



GENERAL APPLICATION FORM

Edited 9/25/18

Tax Schedule Number(s):

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.

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 /Right of Way
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 V 21-00014



Vacation of Subdivision Plat or Public Right-of-Way Application Requirements

REVIEW CRITERIA: The vacation of right of way is solely at the discretion of the City Council. An application for vacation of public right of way may be approved by City Council only if the request complies with the following criteria:

1. The right of way is no longer needed for public transportation purposes;
2. The vacation will not adversely impact use of the right of way for public utility and/or drainage purposes;
3. The vacation will not adversely impact the uniform width of the remaining portions of the public right of way along the block frontage for which vacation is sought;
4. Access to lots or properties surrounding the public right of way will not be adversely affected; and
5. The vacation is consistent with the purpose of this Subdivision Code.

SUBMITTAL CHECKLIST: The following items will need to be included in any Vacation review submittal.

Applicant	Planner
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input type="checkbox"/> 1. A clear description of the proposed vacation; and	<input type="checkbox"/>
<input type="checkbox"/> 2. A Justification based on the review criteria addressing why the proposed project should be approved.	<input type="checkbox"/>
<input type="checkbox"/> Vacation Plat or Vacation Sketch. The subdivider shall file a vacation plat on all land proposed for reversion to acreage, or vacation of a dedicated public street or alley unless determined by the Manager of City Planning and the City Engineer that a vacation plat is not required. If a vacation plat is not required, the subdivider shall submit a vacation sketch, conforming to the requirements of City Planning, and shall indicate at the time of submission whether or not existing easements are to be retained and if so, whether they are drainage or utility easements.	<input type="checkbox"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input type="checkbox"/>
<input type="checkbox"/> A legal description of the area proposed for vacation with the area in square feet of that which is sought to be vacated.	<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"/>

IF VACATION PLAT IS SUBMITTED: The vacation plat must include the following information.

- | | |
|--|--------------------------|
| <input type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range information along with City, County and State. | <input type="checkbox"/> |
| <input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20') | <input type="checkbox"/> |
| <input type="checkbox"/> Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> Date of preparation | <input type="checkbox"/> |
| <input type="checkbox"/> North arrow | <input type="checkbox"/> |
| <input type="checkbox"/> Sheet Size. The sheet size shall be 24" x 36" including 1/2" border with 'landscape' orientation. North may be oriented from +90° to -90° of 'True North'. | <input type="checkbox"/> |
| <input type="checkbox"/> Scale. The vacation plat shall be drawn to a fixed scale. 1" = 10', 1" = 20', 1" = 30', 1" = 40', 1" = 50', 1" = 60', 1" = 100' and 1" = 200' are the acceptable scales. The City Engineer may, however, disapprove any scale as inappropriate if it results in an overly cluttered or illegible plat drawing. Alternative scales may be considered on a case-by-case basis and will require approval by the City Engineer. A bar scale reflecting this scale shall be placed on the vacation plat. | <input type="checkbox"/> |

- | | |
|--|--------------------------|
| <input type="checkbox"/> An accurate and clear property (legal) description of the overall boundary of the area to be vacated with the acreage noted. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than 1 description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and 'as-measured' dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or Point of Beginning shall be clearly labeled on the plat drawing. | <input type="checkbox"/> |
|--|--------------------------|

PLAN CONTENT REQUIREMENTS: *Continued from previous page*

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> Vicinity Map showing the site.	<input type="checkbox"/>
<input type="checkbox"/> Surveyor's Statement by a registered land surveyor to the effect that the plat to be vacated is a recorded plat.	<input type="checkbox"/>
<input type="checkbox"/> Certificate for execution by each of the following or their appointed representative(s):	<input type="checkbox"/>
<input type="checkbox"/> City Planning Director	<input type="checkbox"/>
<input type="checkbox"/> City Engineer	<input type="checkbox"/>
<input type="checkbox"/> Utilities Executive Director	<input type="checkbox"/>
<input type="checkbox"/> City Clerk and Mayor	<input type="checkbox"/>
<input type="checkbox"/> County Recorder	<input type="checkbox"/>
<input type="checkbox"/> Boundary lines. The boundary lines with accurate distance and bearing, the exact location and width of all existing or recorded streets intersecting the boundary of the tract.	<input type="checkbox"/>
<input type="checkbox"/> Dimension, relative bearing, curve data. Show the length of all arcs, internal angles and points of curvature.	<input type="checkbox"/>
<input type="checkbox"/> Easements. All existing drainage and utility easements as recorded, subject to reservation of easements for existing drainage and utility installations.	<input type="checkbox"/>
<input type="checkbox"/> Lots, blocks and Identification system. All lines of lots, blocks, identification system and other parcels of land as recorded.	<input type="checkbox"/>
<input type="checkbox"/> Streets. The plat shall show the right-of-way lines, widths, locations and street names of all streets as recorded within, and immediately adjacent to the property being vacated.	<input type="checkbox"/>
<input type="checkbox"/> Inundation Mark. If the property is within a designated FEMA flood hazard area, show the 100-year floodplain line. Also reference the FEMA panel number as a plat note.	<input type="checkbox"/>
<input type="checkbox"/> A clear and accurate property legal description of the overall area to be vacated with the total area noted.	<input type="checkbox"/>
<input type="checkbox"/> Owners signature (only required for vacation of subdivision plat)	<input type="checkbox"/>
<input type="checkbox"/> Notary Statement acknowledging the execution of the plat by the owner before a notary public (only required for vacation of subdivision plat).	<input type="checkbox"/>

IF VACATION SKETCH IS SUBMITTED: The vacation sketch must include the following information.

<input type="checkbox"/> Subdivision name.	<input type="checkbox"/>	A legal description will be provided upon finalization of the ROW area to be vacated
<input type="checkbox"/> A clear and accurate property legal description of the overall area to be vacated with the total area noted.	<input type="checkbox"/>	
<input type="checkbox"/> Date of preparation, scale and north arrow.	<input type="checkbox"/>	
<input type="checkbox"/> Vicinity map showing the site.	<input type="checkbox"/>	
<input type="checkbox"/> All lines of lots, blocks, identification system and other parcels of land as recorded.	<input type="checkbox"/>	
<input type="checkbox"/> Show all existing drainage and utility easements as recorded, subject to reservation of easements for existing drainage and utility installations.	<input type="checkbox"/>	
<input type="checkbox"/> Show the right of way lines, widths, locations and street names of all streets as recorded within and immediately adjacent to the property being vacated. include the location of any improvements within the right of way.	<input type="checkbox"/>	

PROJECT STATEMENT
HIGH PLAINS at REAGAN RANCH
VACATION OF PUBLIC RIGHT-OF-WAY

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:

- Vacation of Public Right-of-Way

Vacation of Public Right-of-Way

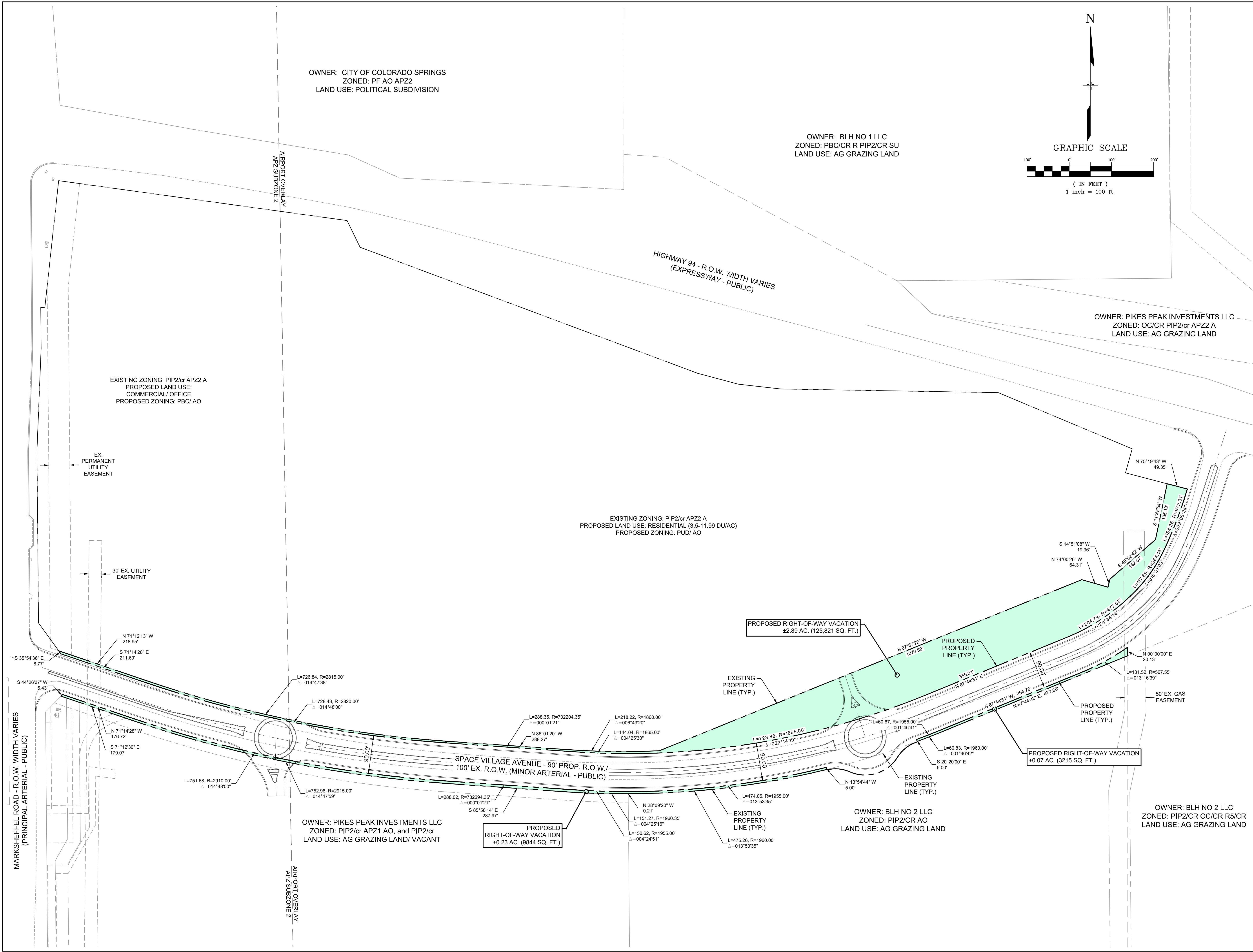
The existing Space Village Avenue public right-of-way is currently 100' with additional land as part of the ROW presumably for drainage and utility use along the northern edge of the east bound roadway. Pike Peak Investments LLC has concurrently submitted a PUD Development Plan illustrating the detailed layout of the High Plains at Reagan Ranch community, including a redesign of Space Village Avenue. As part of the development plan application, Pike Peak Investments LLC is requesting the City of Colorado Springs vacate the current Space Village Ave. ROW with a new dedication of right-of-way meeting current standards. The newly proposed Space Village Avenue will be a Minor Arterial Classification with 90' Right-of-Way built to current city standards. The existing roadway will be completely removed and reconstructed including the addition of two roundabouts for traffic calming and enhanced circulation. Any existing drainage and utilities will be designed for and incorporated as required. It is expected the vacation and re-dedication of the Space Village Avenue ROW will occur simultaneously with future final plat submittals.

Vacation of Public Right-of-Way Review Criteria

1. ***The right of way is no longer needed for public transportation purposes;*** The existing right-of-way will continue to be required for public transportation and utility purposes but does not meet current city standards. A proposed 90' right-of-way width will adequately support the City of Colorado Springs' standard minor arterial street section including turn lanes for the proposed High Plains at Reagan Ranch project, traffic calming roundabouts, utilities and new construction per current city standards.
2. ***The vacation will not adversely impact use of the right of way for public utility and/or drainage purposes;*** An existing waterline, petroleum mains, communication lines and multiple CMP culverts will be maintained within the proposed 90' right-of-way. Any portion of existing communication lines, electric lines or drainage swales lying within the vacation area shall either be maintained onsite or rerouted per city standards with no adverse impacts. All public utility easements shall be maintained or reconfigured during the construction document and final plat submittals.

3. ***The vacation will not adversely impact the uniform width of the remaining portions of the public right of way along the block frontage for which vacation is sought;*** A uniform Minor Arterial 90' right-of-way width is proposed for the entire length of Space Village Avenue from Marksheffel Road to Highway 94.
4. ***Access to lots or properties surrounding the public right of way will not be adversely affected;*** Access to adjacent parcels will not be adversely affected by the proposed right-of-way vacation. Adequate access and connectivity is being master planned as part of the overall development.
5. ***The vacation is consistent with the purpose of this Subdivision Code.*** Yes, the proposed right-of-way vacation and subsequent rededication is consistent with the purpose of the Subdivision Code.

FILE LOCATION: S:\19.224.008\REAGAN BRANCH\100 DWG\105 EXHIBITS\ROW VACATION SKETCH\ROW VACATION SKETCH.DWG



OWNER: CITY OF COLORADO SPRINGS
 ZONED: PF AO APZZ
 LAND USE: POLITICAL SUBDIVISION

OWNER: BLH NO 1 LLC
 ZONED: PBC/CR R PIP2/CR SU
 LAND USE: AG GRAZING LAND

OWNER: PIKES PEAK INVESTMENTS LLC
 ZONED: OC/CR PIP2/cr APZZ A
 LAND USE: AG GRAZING LAND

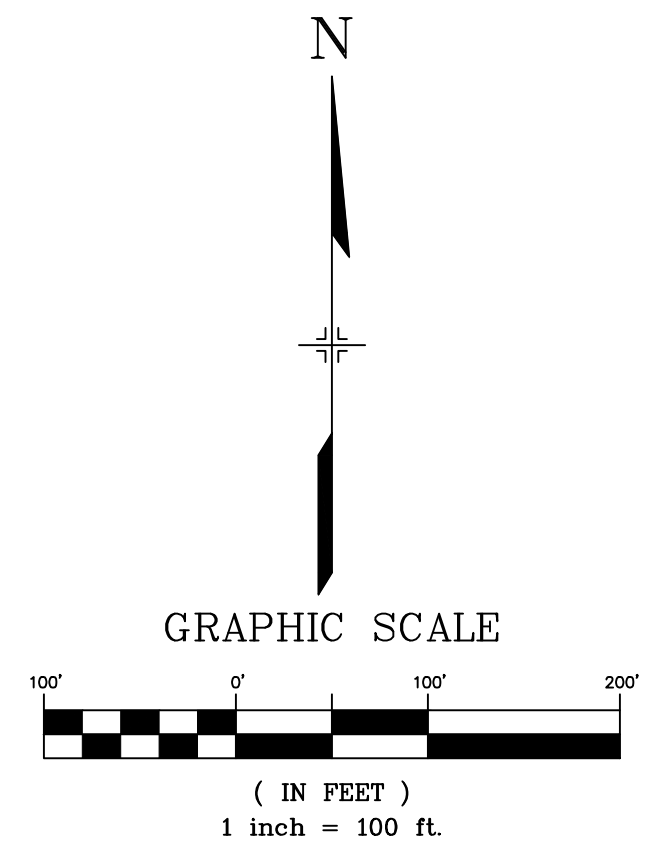
EXISTING ZONING: PIP2/cr APZZ A
 PROPOSED LAND USE: COMMERCIAL/ OFFICE
 PROPOSED ZONING: PBC/ AO

EXISTING ZONING: PIP2/cr APZZ A
 PROPOSED LAND USE: RESIDENTIAL (3.5-11.99 DU/AC)
 PROPOSED ZONING: PUD/ AO

OWNER: PIKES PEAK INVESTMENTS LLC
 ZONED: PIP2/cr APZ1 AO, and PIP2/cr
 LAND USE: AG GRAZING LAND/ VACANT

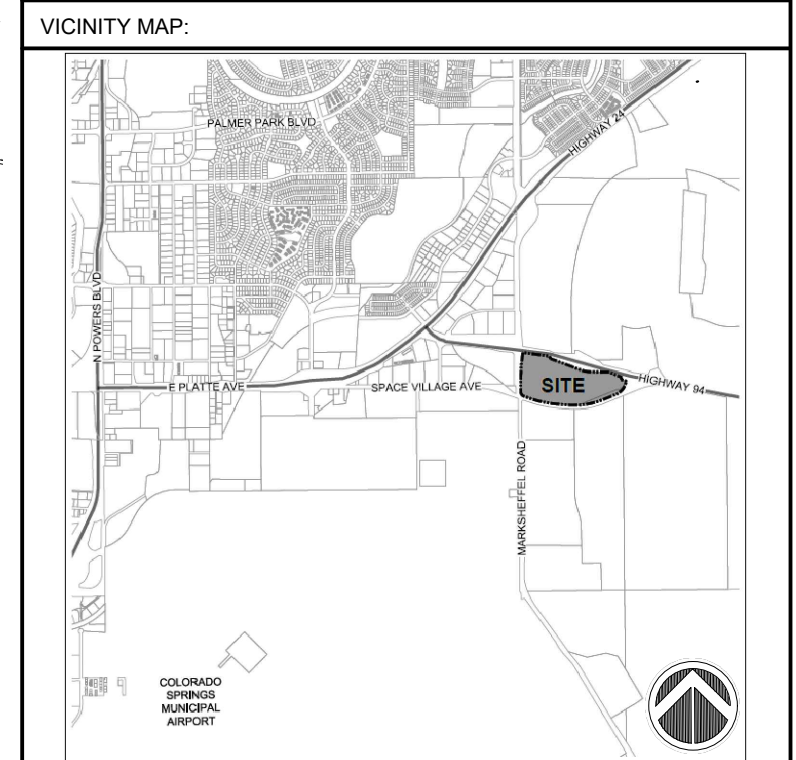
OWNER: BLH NO 2 LLC
 ZONED: PIP2/CR AO
 LAND USE: AG GRAZING LAND

OWNER: BLH NO 2 LLC
 ZONED: PIP2/CR OC/CR R5/CR
 LAND USE: AG GRAZING LAND



CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
PIKES PEAK INVESTMENTS LLC
 90 SOUTH CASCADE AVE., SUITE 1500
 COLORADO SPRINGS, CO 80903
 (719) 448-4034



PROJECT:
**HIGH PLAINS AT REAGAN RANCH
 R.O.W. VACATION SKETCH
 COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0		INITIAL CITY SUBMITTAL	

DRAWING INFORMATION:
 PROJECT NO: 19.224.008
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA

SHEET TITLE:
**RIGHT-OF-WAY
 VACATION
 SKETCH**
ROW SKETCH
 SHEET 01 OF 01
 CITY FILE NO:



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, 54000002+

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
Right-of-Way Vacation

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 ROW Vacation**

1. PUBLIC NOTICE:

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

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

3. HOA: n/a

4. STANDARD DISTRIBUTION:

Vacation

Electronic plans

	<input type="checkbox"/> None	
85	<input checked="" type="checkbox"/> Utilities Development Services	Buckslips@csu.org
24	<input checked="" type="checkbox"/> SWENT	development.review@coloradosprings.gov
9	<input checked="" type="checkbox"/> Fire	Steven.Smith@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Bea.Romero@centurylink.com Patti.Moore@CenturyLink.com Melissa.Spencer@CenturyLink.com
17	<input checked="" type="checkbox"/> Cory Sharp	Cory.Sharp@coloradosprings.gov
48	<input checked="" type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input checked="" type="checkbox"/> Flood Plain	Keith@pprbd.org
30	<input type="checkbox"/> Comcast	Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
65	<input checked="" type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	development.review@coloradosprings.gov

53	<input type="checkbox"/> UCCS Review – North Nevada Overlay Zone	mwood@uccs.edu
----	--	--

5. SCHOOL DISTRICT:

Electronic plans

	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District #2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District #3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District #11	johnstp@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 type="checkbox"/> School District #22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District #49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic plans

	<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.elms@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 10CES.CENP.USAFDEVREVIEWGRP@us.af.mil
75	<input checked="" type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <a href="mailto:<ayoka.paek@spaceforce.mil>"><ayoka.paek@spaceforce.mil> Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

Electronic plans

	<input type="checkbox"/> None	
--	-------------------------------	--

9	<input type="checkbox"/> CSFD	Steven.Smith@coloradosprings.gov
35	<input type="checkbox"/> Landscape Review	Daniel.Gould@coloradosprings.gov
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
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
56	<input checked="" type="checkbox"/> PlanCOS; Comprehensive Planning	PlanCOS@coloradosprings.gov ; Corridor Plans in progress
20	<input checked="" type="checkbox"/> Airport Overlay	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 boarder
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input checked="" type="checkbox"/> Metro Districts	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	Jariah.Walker@coloradosprings.gov
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
---	--

Total # of Plans: _____

Special notes or instructions: