9,684 SQUARE FEET, MORE OR LESS.

## SURVEY NOTES:

1. "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".
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 1, BLOCK 1, SHOWN ON THE SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, MONUMENTED AT THE NORTH TERMINUS AND AT THE SOUTHWEST CORNER OF SAID LOT 1 BY A 1/2" ALUMINUM CAP MARKED "DBCO PLS 37913" BEARS S00°03'10" W, 76.16' AS SHOWN HEREON. GRID BEARING DETERMINED FROM GPS INFILL SURVEY AND OPUS SOLUTION, RINEX FILE: 300\_300q,22o ON OCTOBER 27, 2022.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. THE AS–MEASURED AREA OF THE SUBJECT PROPERTY IS 90,061 S.F. OR 2.068 ACRES, MORE OR LESS.
4. AN INFORMATIONAL TITLE COMMITMENT WAS PROVIDED TO DREXEL, BARRELL & CO. BY CORE TITLE GROUP LLC; FILE NO. 1470COR, AMENDMENT NO. 1470COR–C, COMMITMENT DATE OF MAY 9, 2024 AT 7:30 AM, WAS RELIED UPON FOR MATTERS CONCERNING OWNERSHIP AND EASEMENTS OF RECORD FOR THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, RECEPTION NO. 216004748, RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO. THE UNDERSIGNED HAS ALSO RELIED UPON RECORDED PLATS PROVIDED BY THE OWNER, EL PASO COUNTY PUBLIC LAND RECORDS, AND BOTH FOUND AND SET MONUMENTS IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
5. AN INFORMATIONAL TITLE COMMITMENT WAS PROVIDED TO DREXEL, BARRELL & CO. BY CORE TITLE GROUP LLC; FILE NO. 2141COR, AMENDMENT NO. 2141COR–C, COMMITMENT DATE AUGUST 8, 2024 AT 7:30 AM, WAS RELIED UPON FOR MATTERS CONCERNING OWNERSHIP AND EASEMENTS OF RECORD FOR THE PROPERTY DESCRIBED AS BLOCK 6, SHOWN ON THE AMENDED PLAT OF MANSIONS PARK PLACE, COUNTY OF EL PASO, STATE OF COLORADO. THE UNDERSIGNED HAS ALSO RELIED UPON RECORDED PLATS PROVIDED BY THE OWNER, EL PASO COUNTY PUBLIC LAND RECORDS, AND BOTH FOUND AND SET MONUMENTS IN THE FIELD. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
6. THE LEGAL DESCRIPTION AS DESCRIBED IN SAID INFORMATIONAL TITLE COMMITMENT, 1470COR–C, AGREES WITH SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 216004748 IN THE RECORDS OF EL PASO COUNTY. THE CALCULATED AREA OF THE REPLATTED PROPERTIES IS BASED UPON FOUND AND SET MONUMENTATION AS SHOWN HEREON.
7. THE AS–MEASURED LEGAL DESCRIPTIONS FOR THE REPLATTED PROPERTIES ARE FROM FOUND MONUMENTATION AND RECORD INFORMATION, AS SHOWN HEREON.
8. FIELD WORK WAS COMPLETED IN JULY, 2024.



Vicinity Map  
Not to Scale

## SURVEYOR'S STATEMENT:

I, PETER VAN STEENBURGH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER VAN STEENBURGH  
PLS NUMBER 37913 FOR  
AND ON BEHALF OF  
DREXEL BARRELL & CO.

## CITY APPROVALS:

ON BEHALF OF THE CITY OF MANITOU SPRINGS, THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF "10 OLD MAN'S TRAIL SUBDIVISION"

CITY PLANNING DIRECTOR

DATE

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )

)SS

COUNTY OF EL PASO )

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED UNDER  
RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDER

FEES: \_\_\_\_\_

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

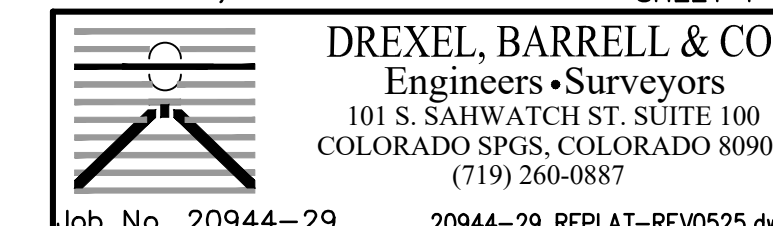
DEPUTY

SURCHARGE: \_\_\_\_\_

Sheet 1 – Description, Dedication, Notes and Certificates  
Sheet 2 – Plat Graphic, Lots–Tracts

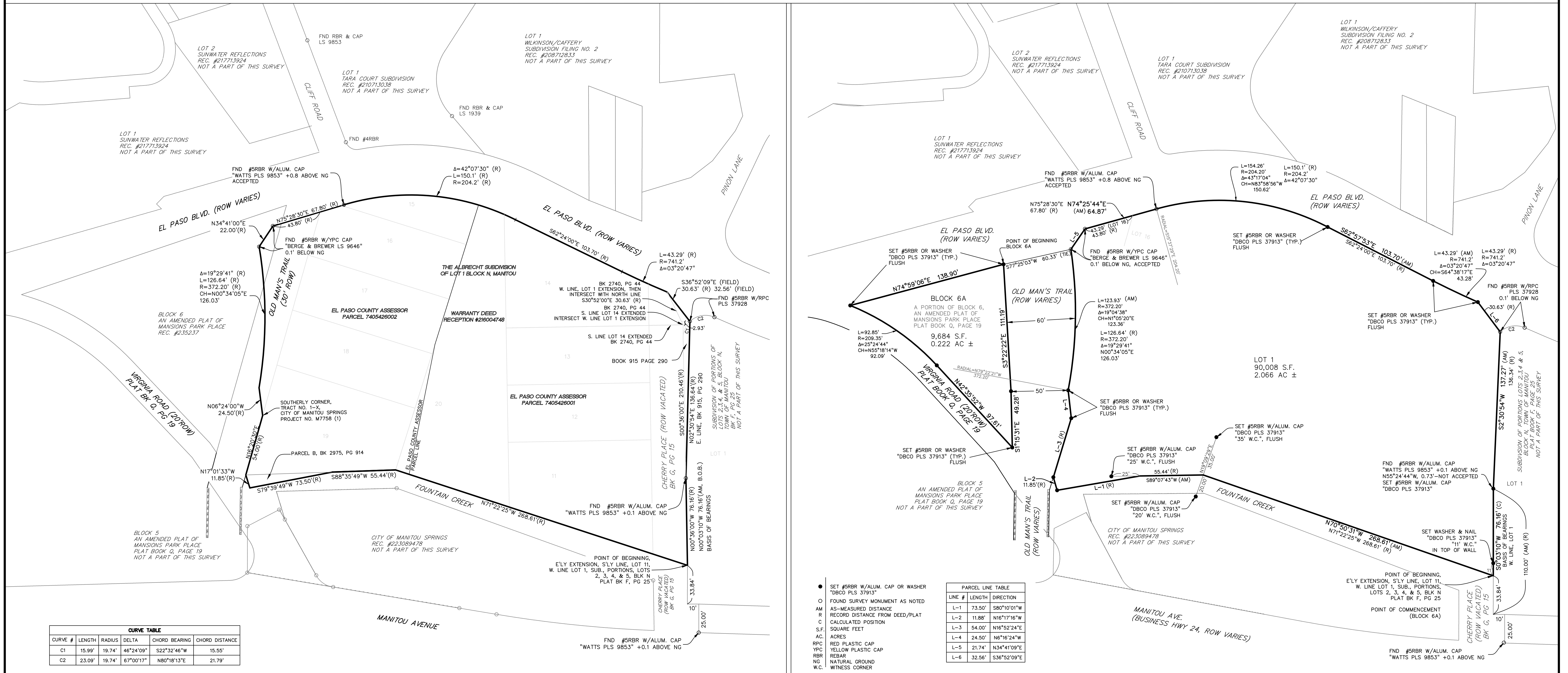
AUGUST 20, 2025

SHEET 1 OF 2



# 10 OLD MAN'S TRAIL SUBDIVISION

A REPLAT OF LOTS 11-20, THE ALBRECHT SUBDIVISION OF LOT NO. 1, BLOCK N, MANITOU, A PART OF SUBDIVISION OF PORTIONS OF LOTS 2,3,4 & 5, BLOCK N, TOWN OF MANITOU, AND BLOCK 6, AN AMENDED PLAT OF MANSIONS PARK PLACE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.99'	19.74'	46°24'09"	S22°32'46"W	15.55'
C2	23.09'	19.74'	67°00'17"	N80°18'13"E	21.79'

LINE #	LENGTH	DIRECTION
L-1	73.50'	S80°10'01"W
L-2	11.88'	N16°17'16"W
L-3	54.00'	N16°52'24"E
L-4	24.50'	N6°16'24"W
L-5	21.74'	N34°41'09"E
L-6	32.56'	S36°52'09"E

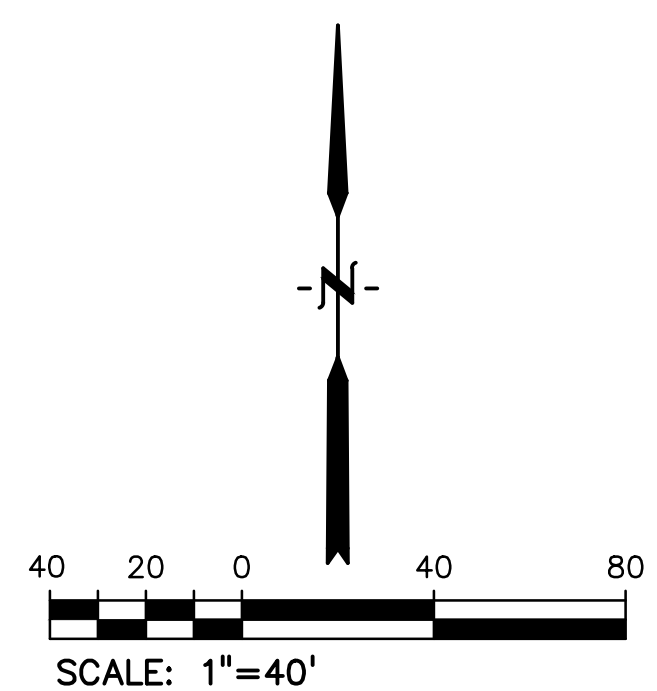
- SET #5RBR W/ALUM. CAP OR WASHER "DBCO PLS 37913"
- FOUND SURVEY MONUMENT AS NOTED
- AM AS-MEASURED DISTANCE
- R RECORD DISTANCE FROM DEED/PLAT
- C CALCULATED POSITION
- S.F. SQUARE FEET
- AC. ACRES
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RBR REBAR
- NG NATURAL GROUND
- WC WITNESS CORNER

## CURRENTLY EXISTING

RECORD DIMENSIONS AND BEARINGS ARE FROM SPECIAL WARRANTY DEED RECEPTION #216004748

## REPLATED

DIMENSIONS AND BEARINGS ESTABLISHED FROM FOUND MONUMENTATION AND BOUNDARY ANALYSIS OF FIELD SURVEY WORK





**Title:** Consideration of Title 18 Code Revisions for ADUs, Residential Occupancy Standards, and Parking Requirements for multi-family Development

**From:** Fred Rollenhagen

**To:** City Planning Commission

**Address of Proposal:** N/A

**Applicant:** N/A

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September 10, 2025

**Proposal:**

This Item is consideration of draft code amendments in response to the State Land Use legislation that was passed in 2024:

HB24-1007: Housing Occupancy Limits

HB24-1152: Accessory Dwelling Units

HB24-1304: Minimum Parking Requirements for new multi-family developments

**Zone District:**

N/A

**Background & Existing Conditions:**

In 2024, the Colorado General Assembly passed four (4) bills, that were signed into law by the Governor, that are a matter of mixed statewide and local concern and compel local municipal compliance. These laws intend to achieve the goal to build more housing and more affordable housing in the State.

1. HB 1007, Housing Occupancy Limits

This bill prohibits local governments from setting a maximum occupancy limit on a single dwelling unless the limit is based on 1) a demonstrated health/safety standard or 2) on governmental affordable housing program guidelines. It indicates that all occupancy limits, including those based on familial relationships, are void as of July 1, 2024.

2. HB 1152, Accessory Dwelling Units (ADUs)

This bill provides a land use regulation that allows ADUs for all municipalities with a population of 1,000 or more and are within a Metropolitan Planning District (MPO). Manitou Springs fits into these criteria. It requires the City to allow ADUs as a use by right, as an accessory use to any single-unit detached dwelling unit, in any zone district that allows single-unit detached dwelling units. The City also may not:

a. Require new off-street parking spaces for the ADU except when no existing off-street parking exists, is in a zoning district that requires one or more parking spaces for the main dwelling unit, or is located on a block where on-street parking is prohibited.

b. Require an ADU, or primary dwelling unit on the same lot to be owner-occupied.

c. Apply restrictive design or dimension standards that are not required for the primary dwelling unit.



HOA rules that are more restrictive than these rules are now void (the City does not enforce any private HOA rules or covenants).

### 3. HB 1304, Minimum Parking Requirements

This bill prohibits local governments within an MPO and at least partially within a “transit service area” from enforcing minimum parking requirements for multifamily residential developments, residential adaptive reuse projects, and mixed-use projects with at least 50% residential uses. The Colorado Department of Local Affairs (DOLA) released a map identifying these areas in each community subject to the new law. A portion of Manitou Springs following the two established bus routes is located within a transit service area and would be subject to this law. See the attached map that shows these locations.

### 4. HB 1313, Transit-Oriented Communities

This bill provides new regulations (and grant funds) to upzone areas within a City to increase housing availability. This is required for cities considered to be “transit-oriented communities” (TOC). A TOC is a local government 1) entirely or partially within an MPO, 2) has a population of 4,000 or more, and 3) contains at least 75 acres of transit area. The Colorado Department of Local Affairs (DOLA) released a map identifying all transit-oriented communities and Manitou Springs is not one of them. Therefore, this bill does not apply to any area within the City and today's ordinance consideration does not include any code amendments related to the 4th bill HB 1313.

The Planning Commission held four work sessions over the spring and summer months discussing these bills and identifying priorities that should be in a draft ordinance to consider.

The information in these work sessions can be found in the City's Documents on Demand portal for May, June, July and August meetings in the Planning Commission's folder found here:

<https://manitouspringscityco.document-on-demand.com>

The City's legal council provided legal advice on the bills during the first work session held on May 14, 2025. At the end of the second work session on June 11th, Planning Commissioners and Housing Advisory Board members all communicated their feelings and concerns about what should be considered in a draft ordinance and what information they wanted to see to help inform them on a draft ordinance. The Planning Commission held a third working session on July 9th that focused on answering questions and providing information on potential impacts from accessory dwelling units (ADUs). Data and spatial information was provided that showed potential locations for ADU construction, and locations that would prohibit ADUs based on the Land Use and Development Code's current development standards. Overall, the data showed a far greater opportunity for existing garages, basements or other qualified structures to be converted into ADUs than there is available land for new structures to be constructed. During the fourth work session held on August 13th, the CPC reviewed specific draft code revisions, asked questions and provided general input and guidance.



### **Application Detail:**

Please see the attached draft ordinance for review and consideration. This draft ordinance revises the Municipal Code for three things; 1) modification of Housing Occupancy Limits by revising the definition of the term "household", 2) allows Accessory Dwelling Units as a permitted accessory use in zoning districts where single-family residential units are permitted, and 3) modifies minimum parking requirements for new multifamily development in identified "transit service areas" as provided on the attached map provided by the Colorado Department of Local Affairs.

#### **1. Housing Occupancy Limits**

This draft ordinance modifies the definition of the term "household" to be in conformance with HB24-1007 which prohibits local governments from limiting the number of people who may live together in a single dwelling, regardless of familial relationship. Therefore, the new definition defines a household based on the maximum number of occupants permitted by applicable building codes, safety codes, the Housing Habitability Code or any other applicable state or federal law or regulations.

#### **2. Accessory Dwelling Units**

This draft ordinance creates a new section under "Residential Uses" that establishes a permitted use of, and regulates accessory dwelling units and allows them in the three zoning districts where single-family units are permitted (General Residential, Low-Density Residential, and Hillside Low-Density Residential). The ordinance defines an ADU as a dwelling unit that can be internal, attached to, or detached from, a conforming single-household detached unit. ADUs are required to comply with the dimensional standards (setbacks, height limits, etc) applicable to the zone district in which it is proposed. One exception is that the ADU is not subject to density restrictions stated in the applicable dimensional standards table for each zoning district.

Currently, the draft ordinance sets a minimum size for ADUs at 250 square feet in habitable space and a maximum size of no larger than the total habitable space found in the existing single-household unit onsite (HB 1152 only requires that communities allow ADUs between 500 and 750 square feet in size which gives us quite a bit of discretion in this section). ADUs would be reviewed through the submittal of a Minor Site Plan which is reviewed and approved administratively. As a comparison, single-family homes are also reviewed through the submittal of a Minor Site Plan so using this method to review ADUs would be consistent with our review of single-family units.

At this time, the draft ordinance allows the current short-term rental regulations to be applied to an ADU if desired by an ADU owner.

By allowing ADUs as this draft ordinance indicates, they are subject to all other codes adopted by the City including but not limited to; the International Residential Code and other applicable building codes administered by the Pikes Peak Regional Building Department and the City's Housing Habitability Code, Historic Preservation Regulations, and Fire Code.

The draft ordinance provides an exception for ADUs for hooking up to the City's water



system to extend an existing service line of the associated principal dwelling unit to the ADU as long as the unit is individually metered. Additionally, the service line must be adequately sized for the number of units it services, as determined by the City Engineer. Finally, as per HB 1152, the draft ordinance requires one off-street parking space only when the ADU is in a location where on-street parking is prohibited.

### 3. Minimum Parking Requirements for new multifamily developments

This draft ordinance adds a new subsection under Section 18.03.8 - Mobility Requirements that provides an exception from the parking requirements for 1) new multifamily residential development, 2) adaptive reuse projects of an existing building for completely residential purposes, and 3) adaptive reuse of an existing building for a mix of users in which at least 50% of the resulting use is residential. These uses are not subject to the parking requirements when located within the designated Transit Service Area as per the Transit Service Area map that is prepared by the Colorado Department of Local Affairs (see attached).

However, the City may require no more than one (1) space per unit for multifamily residential development with 20 or more units within the Transit Service Area, but only if supported by findings and substantial evidence showing that not enforcing said requirement will have a substantial negative impact that cannot be mitigated by other strategies, as outlined in House Bill 24-1304.

### **Public Involvement:**

Public notice for this hearing was published in the Gazette newspaper on Friday, August 29th. As of the date of the preparation of this report, no comments have been submitted in response to the draft ordinance.

The Housing Advisory Board (HAB) has long advocated for the City to allow accessory dwelling units. As early as around 2018, the HAB held a number of meetings discussing ADUs and reviewed a draft ordinance to recommend to the City. An ordinance was never passed, but the HAB's draft was provided for CPC review during the first work session on May 14th. The CPC invited the HAB to participate in their second work session in June and some HAB members have attended the other work sessions over the summer. The HAB is expected to provide a comment that will be entered into the record during this hearing.

**Findings & Review Criteria:** Section 18.06.4.1 states that recommendations and approval decisions to the LUDC shall adhere to the following approval criteria: 1. The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;

This amendment does not appear to result in significant adverse impacts because all existing



Codes and development standards will apply to ADUs.

2. The amendment is necessary for, or supportive of, the protection of health, safety, and welfare of the community;

This amendment appears to support the protection of community health, safety and welfare because any ADU development must conform to the City's existing codes and development standards.

3. The amendment is consistent with the Comprehensive Plan and the intent stated in this LUDC; This amendment appears to be consistent with Plan Manitou 2.0 as it supports furthering the housing goals identified in Plan Manitou 2.0.

4. The amendment is consistent with any prior approvals, official plans or policies that apply; and This amendment is intended to comply with state legislation.

5. The amendment will not significantly increase nonconformities.

This amendment does not create or support non-conforming uses or development.

**Staff Recommendation:**

Staff Recommends Approval of the draft Ordinance as presented

**Motion Language Options:**

1. Recommend City Council to approve the draft ordinance as written

2. Recommend City Council to approve the draft ordinance with amendments as specified

3. Recommend City Council to deny the draft ordinance

**ORDINANCE**

**AN ORDINANCE AMENDING CHAPTERS 13 AND 18 OF THE MANITOU SPRINGS MUNICIPAL CODE CONCERNING ACCESSORY DWELLING UNITS, OCCUPANCY LIMITS FOR DWELLING UNITS, AND PARKING RESTRICTIONS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT**

**WHEREAS**, House Bill 24-1152 requires certain local governments, including the City of Manitou Springs, to allow accessory dwelling units (ADUs) in their zoning and building codes wherever the jurisdiction also allows single-unit detached homes;

**WHEREAS**, with limited exceptions, the Bill does not allow the City to require additional parking or owner occupancy; must allow certain ADU sizes and setbacks; and generally cannot restrict ADUs through design standards that are more stringent than what apply to single-family homes in the same area;

**WHEREAS**, House Bill 24-1152 required certain local governments to allow ADUs no later than June 30, 2025;

**WHEREAS**, House Bill 24-1007 prohibits local governments from limiting the number of people who may live together in a single dwelling, regardless of familial relationship;

**WHEREAS**, House Bill 24-1304 prohibits affected local governments, including the City of Manitou Springs, from enacting or enforcing minimum parking requirements when considering approval for multifamily residential developments within designated Transit Service Areas. A local government is allowed to require a minimum of one space per residence for development with at least 20 units, or that contain regulated affordable housing; however, the local government must demonstrate and publish written findings that not imposing minimum parking requirements would have a substantial negative impact;

**WHEREAS**, on July 15, 2025, the City Council amended the Manitou Springs Municipal Code with an emergency ordinance; Ordinance No 1525, intended to bring the City into immediate compliance with House Bill 24-1152; namely, by permitting accessory dwelling units in residential zone districts that allow detached single family dwellings and by implementing an administrative review process for ADUs

**WHEREAS**, the City desires to amend Chapters 13 and 18 of the Code to remove and amend language and requirements to allow and regulate the use of accessory dwelling units.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:**

**Section 1.** Sections 13.08.100 and 13.12.070 of the Manitou Springs Municipal Code are amended to read as follows:

### **13.08.100 - Extension of service line prohibited.**

A. Requirement for separate service line: A separate and independent service line shall be provided for every building and no connection with the water system shall be made by extending the service line from one property to another property. In the event that any such property is subdivided, each resulting property is required to have its own separate water service line, which line shall be installed at the expense of the owner of the property.

i. Exceptions: accessory dwelling units, as defined by Section 18.04.3.7, may extend the service line of the associated principal dwelling unit. Each unit must be individually metered. The service line must be adequately sized as determined by the City Engineer

### **13.12.070 Master metering—Responsibility of landlord.**

Master metering shall be permitted of any apartment complex, motel or commercial or office-type building, provided all tenants of such structures rent from the same landlord. In all cases where master metering is permitted of two or more units, the landlord shall be responsible for paying the water and sewer bills. The connection of two or more distinct and separate commercial buildings used for different commercial activities to the same meter is prohibited. Accessory Dwelling Units must be metered independent of the associated principal dwelling unit.

**Section 2.** Section 18.04.3 – Residential Uses, is hereby amended by the addition of a new Section 18.04.3.7 of the Manitou Springs Municipal Code to read as follows:

#### **18.04.3.7 Accessory Dwelling Unit**

- A. Defined. A dwelling unit that is internal, attached to, or detached from, a conforming single-household detached unit. If attached to or detached from, it is an accessory structure to the principle single-household detached unit.
- B. Use Standards
  - a. An accessory dwelling unit shall not be permitted for use as a short-term rental as defined under Section 18.04.5.4.
- C. Development Standards
  - a. Accessory Dwelling Units shall comply with dimensional standards applicable to the zone district with the following with the following exceptions:
    - i. One Accessory Dwelling Unit is permitted per principal dwelling unit per lot and shall not be subject to density restrictions stated in the applicable dimensional standards table.
      - ii. Any additional units shall be subject to the density restrictions.
    - ii. Size Requirements: Accessory dwelling units shall be no less than 250 square feet in habitable space and no more than the total habitable space found in the existing single-household detached unit.
  - b. Dimensional Standards applied to it shall be that of a permanent principal structure found in Table 18.02.2.

**Section 3.** Table 18.04.2.5-1 is hereby amended by the addition of the following use type under the Household Living Use Category:

**Table 18.04.2.5-1: Table of Allowed Use**

Use Category	Use	GR- Genera l Res	LDR- Low Density Res	HDR- High Density Res	HLDR- Hillside Low Density	DWTN- Downtown	C- Commercial	MUC-Mixed Use Commercial	OS- Open Space	F Pa
	Type									
Household Living	Accessory Dwelling Unit	A	A		A					

**Section 4.** Section 18.06.4.11 - Minor Site Plans, is hereby amended by the addition of a new Section 18.06.4.11(B)(7) of the Manitou Springs Municipal Code to read as follows:

7. The construction or alteration of an accessory dwelling unit as defined under Section 18.04.3.7

**Section 5.** Section 18.07.3 – Zoning and Subdivision Terms, is hereby amended by deleting the existing definition of “household” and replacing it to read as follows:

Household – The number of persons occupying each dwelling unit shall not exceed the maximum permitted by the applicable adopted building code or safety code, the Housing Habitability Code, or by any applicable state or federal law or regulations, or by affordable housing guidelines applicable to the dwelling unit.

**Section 6.** Section 18.03.8 – Mobility Requirements, is hereby amended by the addition of a new subsection under 18.03.8.2 – Applicability to read as follows:

A. New Development.

1. All new *development* shall provide off-street parking and loading areas in accordance with this section.

2. Minimum Parking Requirements for a) new multifamily residential development, b) Adaptive Reuse projects of an existing building for completely residential purposes, and c) Adaptive Reuse of an existing building for a mix of users in which at least 50% of the resulting use is residential, do not apply to the areas shown on the Applicable Transit Service Area map that is prepared by the Colorado Department of Local Affairs.

The City may require no more than one (1) space per unit for multifamily residential development with 20 or more units within the Transit Service Area, if supported by findings and substantial evidence showing that not enforcing said requirement will have a substantial negative impact that cannot be mitigated by other strategies, as outlined in House Bill 24-1304.

**Section 7.** Table 18.03.8.3-1 is hereby amended by the addition of the following use type under the Household Uses Category:

Use Category/Use Type	Minimum Number of Parking Spaces Required
<i>Residential Uses</i>	
Accessory Dwelling Units	1 space per unit only in locations where on-street parking is prohibited

**Section 8.** This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 9.** This ordinance shall take effect five (5) days after publication following final passage.

Passed on first reading and ordered published this \_\_\_\_ day of \_\_\_\_\_, 2025

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City Clerk, Elena Krebs

A Public Hearing on this ordinance will be held at the December 17, 2024 City Council meeting. The City Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: December 4, 2024. (in full)

*City's Official Website and City Hall*

Passed on second reading and adopted by Council this \_\_\_\_ day of \_\_\_\_\_ 2024.

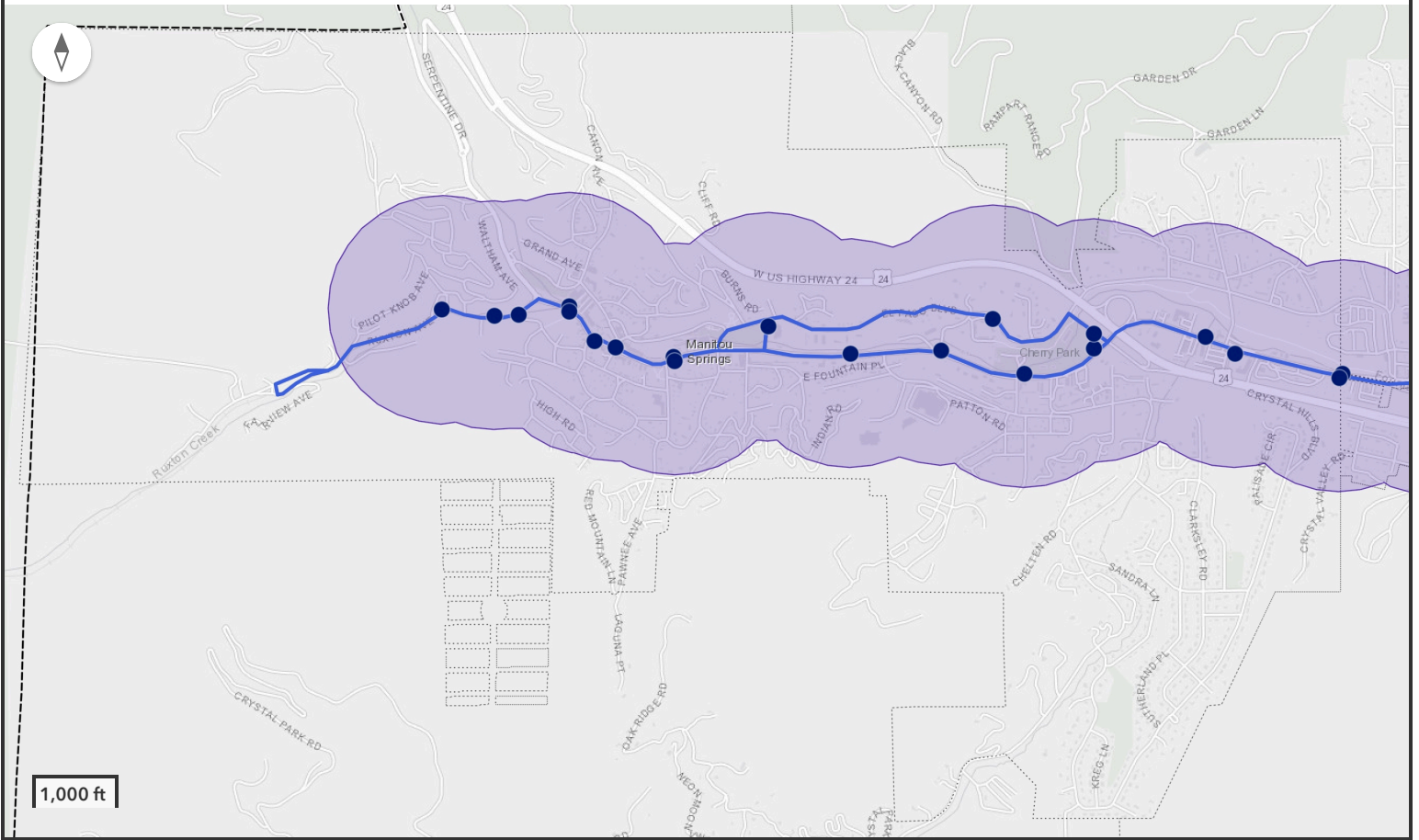
\_\_\_\_\_  
Mayor, John Graham

Attest: \_\_\_\_\_  
City Clerk, Elena Krebs

Published: \_\_\_\_\_, 2024 (in full)  
*City's Official Website and City Hall*



# Maps for HB24 1304 Minimum Parking Requirements



### Applicable Transit Stops and Stations HB24 1304

- Bus
- Light/Commuter Rail
- Commuter BRT

### Applicable Transit Routes HB24 1304

- Bus
- Rail
- Commuter BRT

### Applicable Transit Service Areas HB24 1304 Dissolved



### Reference layers

Municipalities and counties in metropolitan planning organizations



Colorado metropolitan planning organizations

