



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: High Plains at Reagan Ranch Existing Zone: PUD/AO Acreage: 38.06
Site Address: 0 HIGHWAY 94 Direction from Nearest Street Intersection: SE corner of Highway 94 and Marksheffel Road.
Tax Schedule Number(s): 5400000280

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: Kelly Nelson Date: 9-30-20 Signature of Consultant: Jason Alwine Date: 9/30/2020
Signature of Developer: Kelly Nelson Date: 9-30-20

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: PIKES PEAK INVESTMENTS LLC Contact Name: KELLY NELSON
E-Mail: kelly@theequitygroup.net Phone: (719) 400-7320
Developer: PIKES PEAK INVESTMENTS LLC Contact Name: KELLY NELSON
E-Mail: kelly@theequitygroup.net Phone: (719) 400-7320
Consultant/Main Contact name: MATRIX DESIGN GROUP Attn. JASON ALWINE Phone: (719) 575-0100
Address: 2435 RESEARCH PARKWAY, SUITE 300 City: COLORADO SPRINGS
State: CO Zip Code: 80920 E-Mail: Jason.Alwine@matrixdesigngroup.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 8,148.00 Assigned to: Tasha Brackin Date: 2/7/2021
Receipt No.: 38915 City File No.: CPC PUD 21-00014



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 type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Project Statement containing the following information: <ol style="list-style-type: none"> 1. Description: Describe the project and/or land uses proposed; 2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; & 3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated. 	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Development Plan showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (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 type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form 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 type="checkbox"/> Submittal of the Wastewater Facilities Master Report 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 type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

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

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

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input 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 type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input 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 type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input 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 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 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 type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation 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 type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - 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 type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : 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 type="checkbox"/> <u>Non-residential Projects</u> : 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 **graphic components** required. The information may be shown on multiple sheets.

LAND USE:

<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input 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

- Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.

- Existing historic sites and resources

- Existing and proposed topography at two-foot maximum contour intervals

- Show existing and proposed easements, indicating dimensions, use and maintenance information

- Location and dimensions of building and landscape setbacks and buffers

- Subdivision name labels for all lots adjacent to the site

- Show the locations of any water quality features

STREETS & ALLEYS:

- 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

- Identify all streets as "public" or "private"

- Show and label all access points to the property from adjacent streets and alleys

- Show and label all speed line of sight visibility areas at all street intersections

- All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities

- Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width

- Show any existing or proposed encroachments into the public right-of-way that require a [Revocable Permit](#)

- Provide typical cross-sections for all proposed streets and alleys

SIDEWALKS & TRAILS:

- Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.

- Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type

- Show any and all sidewalks connecting building entries to exterior and public sidewalks

- Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas

- For detached sidewalks, show the distance from the back of curb to the edge of sidewalk

- If applicable, show the size and location and provide a detail of bicycle storage/parking racks

INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:

- 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.

- Show and label any access easements, existing or proposed

- Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.

- Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)

- For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk

- Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable

PARKING LOTS, AREAS, & SPACES:

- Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.

- Location and number of all regular, compact, and handicapped spaces and access aisles.

- Provide a typical or detail with dimensions of typical regular and compact parking spaces types

PLAN CONTENTS: *continued from previous pages*

Applicant	Planner
<input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

ADA SITE ACCESSIBILITY:

<input type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor (Note: 60% of all public entrances must meet the ADA Standards 206.4.1)	<input type="checkbox"/>
<input 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 type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors	<input type="checkbox"/>

Provide ADA Design Professional Standards notes on plan, per below:

<input type="checkbox"/> 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.	<input type="checkbox"/>
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BUILDINGS & STRUCTURES:

<input type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<input type="checkbox"/> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<input type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>

BUILDING ELEVATION DRAWINGS:

<input 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"/>
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SITE LIGHTING:

<input 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 type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input 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 type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<input 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 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"/>

PHASING PLAN:

<input type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
<input 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 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:

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

PROJECT STATEMENT

HIGH PLAINS at REAGAN RANCH DEVELOPMENT PLAN

High Plains at Reagan Ranch will be developed within the Colorado Springs' city limits generally located at the intersection of State Highway 94 and Marksheffel Road. The site is approximately 38 acres of vacant grazing land with a proposed use of single family detached residential. The site is bordered by State Highway 94 to the north; Space Village Ave and vacant land to the south and east; and Marksheffel Road to the west. The site is currently part of the Banning Lewis Ranch Master Plan originally approved in 1988. To permit the proposed residential land use a Master Plan Amendment was recently submitted for review to the City of Colorado Springs. This Master Plan Amendment along with a Rezone and PUP Concept Plan is currently under review.

