

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. SUBD-26-0005**

Report Date: 07/10/2026

Description : Subdivision of parcel into 9 commercial lots.

Address : 0 BRADLEY RD Colorado Springs

Record Type : Subdivision (Major and Minor)

Document Filename : FP_V2_06-24-26

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Barbara Reinardy	barbara.reinardy@coloradosprings.gov	719-385-5601
Drew Foxx	drew.foxx@coloradosprings.gov	-
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906
Matthew Alcuran	malcuran@csu.org	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Sara Rivera	sara.rivera@coloradosprings.gov	-
Cory Sharp	cory.sharp@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
52	Teresa Guagliardo : CDOT	Please refer to the letter emailed to Drew Foxx on 6-25-26 for CDOT's comments.
27	Chris Padilla : COS Airport	Action Item: 3/31/2026: This was reviewed and approved by the AAC. This will be presented to the Airport Advisory Commission on 3/25/2026 with the following action item. • FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before this item is presented to the Airport Advisory Commission; FAA's website (Link)

Comment ID	Reviewer : Department	Review Comments
28	Chris Padilla : COS Airport	Informational Item: 3/31/2026: This was reviewed and approved by the AAC. • Avigation Easement: An avigation easement is noted, no further action required. • Noise Note: A portion of this property is located within the 65DNL noise contour and 30 DBA indoor noise reduction shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate for only the office portion of the building is required to achieve the noise reduction. • APZ-1: The proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. The proposed use associated with this development is permissible in the APZ-1 subzone.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
7	1	Sara Rivera : City Engineering - SWENT	An approved PDR, Final Drainage Letter, or Drainage Memo is required for a Final Plat/Replat to be recorded.
63	1	Sara Rivera : City Engineering - SWENT	The Final Drainage Report (STM-REV26-0003) was created, but no document was uploaded. Please review the ProjectDox User Manual for how to complete the upload and send it for review: Link
64	1	Sara Rivera : City Engineering - SWENT	SWENT cannot approve this plat/replat until an approved FDL is provided.
65	1	Sara Rivera : City Engineering - SWENT	Info Only: No document has been submitted to ProjectDox for 126+ days, nothing to review.
59	1	Matthew Alcuran : Col Springs Utilities	Springs Utilities has no further comment on this final plat. Applicant states all utilites will have no conflict with exisitng/proposed easements.
60	1	Drew Foxx : Planning	Are common areas not to be owned and maintained by the metro district?
61	1	Drew Foxx : Planning	What owner's association? Please provide the name of the applicable association.
62	1	Drew Foxx : Planning	Revise note #6: "The parcels within this development are subject to the fees, restrictions, and covenants of the _____ district, which is created by ordinance no. _____ and recorded in the records of the El Paso County Clerk and Recorder's office under reception no. _____."
67	1	Cory Sharp : Planning	villages at waterview north right-of-way recorded under reception no. _____
74	1	Cory Sharp : Planning	is there not a more current title commitment, 7 years is a long period
66	2	Cory Sharp : Planning	what document created the 5' public improvement easement, include within the label and ex removed
68	2	Cory Sharp : Planning	was the city/county boundary requested to be shown, if so please add line type to legend
69	2	Cory Sharp : Planning	please label the section line
70	2	Cory Sharp : Planning	the public improvement easement needs to be labeled with bearings, distances and curve data to be created by plat
71	2	Cory Sharp : Planning	please label the adjacent areas that are unplatted as such

Comment ID	Page Reference	Reviewer : Department	Review Comments
72	2	Cory Sharp : Planning	please check/revise how the 5' public improvement easement is created, it lies outside the boundary of the right-of-way being platted and cannot be created by said plat
73	2	Cory Sharp : Planning	I understand that there currently are no existing boundary corners for the villages at waterview north right-of-way plat, but those corners must be set prior to the plat being recorded and those monuments must be reflected on the plat
55	1	Barbara Reinardy : Real Estate Services	The recordation information for the covenants of any owners association having maintenance responsibility must be shown. Please place a numbered plat note showing the exact name of the owners association and the Rec. No. of their Covenants.
56	1	Barbara Reinardy : Real Estate Services	Is the Owners Association going to maintain the easements on the privately owned lots? Shouldn't the surface area of any easement be maintained by the individual lot owner? Is the maintenance responsibility of the areas noted in Notes 7 & 8 switched in error? The common areas are typically maintained by the OA and not the lot owners.
54	2	Barbara Reinardy : Real Estate Services	2nd Request: Please remove the "Ex" wherever shown.

A map of the study area in the Grand Rapids, Michigan area. The map shows the intersection of S Marshall Rd and Fontaine Blvd. A black dot labeled 'SITE' is located on S Marshall Rd, just north of the intersection. To the west of the intersection is the 'Bluestem Prairie Open Space' area, bounded by Goldfield Dr to the north and Fontaine Blvd to the south. To the east of the intersection is 'Mosko Park', which contains a tree icon. Further east, 'Jimmy Camp Creek' is shown flowing south, with an arrow pointing to it. 'Grand Mountain School' is located south of the creek. A north arrow is in the top right corner. A road sign for '21' is shown at the intersection of S Marshall Rd and Fontaine Blvd.

\\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\03-RayCharles-Commercial-Site\CAD\Plansheets\Plat\RCC - plat-Cover.dwg

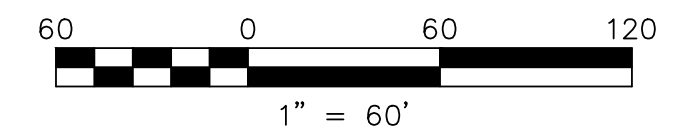
RAY CHARLES COMMERCIAL CENTRE FILING NO. 1

LOCATED IN THE NE 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- PLSS CORNER AS LABELED
- SET 18" NO. 5 REBAR W/
1.5" ALUM. CAP FLUSH WITH GND
MARKED "POLARIS" PLS 27605
- ADDRESS

APZ1 AIRPORT OVERLAY
APZ1 ZONE



NW COR. SEC. 9
NE COR. SEC. 8
FND 2 1/2" ALUM. CAP
0.2" BELOW GND
MARKED "D.B. & CO."
T15S R65W
S5 S4
S8 S9
PLD 17664
(POINT OF COMMENCING)

NW 1/4 COR. SEC. 9
3 1/4" ALUM. CAP
0.3" BELOW GND
MARKED "JR DEVELOPERS"
T15S R65W
RLS 10377

BASIS OF BEARING
S89°51'23"E
2636.19'

TRUE POINT OF
BEGINNING

QUEEN BEE INVESTMENTS, LLC
5500000494

CO STATE HIGHWAY 21
(210' ROW - PUBLIC ARTERIAL)
BOOK 5307, PAGE 1472

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	102.06	241.97	024°10'02"
C2	4.28	58.00	004°13'58"
C3	98.45	283.00	019°55'58"
C4	89.43	150.00	034°09'33"
C5	16.91	42.00	023°04'26"
C6	137.82	58.00	136°08'52"
C7	16.91	42.00	023°04'26"
C8	34.56	22.00	090°00'00"
C9	73.83	47.00	090°00'00"
C10	59.62	100.00	034°09'33"
C11	74.52	125.00	034°09'33"
C12	95.67	275.00	019°55'58"

LINE TABLE

LINE #	LENGTH	BEARING
L1	31.00	N55°32'50"E
L2	43.36	N31°22'54"E
L3	134.41	N35°36'52"E
L4	196.96	S35°36'52"W
L5	185.61	S35°36'52"W
L6	47.19	S55°32'50"W
L7	56.00	S55°32'50"W
L8	34.14	S55°32'50"W
L9	23.31	S89°42'23"W
L10	40.50	N89°42'23"E
L11	40.50	N89°42'23"E

the public improvement
easement needs to be
labeled with bearings,
distances and curve data to
be created by plat

2nd Request: Please
remove the "Ex" wherever

please check/revise how the 5' public
improvement easement is created, it
lies
outside the boundary of the right-of-way
being platted and cannot be created by

what document created the 5'
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easement, include within the
label and ex removed

was the city/county boundary
requested to be shown, if so
please add line type to legend

please label the section line

Z:\10001-Dakota Springs\02-Waterview Partners\18-05 Waterview North Site\03-RayCharles-Commercial-Site\CAD\PlatSheets\Plat\NCC - plat-Plan.dwg