

PLEASE SEE REVISED PLANS AND DOCUMENTS – The back (North) portion of the site has been delineated as Tract C – “No Build” area.

PCD Engineering Division

11/5/2020 3:07:52 PM

See comments on the subdivision (MS-20-002). Show and label all uses and restricted/no-disturbance areas on the SDP. Provide fencing or other method of delineation to keep uses out of the no-build/no-disturb areas and comply with MS4 permit requirements.

Ensure that the SDP matches the latest MS drainage and grading plans.

Landscaping Plan: Trees, shrubs, and/or any type of woody vegetation should not be placed on the detention pond embankment. If landscaping is required along the south property line ensure that there is enough space between the embankment and the plantings to maintain both.

--Jeff Rice - 719-520-7877

PLEASE SEE UPDATED STORMWATER PLANS

PCD Engineering Division  
11/10/2020 2:24:22 PM

Stormwater comments have been provided under Dwire Minor Sub MS202 submittal.

Reviewed by:  
Christina Furchak  
Stormwater Engineer III  
christinafurchak@elpasoco.com



# Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910  
Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

wrong application, please email a request for the correct application to [raddickson@elpasoco.com](mailto:raddickson@elpasoco.com) or find type C applications online **Updated to a Type C**

## Type D Application Form (1-2C) please verify

Updated

- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
  - Major
  - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
  - Plat Vacation with ROW
  - Vacation of ROW
- Variances
  - Major
  - Minor (2<sup>nd</sup> Dwelling or Renewal)
  - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: Site Development Plan

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): East of Marksheffel Rd. North of Capital Drive	
Tax ID/Parcel Numbers(s) 5300000552	Parcel size(s) in Acres: 5.337 AC
Existing Land Use/Development: contractor's yard	Zoning District: I-3

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): DL Holdings, LLC	
Mailing Address: 6799 Bismark Road Suite A Colorado Springs, CO 80918	
Daytime Telephone: 719-574-7123	Fax:
Email or Alternative Contact Information: jeff@dwirex.com	

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

**Description of the request:** (submit additional sheets if necessary):

Site Development Plan for Lot 1 of Dwire Storage Yard Fil. No. 1
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**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): M&S Civil Consultants, Inc	
Mailing Address: 102 E. Pikes Peak Ave Ste 500 Colorado Springs, CO 80903	
Daytime Telephone: 719-955-5485	Fax:
Email or Alternative Contact Information:	

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): M&S Civil Consultants, Inc	
Mailing Address: 102 E. Pikes Peak Ave Ste 500 Colorado Springs, CO 80903	
Daytime Telephone: 719-210-8125	Fax:
Email or Alternative Contact Information: georgianne@mscivil.com	

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: \_\_\_\_\_  
 Owner (s) Signature: \_\_\_\_\_  
 Applicant (s) Signature: \_\_\_\_\_

Date: 1/8/2020  
 Date: \_\_\_\_\_  
 Date: 1-9-2020



# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

December 30<sup>th</sup>, 2019  
M&S Civil Consultants  
Attn: Georgianne Willard  
102 E. Pikes Peak Ave, Suite 500  
Colorado Springs, CO 80903

please provide a new letter as this one will likely expire by the time approval is granted. Expiration is 12/30/2020 and approval will not be granted until after approval of the subdivision application

Commitment letter has been updated, see letter dated November 5, 2020

Sent via email: [georgianne@mscivil.com](mailto:georgianne@mscivil.com)  
Original to follow by US Mail

Re: Water and Sewer Service to DWIRE Storage Yard Development  
Commitment Letter No. 2019-08

Dear Georgianne Willard,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the DWIRE Storage Yard Development, located at the east side of the intersection of Industry Road and Capital Drive. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have preliminarily determined that the following will be the total water demand required by this occupancy:

Type of Use	Demand (AF/yr)
Domestic	13.7
Irrigation	2.0
<b>Total</b>	<b>15.7</b>

This water commitment is hereby made exclusively for this specific development project at this site within the District. If planned structures in this development exceed this water allocation, the development owner must apply for a new commitment. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other

developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lathen", written over a horizontal line.

Amy Lathen  
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email  
Steve Hasbrouck; Board President w/ encl: sent via email  
Jeff Munger, Water Resource Engineer  
Kevin Brown; Jr. Engineer



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