The applications being submitted to the City of Colorado Springs for consideration include:

- PUD Development Plan w/ Preliminary Landscape Plan
- Right-of-Way Vacation (Separate Application and Submittal)

Banning Lewis Ranch Master Plan

The pending Master Plan Amendment for Reagan Ranch, submitted for City approval on September 15, 2020 seeks to introduce land uses more consistent with market demands that are expected to continue for the foreseeable future. They include removing industrial development uses and repurposing them with commercial, retail, research & development, and residential uses. This Master Plan Amendment is still under review with approval pending.

Development Plan

The development plan proposes 181 single-family residential units on 38.06 acres for a density of 4.76 DU/ Acre. Additionally, 15.27 Acres of future PBC zoned parcel are shown as roadway and utility connections are required through this parcel to serve the High Plains at Reagan Ranch development. These parcels are being included for the purposes of right-of-way dedication and utility easements. Any future uses will require review and approval of lot specific development plans prior to construction. The proposed High Plains residential project will be developed as a single phase and will include a community park, trail connections, and common open space areas. Full movement access to the site is proposed with new roundabouts at Reagan Ranch Parkway and Saddle Maker Road connecting to Space Village Avenue (Minor Arterial). No direct vehicular from individual lots will be permitted access onto Highway 94 or Space Village Avenue.

Development Plan Review Criteria

1. ***Will the project design be harmonious with the surrounding land uses and neighborhood?*** The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials.

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? Currently there are no existing developments surrounding the proposed High Plains at Reagan Ranch development. The pending Concept Plan, submitted for City approval on September 15, 2020 includes comparable uses to that of the approved master plan on file.

The proposed land uses will not overburden capacities of existing or planned streets as this area has been master planned since 1988 with anticipated uses of varied intensity including residential, commercial, and industrial. A community park site, common open space, and a perimeter trail system are being provided to ensure adequate recreation, buffering and green space. There are currently no school sites proposed or shown as part of this phase of development. The developer will work with the School District to ensure all school land dedications or fees in lieu of are adequately addressed as more detailed, future land development applications are submitted.

2. ***Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*** Structures will be of similar size, height and bulk as other single-family developments found within the City of Colorado Springs.
3. ***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?***
Landscaping and fencing will be provided per the City of Colorado Springs Landscape Code and Policy Manual. This includes split rail fencing with screening and buffering achieved through a mix of deciduous and evergreen plant material throughout the site. A final landscape plan will be submitted in the future prior to building permit approval detailing the proposed landscape treatments.
4. ***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?***
The project shall have direct access from Space Village Avenue via two proposed roundabouts at Reagan Ranch Parkway and Saddle Maker Road. The main entrance located at Reagan Ranch Parkway will serve future commercial uses to the west of this development as well as provide access to the southern areas of development. A secondary access is being provided at Saddle Maker Road. This access also provides future access into the adjacent parcels to the southeast. There is no direct vehicular connectivity proposed to Highway 94.
5. ***Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*** The internal streets were designed to promote pedestrian connectivity while discouraging cut through traffic. The main roadway, Saddle Maker Road, is proposing a modified cross section to eliminate parking but provide dedicated striped bike lanes. This will help create safe, user friendly streets while promoting cycling/ walking within the community. All roadways are proposed as public roads to be dedicated to the City of Colorado Springs.
6. ***Will streets and drives within the project area be connected to the streets outside the project area in such a way that discourages their use by through traffic?*** Yes, the site has been designed to mitigate cut through traffic and the inclusion of traffic calming devices will help slow down any cut through traffic that may arise.
7. ***Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*** Ample parking has been designed into the site layout to

include garage parking, driveway parking, on-street parking and additional guest surface parking throughout the site.

8. ***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?*** Handicap accessible sidewalks and walkways have been provided within the public rights of way as well as throughout the site to access the two proposed park areas. ADA ramps have been provided throughout the site at intersections as required.
9. ***Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*** The street system is designed to accommodate the anticipated traffic and provide ample parking for residents in the most efficient manner possible.
10. ***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?*** The primary pedestrian system is in conformance with the City Subdivision design standards and ADA guidelines. A modified street section is proposed for Residential Road A by decreasing the parkway planting strip between back of curb and sidewalk, widening the sidewalk width from 5-foot to 6-foot, and increasing the green space between the back of sidewalk and adjacent lot lines. Interior sidewalk connections have been included providing access to the internal open space areas including a perimeter an 8-foot wide trail system for an enhanced pedestrian experience.
11. ***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?*** N/A, there are no natural features found on site.

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 of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.

TYPE PLAN:

PROFESSIONAL QUALIFICATION	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED INFORMATION: (Please check one box, and complete all the information)

- Licensed Landscape Architect**
- Licensed Architect**
- Registered Professional Engineer**

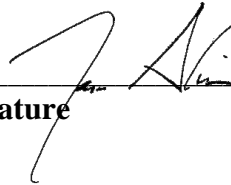
State CO License or Registration # #248

State Agency Phone No. for verification: (_____) _____

Certified Irrigation Designer (by The Irrigation Association) *Certification must be Active.*

Year of Certification: _____ Is Certification Active? (Circle one) YES / NO

Jason Alwine
Name (PRINT)


Signature

11/03/2020
Date

Notes:

- 1) Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.
* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- 2) Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



PRELIMINARY LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information. This checklist is provided as informational only and does not need to be submitted with the submittal.

PROJECT NAME High Plains at Reagan Ranch **FILE #:** _____

APPLICANT _____ **PLANNER** _____

1. General Submittal and Plan Requirements

- | | | |
|--------------|--|-------|
| <u> X </u> | a. Appendix I: Certification of Professional Qualifications (attach to Application) | _____ |
| <u> X </u> | b. Preliminary Landscape Plan Check List (attach to Application) | _____ |
| <u> X </u> | c. Base Information: North arrow, Vicinity Map, Scales, Street Classifications, All Zoning | _____ |
| <u> X </u> | d. Title Block Information: Correct plan title (Preliminary LP, current date(s), file number) | _____ |
| <u> X </u> | e. Plant Schedule: Appendix G format, plant list, and symbols | _____ |
| <u> X </u> | f. Appendix E: Schematic Landscape Diagram (includes hydrozones, plant communities, water use) | _____ |
| <u> X </u> | g. Appendix F: Site Category Calculations – Measurements (lf, sf), <u>Required</u> plants, shrub substitutes | _____ |
| <u> X </u> | h. Site Categories: Label & dimension site categories, and identify required screening locations | _____ |
| <u> X </u> | i. Wall locations and heights (screen, community and retaining walls, & general material) | _____ |
| <u> X </u> | j. Fence locations and heights (general description, i.e. wrought iron, wood, vinyl, etc.) | _____ |
| <u> X </u> | k. Ground Plane Legend: Identify i.e. wood & rock mulch, turf, meet all required % by site category | _____ |
| <u> X </u> | l. Maintenance Responsibility: District or HOA for landscape, medians, fence, walls | _____ |
| <u> X </u> | m. Appendix L: Alternative Compliance – Provide format with justification for consideration and file | _____ |

2. Soil

- | | | |
|--------------|--|-------|
| <u> X </u> | a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps)
(Soil Analysis is submitted with Final LP with Building Permit) | _____ |
|--------------|--|-------|

3. Grading and Drainage

- | | | |
|--------------|--|-------|
| <u> X </u> | a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan) | _____ |
| | • Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements) | |

