

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: 04/01/2026

Description : Subdivision of parcel into 9 commercial lots.

Address : 0 BRADLEY RD Colorado Springs

Record Type : Subdivision (Major and Minor)

Document Filename : FP_V1_02-03-26

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Patrick Dosch	pdosch@csu.org	719-668-7890
Barbara Reinardy	barbara.reinardy@coloradosprings.gov	719-385-5601
Drew Foxx	drew.foxx@coloradosprings.gov	-
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Brent Johnson	brent@pprbd.org	-
Joel Dagnillo	joel.dagnillo@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Sara Rivera	sara.rivera@coloradosprings.gov	-
Cory Sharp	cory.sharp@coloradosprings.gov	-
Michelle Lavelle	michelle.lavelle@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
36	Teresa Guagliardo : CDOT	Please see the letter emailed to Drew Foxx on 3-17-26 for CDOT's comments.

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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).
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.
34	Brent Johnson : Regional Building-Enumerations	Enumerations has the following comments: 1. Enumerations comments to this projects DP (DEPN-026-0013) are relevant to this plat as well. 2. Enumerations will review the mylar for this plat prior to recording for addressing, title block, and street names. An Enumerations fee of \$10 per lot/tract to which an address is assigned will be due at the time of mylar review. 3. Enumerations will not approve any building plans for this development without a copy of the final recorded plat in our records. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
3	1	Sara Rivera : City Engineering - SWENT	Please contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any SWENT-related questions. Please reference the Planning review number in all communications.
4	1	Sara Rivera : City Engineering - SWENT	Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals. For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project.

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			For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required. A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded. An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval. FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.). Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed. Please see SWENT's website for updated checklists: Link
5	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
6	1	Sara Rivera : City Engineering - SWENT	The ProjectDox Master Project Number for all documents related to this project is STM-MP26-0029, the review number for the associated Drainage report is STM-REV26-0075.
7	1	Sara Rivera : City Engineering - SWENT	An approved PDR, Final Drainage Letter, or Drainage Memo is required for a Final Plat to be recorded.
8	1	Sara Rivera : City Engineering - SWENT	Info Only: Drainage, Pond, and Bridge Fees are due for the area being platted prior to plat recordation. The Fees for the year the plat is recorded must be used. The fees must be listed and broken out in the Preliminary Drainage Report. If the correct fees are not shown in the PDR/FDR, an FDR Amendment will be required to correct the fees. The fees can be found here: Link
9	1	Sara Rivera : City Engineering - SWENT	Include a North arrow on the Vicinity map.
10	2	Sara Rivera : City Engineering - SWENT	Indicate the ownership of this roadway.
37	1	Joel Dagnillo : City Engineering Dev Review	Please add the following Note: "This property is subject to the findings, summary and conclusions of a Geologic Hazard Report prepared by Entech Engineering, Inc. dated May 15, 2020, Revised October 1, 2020 and July 15, 2022, which identified the following specific geologic hazard on the property: hydrocompaction, collapsible soils, highly expansive soils, potential seasonal shallow groundwater and shallow bedrock. A copy of said report has been placed within file # COPN-22-0002 and within the subdivision file: Villages at Waterview of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 701, Colorado Springs, CO, if you would like to review said report."
38	2	Joel Dagnillo : City Engineering Dev Review	Extend the public improvement easement inward a few feet at each access point to cover the proposed pedestrian ramp crossings (reference DEPN-26-0013)
39	2	Joel Dagnillo : City Engineering Dev Review	5' PUBLIC IMPROVEMENT EASEMENT

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40	2	Joel Dagnillo : City Engineering Dev Review	Label as "COLORADO STATE HIGHWAY 21"
41	2	Joel Dagnillo : City Engineering Dev Review	Confirm with Enumerations and Street Naming Programs that "Drive" is an acceptable designation for a Private street. Typically, "Drive" is only used on Public streets.
29	1	Patrick Dosch : Col Springs Utilities	Please acknowledge the following: Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org .
30	2	Patrick Dosch : Col Springs Utilities	Please label all proposed streets with width and indicate if public or private. Must meet current City / CSU cross sections
31	2	Patrick Dosch : Col Springs Utilities	Provide public utility easement(s) per City Code Section 7.4.302.H.1.a. Front lot and side lot easements (5') rear lot easements (7').
32	2	Patrick Dosch : Col Springs Utilities	Show and label existing utility infrastructure per City Final Plat Checklist.
33	2	Patrick Dosch : Col Springs Utilities	Indicate and label existing utility easements, including width, book and page, and/or reception number(s).
11	1	Caroline Miller : Planning	Informational - Park and School Fees will be notated as 'N/A Commercial' by staff on plat mylar. Citywide Development Impact (Police & Fire) Fees will be due at time of building permit as detailed with DEPN-26-0013.
42	1	Cory Sharp : Planning	planning review fee: 16.50 acres at \$266.07 per acre = \$4390.15
46	1	Cory Sharp : Planning	please add the calls to the existing right-of-way lines of Villages at Waterview North Right-of-way as the plat must be recorded prior to this plat recordation a blank can be left that can be filled in once the plat records
47	1	Cory Sharp : Planning	can the portion of section 8 and 9 be more defined within the subtitle and legal description appears it might be northeast quarter of section 8 and northwest quarter of section 9
49	1	Drew Foxx : Planning	Include Statement Regarding Private Streets (see application checklist).

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51	1	Drew Foxx : Planning	All plats shall include recordation information (reception number, book, page, and date) for any maintenance district, metropolitan district, owners' association, or similar organization that is referenced for any ownership and/or maintenance responsibility related to the plat. This site is subject to the Waterview North Metropolitan District No. 2. Please include a note to address the responsibilities of the MD for this site.
1	2	Michelle Lavelle : Planning	Street names James View and Ray View are not available. Per 7.4.304H 2e Duplicate Street Names shall not be approved regardless of the street designation. Please submit street name reviews to StreetNamingLUR.SMB@coloradosprings.gov
2	2	Michelle Lavelle : Planning	Per DEPN-26-0013: Waterview Drive is private in the development. This is not noted on the Subdivision. Need to be consistent between the two plans. Waterview Drive is a Public ROW on the north side of Interlink Dr. The continuation if this a private the street name section needs to be changed to a different street name. Per 7.4.304H 6 - Private Street Name Designations: Any private street or right-of-way shall be designated as follows: Grove, Heights, Point, or View. Please submit street name reviews to StreetNamingLUR.SMB@coloradosprings.gov
43	2	Cory Sharp : Planning	please make the exterior boundary lines bolder and exterior boundary text bolder than the interior lot lines and text
44	2	Cory Sharp : Planning	please add any existing monuments for the plat of Villages at Waterview North Right-of-way which will need to have been set prior to plat recordation which must occur prior to this plat recordation
45	2	Cory Sharp : Planning	please add spaces between the place holder for the addresses
50	2	Drew Foxx : Planning	label 30-foot easement as private or public. Include statement on cover sheet regarding public or private easements. (see checklist).
12	1	Barbara Reinardy : Real Estate Services	"owner" (singular owner).
13	1	Barbara Reinardy : Real Estate Services	"easements" (plural)
14	1	Barbara Reinardy : Real Estate Services	Please remove Note #1, as it is duplicated in the Notice is Hereby Given..
15	1	Barbara Reinardy : Real Estate Services	This Vicinity Map is not going to record well, given that it cannot be recorded in color. Please zoom further in on the Site, and prepare a black and white lined depiction, better showing the subject parcel
16	1	Barbara Reinardy : Real Estate Services	On both sheets: SUBD-26-0005
22	1	Barbara Reinardy : Real Estate Services	Please move Filing No. 1 to the first line after Centre on both sheets.
23	1	Barbara Reinardy : Real Estate Services	All plats with private streets shall have a special numbered plat note with the following sentence: "All private streets (insert names) are privately owned and maintained by (owner of record?)."
24	1	Barbara Reinardy : Real Estate Services	The Easement Statement is missing. "All easements are as shown, with maintenance of the surface being vested with the property owner."
26	1	Barbara Reinardy : Real Estate Services	Will ingress/egress be allowed from any lot to Powers Blvd/Bradley Rd/Interlink?
18	2	Barbara Reinardy : Real Estate Services	Please remove the "EX." wherever shown.

Comment ID	Page Reference	Reviewer : Department	Review Comments
19	2	Barbara Reinardy : Real Estate Services	Please remove "public collector" and label Interlink & Waterview as Public ROW.
20	2	Barbara Reinardy : Real Estate Services	Please label all the private streets as "Private ROW" along with their width, and show the extent of the street.
21	2	Barbara Reinardy : Real Estate Services	What is the 25' pointing to? Please show the full extent of the 25' by using 2 arrows.
25	2	Barbara Reinardy : Real Estate Services	All plats shall provide adequate, suitable access to each and every lot on the face of the plat. How will public access be obtained across the private streets? Private easements? Covenants?

LOCATED IN A PORTION OF SECTIONS 8 & 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

LOCATED IN A PORTION OF SECTIONS 8 & 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

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

Indicate and label existing utility easements, including width, book and page, and/or reception number(s).

TRUE POINT OF BEGINNING

What is the 25' pointing to?
Please show the full extent
of the 25' by using 2 arrows.

Please remove "public collector" and label Interlink & Waterview as Public ROW.

5' PUBLIC IMPROVEMENT
EASEMENT

Please label all the private streets as "Private ROW" along with their width, and show the extent of the street.

please add spaces between the
place holder for the addresses

Label as "COLORADO
STATE HIGHWAY 21"

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	47.19	S55°32'50"W
L4	32.00	S34°27'10"E
L5	50.00	S55°32'50"W
L6	34.14	S55°32'50"W
L7	23.31	S89°42'23"W
L8	40.50	N89°42'23"E
L9	40.50	N89°42'23"E
L10	56.00	S55°32'50"W

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



Dakota Springs Engineering
Engineering Consultants
 15 S WAISATCH AVE.
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388 F: (719) 227-7392

 Know what's below. Call 811 before you dig.	SCALE:	J-CAD 719-377-0002
	VERT:	
STATION:		
FROM:		
TO:		

SIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:

FILING NO. 1
PLAT

NO. DESCRIPTION		DATE
PROJECT NUMBER:		
0219-05.03		
FEET		
2	OF	2