



GENERAL APPLICATION FORM

Filed 9/25/18

1.754

Project Name: Kum & Go #0661

Existing Zone: PUD/SS/AO

Acreage: 66-2185

Site Address: S. Powers Blvd. & Milton E. Proby Pkwy

Direction from Nearest Street Intersection: Southwest corner of S. Powers Blvd. & Milton E. Proby Pkwy.

Tax Schedule Number(s): 6500000094

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Signature of Property Owner: Bert A. Getz Trust, Date: 4/26/19, Signature of Consultant: [Signature], Date: 4/29/2019, Signature of Developer: [Signature], Date: 4/26/2019

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Bert A. Getz Trust, Contact Name: [Blank], E-Mail: [Blank], Phone: [Blank], Developer: KUM & GO, LLC, Contact Name: RYAN HALDER, E-Mail: Ryan.Halder@kumandgo.com, Phone: 515-457-6232, Consultant/Main Contact name: JOSH ERRAMOUSPE, Phone: 970-461-7733, Address: 1880 FALL RIVER DRIVE, SUITE 200, City: LOVELAND, State: CO, Zip Code: 80538, E-Mail: jerramouspe@olsson.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists, Distribution Form, Project Blurb, E-mail to Admin, Initial Review Level: [X] AR, [ ] CPC, [ ] DRB, [ ] HP, Payment \$ 5299, Assigned to: RACHEL, Date: 08/16/19, Receipt No.: 34612, City File No.: AR DP 19-00497



# DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

**SUBMITTAL CHECKLIST:** This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant	Planner
<input checked="" type="checkbox"/> <b>General Development Application Form</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information: <ol style="list-style-type: none"> <li>1. Description: Describe the project and/or land uses proposed;</li> <li>2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &amp;</li> <li>3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.</li> </ol>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**REPORTS & STUDIES:** (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input checked="" type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b> (EDRD)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Hydraulic Grade Line (HGL) Request Form</b> to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>

**PLAN CONTENTS:** All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input checked="" type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number <span style="border: 1px solid black; padding: 2px;">Will be added once received.</span>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project name and description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known <span style="border: 1px solid black; padding: 2px;">Will be added once received.</span>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____ . A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input checked="" type="checkbox"/> If within an airport overlay, the following note must be added: "An aviation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Public Facilities</b> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>PUD Projects:</b> indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Residential Projects:</b> indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Non-residential Projects:</b> Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>
The following categories explain the <b>graphic components</b> required. The information may be shown on multiple sheets.	
<b>LAND USE:</b>	
<input checked="" type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>



**PLAN CONTENTS:** *continued from previous page.*

Applicant	Planner
N/A Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
N/A Existing historic sites and resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input type="checkbox"/>
N/A Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>
<b>STREETS &amp; ALLEYS:</b>	
<input checked="" type="checkbox"/> Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify all streets as "public" or "private"	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input type="checkbox"/>
N/A All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input type="checkbox"/>
N/A Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input type="checkbox"/>
N/A Show any existing or proposed encroachments into the public right-of-way that require a <a href="#">Revocable Permit</a>	<input type="checkbox"/>
N/A Provide typical cross-sections for all proposed streets and alleys	<input type="checkbox"/>
<b>SIDEWALKS &amp; TRAILS:</b>	
<input checked="" type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
N/A Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input checked="" type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
<input checked="" type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>
<b>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, &amp; FIRE LANES:</b>	
<input checked="" type="checkbox"/> Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
N/A For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	<input type="checkbox"/>
N/A Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	<input type="checkbox"/>
<b>PARKING LOTS, AREAS, &amp; SPACES:</b>	
<input checked="" type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
N/A Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous pages*

Applicant	Planner
<input checked="" type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>
<b>ADA SITE ACCESSIBILITY:</b>	
<input checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors	<input type="checkbox"/>
Provide ADA Design Professional Standards notes on plan, per below: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.	
<b>BUILDINGS &amp; STRUCTURES:</b>	
<input checked="" type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>
<b>BUILDING ELEVATION DRAWINGS:</b>	
<input checked="" type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.</i>	<input type="checkbox"/>
<b>SITE LIGHTING:</b>	
<input checked="" type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<input checked="" type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible	<input type="checkbox"/>
<input checked="" type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project	<input type="checkbox"/>
<b>PHASING PLAN:</b>	
<input checked="" type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)	<input type="checkbox"/>

**ADDITIONAL PLAN COMPONENTS:**

Applicant	Planner
<input checked="" type="checkbox"/> Preliminary Grading Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Preliminary Utility and Public Facility Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Preliminary or Final Landscape Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Coordinated Sign Plan (CSP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Hillside or Streamside Compliance Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Land Suitability Analysis	<input type="checkbox"/>

**DEVELOPMENT PLAN REVIEW CRITERIA:**

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

**CONDITIONAL USE REVIEW CRITERIA**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

**USE VARIANCE REVIEW CRITERIA**

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.









August 15, 2019

Rachel Teixeira  
City of Colorado Springs – Planning & Development  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, CO 80903

Re: Kum & Go #661 Final Plat & Site Development Plan (Milton E. Proby Parkway & Globe Street)

Ms. Teixeira:

Kum & Go, L.C. respectfully submits the enclosed Final Plat and Site Development Plan for Kum & Go Store #661, located west of the intersection between Milton E. Proby Parkway & Powers Boulevard. The property is currently zoned as PUD-SS-AO and is unplatted. The enclosed plans outline the platting of a 1.75-acre lot along with the adjacent Globe Street ROW and development of the platted lot to include a Kum & Go convenience store and the associated fueling canopy. The property is currently undeveloped (overall subdivision grading and general infrastructure are currently under design) and is bordered by undeveloped land on the south and east sides, Windmill Gulch Channel on the west side, and Milton E. Proby Parkway on the north side. Globe Street will border the project on its western property line, and will be constructed in concert with, or before, the development of the C-Store.

The convenience store building will utilize a cast stone base & Nichiha fiber cement panel façade in three different colors with varying roof lines (refer to the enclosed elevations). HVAC equipment associated with the structure will be contained on the roof and screened from view. Signage for the building is limited to the Kum & Go logo placed on the north, west and south side of the building; with "Go Fresh Market" signage on the north sides of the building. The interior of the building is equally finished, with burnished concrete floors, tile and millwork cabinetry throughout. This 5,600± square foot building will incorporate Kum & Go's newest store concept with a terrific product offering and fresh food choices, such as made-to-order pizzas, sandwiches, wraps, and bakery items cooked on-site. There will be various seasonal outdoor sales items and a propane tank exchange along the front façade of the building.

The fueling islands (and overhead canopy) will offer traditional passenger vehicle gasoline, diesel, and E-85 fuels. Underground fuel storage tanks will be located directly north of the fueling canopy.

The enclosed site layout proposes to face the Kum & Go store entry to the north, with two full movement access points onto Globe Street. Note, a traffic signal will be installed at the intersection of Milton E. Proby & Globe Street by the overall site developer. This signal should be installed in conjunction with the first phase of Globe Street construction.

Parking for the facility will be accomplished with 25 parking stalls located immediately adjacent to the building and northwest of the fueling canopy, of which one stall will be striped as ADA accessible. This arrangement will promote adequate circulation for, both, delivery trucks and customers. Multiple points of entry with adjacent parking diminish the congested feel of a single entry development, and will provide for safe and convenient access to the store. According to the traffic study prepared for the overall development, a few improvements (auxiliary lanes and a traffic

signal) will be required on Milton E. Proby Parkway as a part of the overall 60-acre development. Again, these improvements will be constructed in conjunction with or before the development of the C-store parcel.

Utility services for the store are anticipated to be connected to the public water and sewer systems, operated by Colorado Springs Utilities. The site's stormwater runoff is anticipated to discharge to a planned stormwater detention pond located within the development.

Finally, the enclosed landscaping plan depicts substantial greenery which meets the City's requirements. Screening along the roadways reduces headlight spill and softens the edge of parking areas. The tree plantings are concentrated along the adjacent roadway, which also adds to the public benefit.

Kum & Go is a private, family held business in its 60<sup>th</sup> year of operation and currently operates over 430 convenience stores in all types of neighborhoods. Our site design, with focused lighting, substantial landscaping and appealing architecture typically adds to the aesthetics of our neighborhoods, and our services are second to none. We love what we do, have a genuine compassion for our customers, associates, families and communities; and expect & deliver superior performance.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application.

Very truly yours,

KUM & GO, L.C.

A handwritten signature in blue ink, appearing to read "Ryan Halder", is written over a faint, illegible printed name.

Ryan Halder  
Site Development Manager

Attachments: Kum & Go #661 Site Development Plan



CITY OF COLORADO SPRINGS

**FINAL LANDSCAPE PLAN CHECKLIST**

Please complete the following checklist by checking all appropriate categories under APPLICANT column, indicating compliance with these content requirements. All submitted plans shall contain the following information:

NAME OF PROJECT KUM & GO #661 - MILTON E PROBY PKWY \_\_\_\_\_

<u>APPLICANT</u>		<u>PLANNER</u>
<u>  X  </u>	1. Certification of Professional Qualifications attached (See Appendix I of Landscape Code) (effective November 1, 1999)	_____
<u>  X  </u>	2. Soil analysis report, from an established soil analysis laboratory, attached or deferral request.	_____
<u>  X  </u>	3. Description of soil preparation and amendments per soil analysis	_____
<u>  X  </u>	4. Climate zone and plant communities to be used noted from Figure 4 <i>Climate Zones for Signature Landscapes</i> map, of Policy 311	_____
<u>  X  </u>	5. Schematic Landscape Diagram of plant communities and hydrozones attached or shown clearly/separately on plan (See Appendix E of Landscape Code)	_____
<u>  X  </u>	6. Calculation of site category requirements and how they are met See Appendix F of Landscape Code)	_____
<u>  X  </u>	7. Plant schedule meeting plant material specifications of Policy 312 (See Appendix G of Landscape Code)	_____
<u>  X  </u>	8. Percentages of Signature Plants (See Appendix G of Landscape Code)	_____
<u>  X  </u>	9. Tree, shrub, perennial and ground cover planting details (See Appendix H of Landscape Code)	_____
<u>  X  </u>	10. North arrow and vicinity map	_____
<u>  X  </u>	11. Notation of scale with bar scale	_____
<u>  X  </u>	12. Dimensioned property lines	_____
<u>  X  </u>	13. Location, name and classification of abutting streets	_____
<u>  X  </u>	14. Existing and proposed zoning of the site and existing zoning of surrounding properties	_____
<u>  X  </u>	15. Project data including the total square footage of the property and number of parking spaces	_____
<u>  X  </u>	16. General statement of type(s) of equipment and method(s) to be used to irrigate the site categories	_____
<u>  NA  </u>	17. Delineation of 100 year floodplain and nontidal wetlands, as applicable	_____
<u>  NA  </u>	18. Plan for protection of vegetation to be retained, during site grading and building construction process, as applicable	_____
<u>  NA  </u>	19. Written request for Administrative Relief, as applicable (See Appendix L of Landscape Code)	_____

**LANDSCAPE PLAN CHECKLIST, continued**

APPLICANT

PLANNER

Site elements to be indicated:

- |              |   |       |
|--------------|---|-------|
| <u>  X  </u> | 20. All structures and light standards  | _____ |
| <u>  X  </u> | 21. Exterior parking and loading areas and vehicular drives   | _____ |
| <u>  X  </u> | 22. Pedestrian walks or paths and pedestrian-oriented areas   | _____ |
| <u>  X  </u> | 23. All retaining walls, screening walls and fences by type and height  | _____ |
| <u>  X  </u> | 24. Existing major vegetation to be retained and to be removed, by size and species   | _____ |
| <u> NA </u>  | 25. Existing grade elevations of plants to be retained  | _____ |
| <u>  X  </u> | 26. Location of trees, shrubs and equivalent ornamental grasses labeled by quantity, species, and site category, with species in substantial conformance with the Schematic Landscape Diagram | _____ |
| <u>  X  </u> | 27. Proposed plants shown within ranges of <u>mature width</u> (See Appendix B of Landscape Code)   | _____ |
| <u>  X  </u> | 28. Ground plane treatment, by species of plant, manner of establishment, and/or type and depth of mulch, etc.  | _____ |
| <u>  X  </u> | 29. Plants not required by Code or for administrative relief labeled as "extra"   | _____ |
| <u>  X  </u> | 30. Any non-living materials  | _____ |
| <u>  X  </u> | 31. Delineation of corner visibility triangle(s)  | _____ |
| <u> NA </u>  | 32. Natural features, such as rock outcrops, ponds, lakes and streams   | _____ |
| <u> NA </u>  | 33. Existing and proposed storm water management ponds  | _____ |
| <u> NA </u>  | 34. Height and slope of all berms   | _____ |
| <u> NA </u>  | 35. Areas of slope protection   | _____ |
| <u> NA </u>  | 36. Reclamation and erosion control area labeled  | _____ |
| <u>  X  </u> | 37. Locations of existing and proposed utilities and utility easements  | _____ |
| <u>  X  </u> | 38. Overhead power lines clearly labeled  | _____ |
| <u>  X  </u> | 39. Screening of refuse collection areas from adjacent streets and properties   | _____ |
| <u>  X  </u> | 40. Screening of loading and utility service areas, vehicle repair bays and vehicle fueling areas from adjacent streets and properties  | _____ |
| <u>  X  </u> | 41. A detailed design of screening structures   | _____ |

I hereby acknowledge that the information indicated in this Final Landscape Plan Submittal Checklist is correct and that any incomplete and/or incorrect information will cause a delay in review.

<u>  AMY L. SCHWENNER  </u>	<u>  Amy L. Schwenner  </u>	<u>  05/28/2019  </u>
Name (PRINT)	Signature	Date



**CERTIFICATION of PROFESSIONAL QUALIFICATIONS**  
(To be submitted in conformance with Policies 312, 313 and 314)

I hereby certify that I am qualified to prepare the type plan(s) indicated below based on the qualifications (denoted as Yes) circled and verified below.

Note: Only one qualification (circled Yes) is needed to prepare a specific type of plan

**PROFESSIONAL QUALIFICATION POSSESSED:**

**TYPE PLAN QUALIFIED TO PREPARE:**

	<b>Landscape Plan *</b>	<b>Landscape Grading Plan *</b>	<b>Irrigation Plan **</b>
1. Licensed Landscape Architect	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
2. Full Member of American Society of Landscape Architects (ASLA)	Yes	Yes	Yes
3. Bachelor or higher degree in Landscape Architecture or Landscape Design	Yes	Yes	No
4. Associate Member (except Student Associate) of ASLA or Bachelor or higher degree in Horticulture	Yes	Yes	No
5. Registered Professional Engineer	No	Yes	Yes
6. Licensed Architect	No	Yes	No
7. Bachelor or higher degree in Architectural Engineering	No	No	Yes
8. Bachelor or higher degree in Civil Engineering	No	Yes	No
9. Certified Irrigation Designer certified by the Irrigation Association	No	No	Yes
10. City Recognized Qualified Designer – Landscape	Yes	No	No
11. City Recognized Qualified Designer – Irrigation	No	No	Yes

**REQUIRED VERIFICATION INFORMATION:**

For  Licensed Landscape Architect,  Architect, or  Registered Professional Engineer, check and indicate:

State COLORADO License or Registration No. LA-0001364

State Agency Phone No. for verification: ( 303 ) 894-7800

For  Full or  Associate (except Student Associate) Member of American Society of Landscape Architects, check one.

For  Bachelor or higher degree in  Landscape Architecture,  Landscape Design,  Horticulture,  Agricultural Engineering, or  Civil Engineering, check and indicate:

Degree \_\_\_\_\_ Year \_\_\_\_\_ School \_\_\_\_\_

Registrar Phone No. ( \_\_\_\_\_ ) \_\_\_\_\_

For  Certified Irrigation Designer certified by The Irrigation Association, check and indicate year of certification:

Year \_\_\_\_\_

AMY L. SCHWENNER  
Name (PRINT)

*Amy L. Schwenner* 05/28/2019  
Signature Date

\* Note: Qualifications to prepare Landscape Plan and Landscape Grading Plan becomes effective November 1, 1999.

\*\* Note: Qualification to prepare Irrigation Plan becomes effective November 1, 2000

# Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: Kum & Go #0661 Date: 6/20/19

Climate zone (from Figure 4 of Landscape Policy Manual) - circle one:

Foothills

Foothills & Plains

Plains

**Plant Communities**

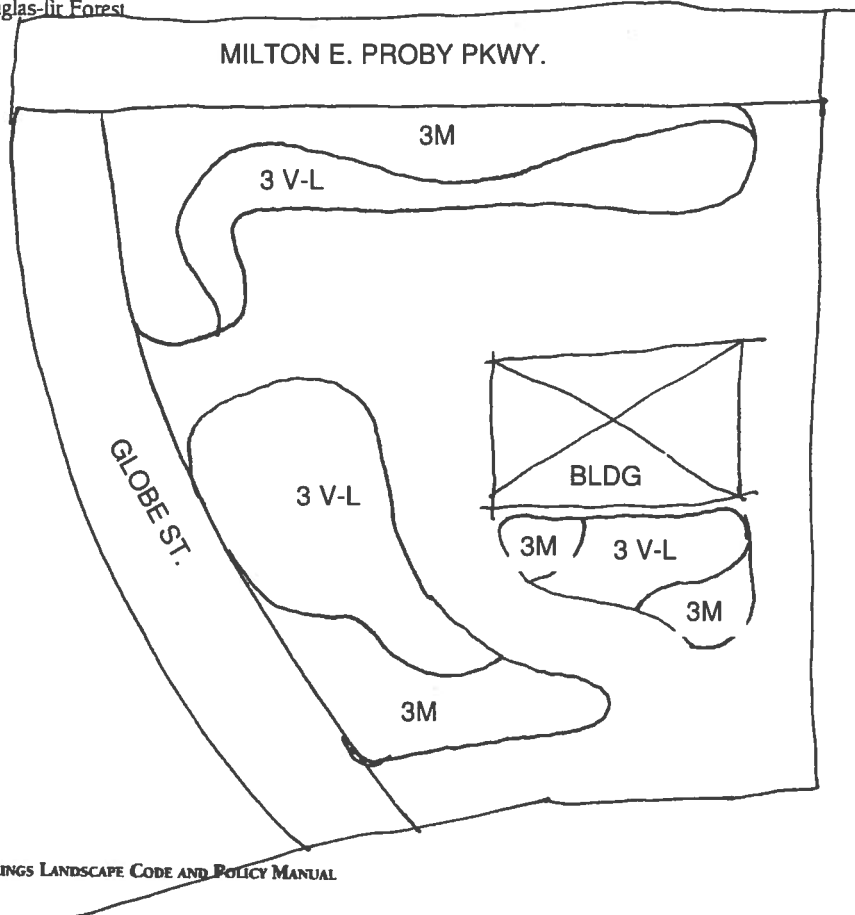
- to be labeled by number(s) on diagram:

- 1 — Semiarid Shrublands
- 2 — Pinon-Juniper Woodlands
- 3 — Prairie
- 4 — Lower Elevation Riparian
- 5 — Foothill Shrublands
- 6 — Ponderosa Pine Forest
- 7 — Upper Elevation Riparian
- 8 — Douglas-fir Forest

**Hydrozones (supplemental water)**

- to be labeled by letter(s) on diagram:

- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)





**City of Colorado Springs  
Planning Department  
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Concept or Development Plan-Commercial-HS/SS-CSFire	CSFire	\$248.00		
Concept or Development Plan-Commercial-HS/SS-CSUtilities	CSUtilities	\$479.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	\$1,169.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	\$46.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$60.00		
LUR - Subdivision Plat	Land Use Review	\$60.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$6.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
<b>Total Fees</b>		<b>\$5,274.00</b>		

<b>Intake Staff:</b>	Rachel Teixeira	
<b>Date:</b>	8/16/2019	
<b>Planner:</b>	Rachel Teixeira	
<b>Receipt Number:</b>	34612	
<b>Check Number:</b>	246228	
<b>Amount:</b>	\$5,299.00	
<b>Received From:</b>	Olsson	

~~25.00 TECH FEE (IT)~~  
                      
**\$ 5299.00**

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

---

Date: August 16, 2019  
Planner: Rachel  
Planner email: Rachel.teixeira@coloradosprings.gov  
Planner phone number: (719) 385-5368  
Consultant Email: jerramouspe@olsson.com  
Consultant Name: Josh Erramouspe #970-461-7733  
TSN: 6500000094

**PROJECT:**

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

**PUBLIC NOTICE:**

1,000 feet

**PROJECT BLURB(S)**

---

**Development Plan**

Request by Bert A. Getz Trust (owner), and Kum & Go, LLC. (developer), with representation by Olsson (consultant), for approval of the new Kum & Go Store #661 Development Plan. If approved the proposed would allow for the construction of a Kum & Go convenience store and associated fueling canopy. The site is zoned PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlays), located southwest corner of South Powers Boulevard and Milton E. Proby Parkway), and consists of 1.754 acres.

**Final Plat**

Request by Bert A. Getz Trust (owner), and Kum & Go, LLC. (developer), with representation by Olsson (consultant), for approval of the Airport Spectrum Filing No. 1 Subdivision Plat. If approved the plat would allow the unplatted parcel to be platted into one lot. The site is zoned PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlays), located southwest corner of South Powers Boulevard and Milton E. Proby Parkway), and consists of 1.754 acres.

**POSTCARD**

---

*Include 3-5 highlighted points to best describe the project.*

- This project proposes a Kum & Go convenience store and fueling station and also plat the unplatted parcel as one lot (1.754 acres).
- The drainage report has been conducted and can be viewed at our website

Neighborhood Meeting Information: n/a

**POSTER**

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*Fill out applicable information below:*

**Parcel is to be platted into one lot with a Kum & Go convenience store and fueling canopy.**

This is the file number area.



**Planning and Development Distribution Form**  
Development Plan

**Directions:** Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 08/16/19 Admin Receive Date: 8-16-19

Project Name: Kum & GO STORE #661

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters)

**2. Date buckslip comments are due** (21 calendar days after submittal): 09/06/19

**3. HOA:** (Note HOA number or write N/A) N/A  
*(Add emails for HOA to mailing list if no email contact info)*

**4. STANDARD DISTRIBUTION:**

Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input checked="" type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input checked="" type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input checked="" type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
17	<input checked="" type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input checked="" type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input checked="" type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a>
23	<input checked="" type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input checked="" type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input checked="" type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input checked="" type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input checked="" type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input checked="" type="checkbox"/> Street Division	<a href="mailto:Terry.Huggins@coloradosprings.gov">Terry.Huggins@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a>
60	<input checked="" type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input checked="" type="checkbox"/> County Health Department	<a href="mailto:aarondousett@elpasoco.com">aarondousett@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>

3	<input checked="" type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@coloradosprings.gov">jcooper@coloradosprings.gov</a>
30	<input checked="" type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input checked="" type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

**5. LANDSCAPE PLAN:**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request

**6. SCHOOL DISTRICT:**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input checked="" type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

**7. MILITARY INSTALLATION (if within a 2 mile buffer):**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a>

		<a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a>
75	<input checked="" type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

**8. OPTIONAL DISTRIBUTION (Depending on Location of Site):**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:dbryan@stratusiq.com">dbryan@stratusiq.com</a> <a href="mailto:mcline@stratusiq.com">mcline@stratusiq.com</a> <a href="mailto:bkley@stratusiq.com">bkley@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input checked="" type="checkbox"/> Streamside Area Overlay	<a href="mailto:Hannah.VanNimwegen@coloradosprings.gov">Hannah.VanNimwegen@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Chris.Staley@coloradosprings.gov">Chris.Staley@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>

**9. LAND USE REVIEW:**

*Hard Copy Full sized plans*

**Special notes or instructions:**

Add  
# 125 Soaring Eagles HOA to  
~~the~~ public notification list