4. Conservation Measures (Includes Codes 315 Soils and Drainage, 316 On-Site Plants)

- | | | |
|---------------|--|-------|
| <u> NA </u> | a. Show existing major vegetation to be retained and removed, by size and species, with elevation of retained plants, and protection measures. | _____ |
| <u> X </u> | b. Identify Natural Features, such as rock outcrops, ponds, lakes and streams | _____ |
| <u> X </u> | c. Hillside Overlay: Provide all pertinent information on the plan regarding existing vegetation and natural features. A separate plan can be helpful to clearly communicate the required information. | _____ |
| <u> NA </u> | d. Streamside Overlay: Identify, per Streamside Manual, all buffers and flood plain lines required and integrate the proposed landscape with the Streamside natural feature and vegetation. When not in the Streamside delineate the 100 year flood plain on the plan as applicable. | _____ |
| <u> X </u> | e. Incorporate design elements which reduce storm water run off (volume or rate) and/or increases groundwater | _____ |

re-charge. *Effective Low Impact Development concepts & Civil Engineering coordination are encouraged.* _____

5. Landscape Notes

- X a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation _____
- X b. Slope protection, reclamation and erosion control (Code 315) as needed over and above SWMP Permit for re-vegetation and establishment of Native Seed (or comparable) within the landscape process. _____
- X c. Provide this note in bold: (DRE Fee Calculator available on line for this separate submittal) _____

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. Site Elements or Amenities to be identified on the plan (and any not mentioned):

- X a. Structures; _____
- X b. Park and Open Space areas (pocket park, tract common areas, larger designated parks or OS) _____
- NA c. Landscape Lighting (Designate fixture types (bollard/pole/down lights, and rough locations) _____
- X d. Walks, paths and pedestrian-oriented areas (plaza, public art, water features, etc) _____
Strong streetscape design is encouraged and provides a good alternative compliance option for downtown urban projects in lieu of the landscape Development Standard: Internal site category.

7. Irrigation

- X a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment _____

NOTE: **In preparation for the Irrigation Plan**, water conservation tools and techniques are required to achieve comprehensive best water management practices including implementation, establishment and long term maintenance planning. Coordination between the Landscape Architect, Irrigation Designer, installer, and the maintenance company is highly recommended to achieve a strong water management plan.

1) System Design

Components: Sensors, smart controllers, new technology, etc

Schedules: Application rates for turf types (new, established, long range reductions), seasonal adjustments, slopes, sun orientation & micro climates (north vs. south facing), and soil types.

Short Term and Long Term water schedule reductions, annual maintenance such as audits, part replacements, etc



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Pikes Peak Investments LLC

PROJECT: Reagan Ranch

CITY PLANNING FILE NUMBER(S): _____

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this 10th day of SEP, 20 20.

Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

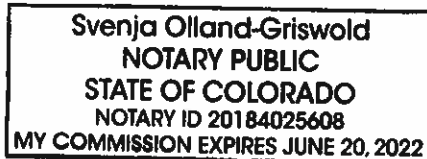
The foregoing certification was acknowledged before me this 10th day of September, 2020 by Danny Mientka.

Witness my hand and official seal.

My commission Expires: 06/20/2022

S. Griswold

Notary Public





PRE-APPLICATION MEETING SUMMARY

Area: South Date: 5/6/2020

Pre-Application No.: TKB-20-037

Applicant(s) Present: Jason Alwine

Lot Size: multiple - see below

Site Location: 7768 Space Village

TSN: 5408000054, 5400000280, 5400000291

Project Description: Zone change, platting, development of commercial and residential

Zone: multiple - see below

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input checked="" type="checkbox"/> Vacation of Public Right-of-Way |
| <input checked="" type="checkbox"/> Concept Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input checked="" type="checkbox"/> Conditional Use <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input checked="" type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

- PUBLIC NOTIFICATION REQUIREMENTS:** Pre-Application Stage Internal Review Stage Public Hearing Stage
- Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
- Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report | <input checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTIC MEETING: Yes No **Date:** TBD **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

- 5408000054 is 19.96 acres, already in City, zoning is PIP2/CR AO APZ2
- 5400000280 is 77.62 acres, already in City, zoning is PIP2/cr OC/CR AO APZ1 APZ2; property split by roadway
- 5400000279 is 28.48 acres, already in City, zoning is PIP2/CR AO APZ1
- All parcels are within the Banning Lewis Ranch Master Plan area; master plan amendments require a Fiscal Impact Analysis
- Be aware of restrictions associated with APZ1 and APZ2 overlays; Community Center is a Conditional Use in the PBC zone.
- Prior application file numbers include: CPC CP 16-00153; CPC ZC 16-00152A; CPC MP 87-00381-A15MJ16;
- Proposed development requires the applications checked above; PIP zoning does not permit residential uses.
- Contact staff reviewers listed above for specific questions regarding the respective areas of specialty: drainage report, geologic hazard report, traffic impact analysis, and utilities items. Utilize LDTIC Comment Log handout provided via email that has all contact information and staff names. Also, conceptual layout does not appear to address storm water detention requirements.
- See email transmitting this summary for links to website where application form and submittal checklists are available.
- All items must be uploaded to a shared Dropbox folder prior to submittal, and printed copies of plans must be provided to the planner at an application intake meeting. Please coordinate with your planner to schedule that meeting and to request access to a shared Dropbox folder for uploading electronic documents.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$TBD pending details such as # of lots and acreages

Number of Plans: one electronic, one printed, two of any reports

Tasha Brackin, AICP
Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5369
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 tbrackin@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: February 5, 2021

Planner: Tasha Brackin

Planner email: Tasha.Brackin@coloradosprings.gov

Planner phone number: (719) 385-5369

Applicant Email: jason_alwine@matrixdesigngroup.com

Applicant Name: Matrix Design Group/Jason Alwine

TSNS: 5400000280

Site Address (to be used on postcard): No Address Assigned – location is “Southeast corner of Highway 94 and Marksheffel Road”

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:

150 feet 500 feet 1,000 feet Modified (attach modified buffer) No public notice

PROJECT BLURBS

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Vacation of Right-of-Way

Request by Pikes Peak Investments, LLC, with representation by Matrix Design Group, for approval of a right-of-way vacation. If approved the proposed application would vacate a portion of existing excess right-of-way (ROW) and relocate the planned roadway and ROW dedication to the south to establish an appropriate ROW width of 90 feet. The site is currently zoned PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2 /Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay), is 38.06 acres, and is located at the southeast corner of State Highway 94 and Marksheffel Road.

PUD Development Plan

Request by Pikes Peak Investments, LLC, with representation by Matrix Design Group, for approval of the Reagan Ranch PUD Development Plan. If approved the proposed application would establish the land use layout for 181 residential dwelling units, along with a community park, trails, and open space. The site is currently zoned PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2 /Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay), is 38.06 acres, and is located at the southeast corner of State Highway 94 and Marksheffel Road.

POSTCARD

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

- Development Plan for 181 single-family residential dwelling units
- A community park, trails, and open space areas are also proposed.
- New roads and utilities to serve the development are included.

[Type text]

Neighborhood Meeting Information:

- tbd

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):

- PUD Development Plan for 181 single-family residential dwelling units

Planning and Development Distribution Form

PUD Development Plan

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

Planner Intake Date: 2/5/2021

Admin Receive Date: 2/8/21

Project Name: High Plains at Reagan Ranch

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

2. Date buckslip comments are due (21 calendar days after submittal): February 26, 2021

3. HOA: N/A

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 type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	Michelle.Ontiveros@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov

45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input checked="" type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov 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	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	dgish@wsd3.org

37	<input type="checkbox"/> School District # 11	Terrance.Johns@d11.org Terry.Seaman@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input checked="" type="checkbox"/> School District # 22	chrissmith@esd22.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

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	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
75	<input checked="" type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil>">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)

54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input checked="" type="checkbox"/> Metro District	Metro District Email Reagan Ranch
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ;
65	<input checked="" type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov 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	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: