



GENERAL APPLICATION FORM

ENCLOSURE

Project Name: Westcreek III at Wolf Ranch DP Existing Zone: PUD Acreage: 33.4

Site Address: N/A Direction from Nearest Street Intersection: Northwest of Tutt Blvd and Cowpoke Road

Tax Schedule Number(s): 5200000429

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: [Signature] Date: 11-03-2020
Signature of Consultant: [Signature] Date: 11-08-20
Signature of Developer: [Signature] Date: 11-03-2020

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: David D. Jenkins Contact Name: Tim Seibert
E-Mail: tseibert@nor-wood.com Phone: 7195932600
Developer: Same as Owner Contact Name:
E-Mail: Phone:
Consultant/Main Contact name: Nass Design Associates Contact: Jim Nass Phone: 7194752406
Address: 111 S. Tejon Street, Suite 312 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: jim@nassdesign.net

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP

Payment \$ Assigned to: Date:

Receipt No.: City File No: AR PUD 06-00515-AZ M520



Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

REVIEW CRITERIA: A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended:

AR PUD 06-00515-A1MN17

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input checked="" type="checkbox"/> A Project Statement with a clear description of the proposed minor or major amendment. (# TBD by Planner)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Amendment Plan Sets (# TBD by Planner). An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions of the plan proposed to be modified with easily recognizable "clouds" and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Black Line of the proposed project, reduced to 11" x 17", or a .pdf	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the amended plan sheets must include the following information.

<input checked="" type="checkbox"/> Modify or add the revision date(s) to each amended sheet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Remove old approval stamps	<input type="checkbox"/>
<input checked="" type="checkbox"/> Remove any clouding relating to previous amendments	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable	<input type="checkbox"/>

**Westcreek III at Wolf Ranch Development Plan Major Amendment and
Westcreek at Wolf Ranch Sub. Filing 13 and Westcreek at Wolf Ranch Sub. Filing 14 Plats
PROJECT DESCRIPTION**

November 3, 2020

LAND USE PROPOSAL

This development request proposes to amend the Westcreek III at Wolf Ranch Development plan to develop 106 single-family residential units on 33.417 acres of land for a gross density of 3.17 du/ac. The site is located in a B (2.0- 3.49du/ac.) category within the approved Wolf Ranch Master Plan and is currently zoned "PUD". The project falls within the approved master planned density range and therefore is in conformance with the Wolf Ranch Master Plan.

Two plat filings, Wolf Ranch Sub. Filing No. 13 and 14 will be processed concurrent with the development plan. Filings 13 and 14 both contain 53 lots respectively along with various tracts for open space, as well as easements for necessary utility corridors.

SITE LOCATION

The parcel of land is generally located south of Abbey Pond Lane and Country Creek Trail in the Westcreek II subdivision. The site is bounded on the west by unincorporated El Paso County property, zoned RR-3. The county property is currently being used for grazing with related ranch home and out building structures. This western boundary is the general location for the future extension of Tutt Blvd. The site is bounded along the north by the Westcreek II subdivision existing with single family detached residential structures also in a "B" master planned category. The site is bounded on the south by a regional detention pond on Cottonwood Creek and the adjacent Cowpoke Rd. south of this pond. The site is bounded along the east by a natural drainage channel called Tributary Four and is a tributary to Cottonwood Creek. The vacant land lying along the east side of the drainage channel is also zoned PUD and is master planned for Community Park and a K-12 School use. Adjacent property further south along the opposite side of the Cottonwood Creek channel is developed with single family homes in the Remington at Wolf Ranch Subdivision within a master planned "C" planning area category for residential homes in the 3.5-7.99 du/ac density range.

NATURAL FEATURES

The property to be developed is a parcel of land exhibiting slopes ranging in steepness from 2% to 4%. The property is vegetated entirely with native grasses. The properties natural drainage is to the south and east. There are no significant natural features located on this property.

LAND USE

The proposed uses within this development will be 1 and 2 story single-family residences from 2,500 to 7,000 s.f.; residences will have 2 and 3 car garages. The lot sizes range from 6,078s.f. to 23,823s.f. The average lot size is 9,557s.f. The average lot size in this development is larger than any surrounding subdivisions.

LOT LANDSCAPES

Each individual lot will have a landscape package that will be provided by the builder of the home, to insure that the landscape is installed when the home is complete. This landscape package will help to provide a finished look to the neighborhood at an earlier date and will provide less disruption to the future residents.

PHASING

The development will be phased in two separate phases. The first phase will be the south phase

which will be for 53 lots and all access to those 53 lots will be south along Tutt Blvd. The second phase will be the northern half of the subdivision and will be for 53 lots which will have access both to the south along Tutt Blvd. and north to Country Creek Trail and Recreation Point.

VEHICULAR CIRCULATION

This project will be served initially at two locations along the proposed extension of Tutt Blvd. from the south. The second filing and phase of the subdivision will connect to two existing access points along the north end of the project at Country Creek Trail and Recreation Point. The southerly access will be by a 30' asphalt street, which will be an extension of the east half of Tutt Blvd. The developer of Westcreek III will post the necessary financial assurances and dedicate the R.O.W. for the construction of the east half of Tutt Blvd. where it is adjacent to the Westcreek III Development. The southern access will be a 30' half street section with full curb and gutter and deceleration lanes with appropriate related utility main lines and storm drain facilities as necessary. The west side of the half street section will be constructed with a temporary asphalt curb until such time as Tutt Blvd. can be developed to its full cross section. The west half of the proposed Tutt Blvd. R.O.W. is owned by the adjacent property owner to the west and is still County property.

DEVELOPMENT SCHEDULE

The development of this project is anticipated to begin in the Spring of 2021. The anticipated build out would be approximately 2 years.

SUMMARY

The project is in conformance with the Wolf Ranch Master Plan and PUD Plan. The street classifications are in conformance with the currently approved Wolf Ranch Traffic Study, and current City of Colorado Springs standards. The project is compatible with adjacent planned and existing subdivisions. Lot development and home construction will be performed per the Wolf Ranch PUD Design Guidelines contained within the approved PUD documents.

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.

PROFESSIONAL QUALIFICATION	TYPE PLAN:		
	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	<u>Yes</u>	<u>Yes</u>	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)

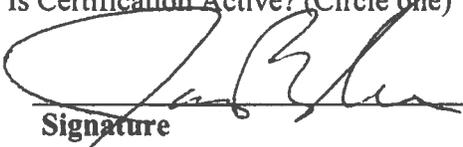
- Licensed Landscape Architect
- Licensed Architect
- Registered Professional Engineer

State Colorado License or Registration # LA-766

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

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

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

James P. Nass  12-13-17
Name (PRINT) Signature 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).



CITY OF COLORADO SPRINGS

FINAL LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information; however, the completed checklist does not need to be submitted with the application, but is used as part of Staff plan review.

PROJECT NAME & CITY FILE #: _____

APPLICANT

PLANNER

- | | | |
|-------|---|-------|
| _____ | 1. Certification of Professional Qualifications (Appendix I)
<i>This establishes the project Designer of Record, and who is to perform the Landscape Inspection.</i> | _____ |
| _____ | 2. Soil Analysis Report from an established soil analysis laboratory (by treatment type) provided | _____ |
| _____ | 3. Accurate soil preparation and amendments notes, per the soil analysis recommendations | _____ |
| _____ | 4. Schematic Landscape Diagram (on the plan) (Ref. Appendix E) | _____ |
| _____ | 5. Site Category Calculation Chart with requirements and how they are met (Appendix F) | _____ |
| _____ | 6. Plant Schedule (Per Policy 312, Appendix G) with Percentage of Signature Plants listed
All plant material will be called out with the key abbreviation and quantity
All trees will include the Category (abbreviation) they satisfy, as reflected in the chart. | _____ |
| _____ | 7. Planting Details (Appendix H: Tree, shrub, perennial, and groundcover, Revised 2006) | _____ |
| _____ | 8. Sheet Base Information: Vicinity Map, North Arrow, bar scale, Sheet Match Lines | _____ |
| _____ | 9. Label Landscape Setbacks and Dimension Property Lines on the Landscape Plan | _____ |
| _____ | 10. Zoning Information: Existing and Proposed Zoning of the site and surrounding properties | _____ |
| _____ | 11. Streets and Right of Way (existing and proposed): Names, Classification, R.O.W. changes
Show speed lines of site for each intersection and access point (Ref. City Traffic Manual) | _____ |
| _____ | 12. Irrigation Notes: Types of equipment and method(s) to be used to irrigate the site. | _____ |
| _____ | 13. Delineation of Streamside Buffers, 100 year Floodplain, and non tidal wetlands, as applicable. | _____ |
| _____ | 14. Show existing major vegetation to be retained and to be removed, by size and species.
Provide protection methods (with details) to be used. Show new locations of transplanted materials.
In Hillside and Streamside, provide existing elevations of plants to be retained. | _____ |
| _____ | 15. Show and label all <i>other</i> structures. Show and label all landscape light types. | _____ |
| _____ | 16. Parking: Show covered & uncovered stalls, loading and fueling areas, and vehicular drives | _____ |
| _____ | 17. Private pedestrian walks and pedestrian-oriented areas. Label adjacent (PR&CS) Public Trails. | _____ |
| _____ | 18. Show Retaining walls with spot elevations, screening walls and fences (with type, ht, & material) | _____ |
| _____ | 19. Proposed plants shown within ranges of <u>mature width</u> | _____ |
| _____ | 20. Identify all ground plane treatments (plants, paving, mulches by type and depth | _____ |
| _____ | 21. Plants not required by Code may be labeled as "Extra" and excluded from Financial Assurances | _____ |
| _____ | 22. Identify non-living materials; boulders, sculptures, etc | _____ |
| _____ | 23. Show and identify existing natural features to remain, i.e. rock outcrops, ponds, lakes and streams | _____ |

LANDSCAPE PLAN CHECKLIST (continued)

APPLICANT

PLANNER

- | | | |
|-------|--|-------|
| <hr/> | 24. Accurately represent water quality facilities (location and type); include maintenance access | <hr/> |
| <hr/> | 25. Berms and slopes: Show proposed contours, and slope percentage, and slope protection | <hr/> |
| <hr/> | 26. Swales: Show proposed contours | <hr/> |
| <hr/> | 27. Reclamation and erosion control area labeled | <hr/> |
| <hr/> | 28. Locations of existing and proposed utilities and utility easements | <hr/> |
| <hr/> | 29. Overhead power lines clearly labeled | <hr/> |
| <hr/> | 30. Buffers & Screens (7.4.323):
Provide vegetative screen for all <u>refuse collection areas</u> from adjacent streets and properties | <hr/> |
| | Screen of loading and utility service areas, vehicle repair bays and vehicle fueling areas
from adjacent streets and properties (vegetative or structural, 7.4.323) | <hr/> |
| | A detailed design of screening structures | <hr/> |
| <hr/> | 31. Submit a written Request for Alternative Compliance , as applicable (Appendix L) | <hr/> |

Soil Test Report

Colorado State University
 Soil, Water and Plant Testing Laboratory
 Room A319, NESB
 Phone: 970-491-5061 / Fax: 970-491-2930



Lab ID Number:	H1943a	Report Date:	4/26/2015
Sample ID:	remington	Invoice #:	
Company Name:	Nass Design Associates	Street Address:	111 S Tejon St #312
Contact Name:	Jim Nass	City:	Colorado Springs
Phone:	(719) 475-2406	County:	El Paso
Email Address:	jim@nassdesign.net	State:	CO
Client Type:	Consultant	Zip:	80903
Current Plant Type:	Native Vegetation	Date Rcvd:	4/7/2015
Proposed Plant Type:	Landscape: (Flowers - Shrubs - Trees)	Date Tested:	4/8/2015
Current Irrigation:	sprinkler, drip	Test Performed By:	JS TD TCP
Current Amendments:	none yet		

pH: 6.9

pH 6 to 7.2 is the preferred pH range for growth of most plants.

Electrical Conductivity or Salts: 0.2 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

Lime: Low

Low: Lime is less than 1% in the soil. Plants can still grow well at this lime level.

Texture Estimate: Sandy Clay Loam

This soil may drain at a low to very low rate. Watering schedules may have to be increased to allow for better water infiltration into the soil profile.

Sodium Absorption Ratio:

This value not requested.

Organic Material: 2.7 % **Plant Type:** Landscape: (Flowers - Shrubs - Trees)

Organic Matter is Low; A good goal for Landscape is to gradually increase the OM content to about 5% over a period of years. For 2-3 years in the fall, apply 2-3 inches depth of plant-based compost, or 1 inch depth of animal-based compost, and incorporate into the top 6-8 inches of the soil.

Nitrate: 3 ppm

N is low: Apply 0.3 lb N/100 sq ft to the soil. For each 0.1 lb of N needed, apply about 1/4 lb urea, or 1/2 lb ammonium sulfate, or 3/4 lb bloodmeal, or 1 lb corn gluten meal, or 5 lb alfalfa meal pellets per 100 sq.ft. Other fertilizers can be used as well. Check with your local garden center or home improvement store to determine what fertilizers are available in your area. When calculating fertilizer rates take the amount of N needed and divide by the % N in the fertilizer. For example, if your fertilizer contains 30% N, take 0.30 lbs (N needed) divided by 0.30 (N in the fertilizer) to get 1 lb of the 30% N fertilizer that is needed to apply per 100 sq.ft. For rates per 1000 sq. ft multiply the quantities by 10.

Phosphorus: 2.0 ppm

Phosphorus is Very Low; Add 0.5 lbs. P₂O₅/100 sq.ft. or 5 lbs. P₂O₅/1000 sq.ft. Bone meal can be added at 3.5 lbs/100 sq.ft. or triplesuperphosphate can be added at 1 lb/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

Potassium: 78.1 ppm

Potassium is Low; Add 0.2 lbs K₂O per 100 sq.ft. or 2 lbs of K₂O/1000 sq.ft. Potassium can be added as potassium chloride at 0.3 lbs/100 sq.ft. as composted manure @ 0.1 cubic yards/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

Zinc: 8.6 ppm

Zinc is Adequate; No additional Zn is needed.

Iron: 14.2 ppm

Iron is Adequate; No additional Iron (Fe) is needed

Manganese: 2.2 ppm

Manganese is Adequate; No additional Mn is needed.

Copper: 1.5 ppm

Copper is Adequate; No additional Cu is needed.

Boron: 0.50 ppm

Boron is High. No additional boron is needed.

Gypsum:

Gypsum is NOT Needed.

Additional Comments:

More information on landscaping and gardening can be found at www.ext.colostate.edu Be sure to check out our website at www.soiltestinglab.colostate.edu for a list of garden centers where you can find a variety of fertilizers and soil amendments.

James R Self, Ph.D, Director, Soil, Water and Plant Testing Lab

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: November 16, 2020

Planner: **Katie Carleo**

Planner email: katie.carleo@coloradosprings.gov

Planner phone number: (719) 385-5060

Applicant Email: jim@nassdesign.net

Applicant Name: Jim Nass

Owner (email): Tim Seibert, tseibert@nor-wood.com (as representative to be contacted)

TSN: 5200000429 ***PARTIAL – need custom buffer

Site Address (to be used on postcard): N/A

PROJECT: WESTCREEK III AT WOLF RANCH (and Plats Westcreek #13 and #14)

<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 BLURB

Development Plan Major Amendment

Request by Nor'wood Development, with representation by Nass Design, for approval of a major amendment to the Westcreek III at Wolf Ranch Development Plan. The proposed amendment would establish changes to street pattern to reduce infrastructure, addition of 11 residential lots with a gross density of 3.17 DU/AC (in conformance with the approved Wolf Ranch Master Plan) and updated landscape plans for Tutt Blvd. frontage. The site is zoned PUD (Planned Unit Development) consisting of 33.417 acers located northwest of Tutt Boulevard and Cowpoke Road.

Final Plat – Filing #13

Request by Nor'wood Development, with representation by Nass Design, for approval of the Westcreek at Wolf Ranch Filing No. 13. The proposed will establish 53 single-family residential lots in conformance with the Westcreek III at Wolf Ranch Development Plan as amended. The site is zoned PUD (Planned Unit Development) consisting of 17.526 acers located northwest of Tutt Boulevard and Cowpoke Road.

Final Plat – Filing #14

Request by Nor'wood Development, with representation by Nass Design, for approval of the Westcreek at Wolf Ranch Filing No. 14. The proposed will establish 53 single-family residential lots in conformance with the Westcreek III at Wolf Ranch Development Plan as amended. The site is zoned PUD (Planned Unit Development) consisting of 15.891 acers located northwest of Tutt Boulevard and Cowpoke Road.

POSTCARD

- Major amendment to the approved Westcreek III at Wolf Ranch Development Plan; changes establish updated street pattern to reduce infrastructure, addition of 11 residential lots with a gross density of 3.17 DU/AC (in conformance with the approved Wolf Ranch Master Plan) and updated landscape plans for Tutt Blvd. frontage.

- Subdivision plat for associated lots within this development plan area

POSTER

Proposed amendment to previously approved Westcreek III at Wolf Ranch Development Plan would establish changes to street pattern to reduce infrastructure, addition of 11 residential lots with a gross density of 3.17 DU/AC (in conformance with the approved Wolf Ranch Master Plan) and updated landscape plans for Tutt Blvd. frontage.

Planning and Development Distribution Form

Development Plan – Major Amendment, PUD, PUP, Use Variance, and Major Amendments

Planner Intake Date: **11/16/2020 – KAC** Admin Receive Date: 11-16-20

Project Name: **WESTCREEK III AT WOLF RANCH**

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

2. Date buckslip comments are due (21 calendar days after submittal): December 10, 2020

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

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@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	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@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	dale_stewart@comcast.com 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	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 checked="" 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

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 type="checkbox"/> Peterson	Michael.Shafer.4@us.af.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 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 type="checkbox"/> Metro District	Metro District Email
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 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 checked="" type="checkbox"/>	Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: