



# GENERAL APPLICATION FORM

Edited 9/25/18

Tax Schedule Number(s):

Project Name: SHOPPES AT OLD RANCH STATION

Existing Zone: PBC

Acreage: 3.94

Site Address: NA

Direction from  
Nearest Street  
Intersection:

SW OF OLD RANCH AND POWERS  
BLVD.

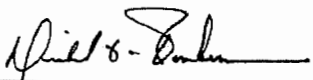
6222400002

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment   | <input type="checkbox"/> PUD Concept Plan                  | <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Administrative Relief   | <input type="checkbox"/> PUD Development Plan              | <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction   | <input type="checkbox"/> PUD Zone Change                   |  |
| <input type="checkbox"/> Annexation  | <input type="checkbox"/> Street Name Change                |  |
| <input type="checkbox"/> Building Permit to Unplatted Land   | <input type="checkbox"/> Subdivision Plat                  | <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final        |
| <input type="checkbox"/> Building Permit Prior to Platting   | <input type="checkbox"/> Subdivision Waiver                | <input type="radio"/> Design <input type="radio"/> Process   |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3  | <input type="checkbox"/> Use Variance                      | <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                           | <input type="checkbox"/> Vacation of Plat                  |  |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                        | <input type="checkbox"/> Vacation of Public Right-of-Way   |  |
| <input type="checkbox"/> Development Agreement   | <input type="checkbox"/> Waiver of Replat                  |  |
| <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |  |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request   |  |  |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation                               | <input type="checkbox"/> FBZ Development Plan              | <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            | <input type="checkbox"/> FBZ Conditional Use               | <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Nonuse Variance   | <input type="checkbox"/> FBZ Interim Use Plan              |  |
| <input type="checkbox"/> Preservation Easement Adjustment  | <input type="checkbox"/> FBZ Minor Improvement Plan        |  |
| <input type="checkbox"/> Property Boundary Adjustment  | <input type="checkbox"/> 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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

  
Signature of Property Owner/Applicant

1/3/19  
Date

  
Signature of Consultant Representative

12/27/18  
Date

## CONTACT INFORMATION (please print or type)

Property Owner/Applicant: LP47 LLC c/o High Valley Land Co. Inc., Signed by: Mike Ruebenson, VP

Contact Name: AKAYLA MENDOZA

Address: 1755 TELSTAR DR., STE. 211

City: COLORADO SPRINGS

Phone: (719) 260-7477

State: CO Zip Code: 80920 E-Mail: AMENDOZA@LAPLATALLC.COM

Consultant Representative: JOHN NELSON

Phone: (719) 632-3384

Address: 1626 E. PIKES PEAK AVE.

City: COLORADO SPRINGS

State: CO Zip Code: 80909 E-Mail: JOHN@JPNARCH.COM

## 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 FP 19-00365



# Final Plat Application Requirements

**REVIEW CRITERIA:** It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
  - 1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
  - 2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
  - 3. Promote design flexibility.
  - 4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
  - 5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
  - 1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
  - 2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
  - 3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
  - 1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
  - 2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
  - 3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
  - 4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
  - 1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
  - 2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
  - 3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

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

Applicant	Planner
<input checked="" type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following: <ul style="list-style-type: none"> <li>1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter;</li> </ul>	
<input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>2. A justification based on the review criteria addressing why the proposed plat should be approved; and</li> <li>3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat.</li> </ul>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Final Plat</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite through email)	<input type="checkbox"/>
<input checked="" type="checkbox"/> A <b>legal description</b> of the proposed project	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Report</b> or <b>Waiver</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b>	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the <a href="#">Wastewater Facilities Master Report</a> to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to <a href="mailto:wwmasterplansubmit@csu.org">wwmasterplansubmit@csu.org</a> prior to application submittal.	

**SUBMITTAL CHECKLIST:** *Continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> <b>Proof of Ownership</b> via title insurance, tax assessor's statement, or a deed.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Ad Valorem Taxes</b> - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> letter from the assigned City Planner.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of an approved <b>Preliminary Plat</b> or <b>Concept</b> , or <b>Development Plan</b> for the proposed project.	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Utility Line Locates</b> provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities ( <i>refer to content requirements</i> ).	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY).	<input type="checkbox"/>

**PLAN CONTENT REQUIREMENTS:** The content of the final plat must include the following information.

**General Information**

<input checked="" type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation of the plat	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City.	<input type="checkbox"/>

**All plats with public easements and/or tracts must have the dedication statement:**

<input checked="" type="checkbox"/> <i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i>	<input type="checkbox"/>
--	--------------------------

N/A <input type="checkbox"/> <b>All plats with public streets shall have the following sentence in the dedication statement:</b> <i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
--	--------------------------

**All plats with other tracts being dedicated to the City shall have:**

<input checked="" type="checkbox"/> (1) A sentence in the dedication statement similar to <i>"Tract X is hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as <i>"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."</i>	<input type="checkbox"/>

<input checked="" type="checkbox"/> All plats with private streets shall have the following sentence as a plat note: <i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required	<input type="checkbox"/>

**The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:**

<input checked="" type="checkbox"/> "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>

Applicant

Planner

**Access Provisions:**

N/A

☐

- a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
- b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat.

☐

☒ Fee block (drainage, bridge, school and park)

☐

Certificates for execution by each of the following or their duly appointed representative(s).

- ☒ a. City Engineer  
b. City Planning Director

- c. City Clerk  
d. El Paso County Clerk and Recorder

☐

☒ Layout. **The exact layout including:**

☐

**Boundary Lines**

The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness. All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number).

☒

**Streets**

All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

☒
☐

- (1) Within the proposed subdivision, and
- (2) Immediately abutting the proposed subdivision, and
- (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

**Easements**

All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.

☒
☐

**Lots and Blocks**

All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000.

☒
☐

**Identification System**

All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract.

☒
☐

Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a keymap shall be included on each sheet. Labels will be of the nature "See Sheet \_\_\_\_ of \_\_\_\_". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

N/A

☐

☒ Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

☐

☒ All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.

☐

☒ Provide a legend, which designates all, lines and symbols except where called out on plat drawing.

☐

**Inundation Mark:**

The plat shall clearly show the 100-year flood plain line. Reference the appropriate FEMA Panel by which the location of this line has been determined.

Option 1: Property located completely outside of the 100-year floodplain:

**"This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C\_ \_ \_ F, effective date 3/17/1997."**

Option 2: Property located within the 100-year floodplain:

**"A portion of this property is located within Zone AE (area located within a 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_ \_ \_ F, effective date 3/17/1997."**

☒ Option 3: Property located within a 100-year floodplain where a LOMR has been processed:

**"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_ \_ \_ F, effective date 3/17/1997 and as modified by LOMR# 0\_-08- \_ \_ \_ P effective date DD/MM/YYYY."**

Option 4: Property located within 100-year floodplain where a CLOMR has been processed and lot restrictions apply until a LOMR is approved by FEMA:

**"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_ \_ \_ F, effective date 3/17/1997. A CLOMR# 0\_-08- \_ \_ \_ R effective date DD/MM/YYYY is on record with the Regional Floodplain Administration. The following lots are will not be allowed building permits ("enter lot numbers") until a FEMA approved LOMR removing the properties from the 100-year floodplain is received by the Regional Floodplain Administration."**

\*All **bold** and " \_ \_ \_ " require the Applicant to insert the appropriate data for their specific site.

☒ Book and Page and/or Reception Number for all existing and newly created easements. ☐

☒ All other information required by Colorado State law. ☐

☒ Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation. ☐

☒ Scale Bar ☐

☒ North arrow ☐

☒ Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-ways that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary. ☐

☒ Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances. ☐

N/A ☐ Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision. ☐

☒ Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado. ☐

N/A ☐ Not a Part of Subdivision. All areas enclosed within the subdivision boundary, which do not constitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed. ☐

☒ The area in sq.ft. of all Lots and Tracts sought to be platted. ☐

☒ The following statement in compliance with Section 7.7.303.D.7. "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 As Amended." ☐

☒ The final plat shall be clearly and legibly prepared by a registered land surveyor or engineer ☐

☒ Show all common ingress-egress, parking and access easements required by the development plan. ☐

☒ The proposed subdivision meet all of the requirements of Chapter 7, Section 2 through 9 of the City Code, the Public Works ☐

D  
e  
s  
i  
g  
n  
  
M  
a  
n  
u  
a  
l  
a  
n  
d  
  
a  
n  
y  
  
o  
t  
h  
e  
r  
a  
p  
p  
l  
i  
c  
a  
b  
l  
e  
  
C  
i  
t  
y  
  
o  
r  
d  
i  
n  
a  
n  
c  
e  
  
a  
n  
d  
  
r  
e  
s  
o  
l  
utions.

**PLAN CONTENT REQUIREMENTS:** *Continued from previous pages.*

Applicant

Planner

**Surveyor's Statement**, which shall read:

"The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the

- ☒ accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief." ☐

- ☒ Closure Sheets. One (1) copy of the computer closure sheets for the entire subdivision area. Such sheets shall not be required if not more than five (5) lots in the subdivision are irregular (not rectangular) in shape. ☐

Replat should include the following information:

- ☒ The replat shall be identified by its own separate title. The title block of the replat shall further identify the subdivision of record of that portion of the subdivision of record which is being replatted. ☐

- ☒ The replat shall contain the following notice: *'The approval of this replat vacates all prior plats for the area described by this replat.'* ☐

- ☒ The replat shall show graphically the "as platted" lot(s) separately on the plat drawing. The drawing shall indicate all existing easements. ☐

If any existing lot line is being removed, relocated or re-orientated, any associated Easements dedicated by plat still remain unless vacated separately or as part of this request. If this easement is to be vacated as part of this request, provide the

- ☒ following information With the replat: ☐

The project description letter needs to indicate that the associated lot line easement(s) or other platted easement(s) are to be vacated. Provide locates from the utility locaters, unless no water or wastewater mains exist adjacent to the area being replatted or unless CSU specifically waives the submission of locates.

Geologic Hazard Study disclosure statement (not required if waiver has been approved): "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."

N/A ☐

If within an airport overlay, the following note must be added: "The aviation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

N/A ☐



## **PROJECT STATEMENT:**

**DESCRIPTION:** The project involves the construction of a 16,800SF one story mixed use commercial building and a one story 3,080SF convenience store building with related on-site parking and service access. The commercial building will include a variety of tenants including restaurant, retail and restaurant tenants.

### **JUSTIFICATION:**

- 1 The proposed uses are typical for a mixed use commercial building and are consistent with other nearby commercial uses.
- 2 The proposed uses are consistent with other nearby commercial centers and are compatible with the surrounding neighborhood.
- 3 The proposed structure is designed and sited to minimize visual impact on surrounding properties.
- 4 The landscaping has been designed to City standards to screen parking areas and to enhance the appearance of the center and the Old Ranch ROW.
- 5 Vehicular access is designed to be consistent with the approved Concept Plan (CPC CP 17-00079-MM01) and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption.
- 6 The streets and drives in the project will provide logical, safe and convenient vehicular access to the facilities within the project.
- 7 The streets and drives within the project will not encourage use by through traffic.
- 8 Adequately sized parking areas are located to provide safe and convenient access to specific facilities.
- 9 Safe and convenient provision for access and movement by handicapped persons and parking for the handicapped has been provided.
- 10 The design of streets, drives and parking areas within the project have been designed to have a minimum area devoted to asphalt.
- 11 Pedestrian walkways will be separate from vehicular traffic.
- 12 There are no significant natural features on this site.

**ISSUES:** There were no specific issues noted in the pre-application meeting to be addressed.



THE SHOPPES AT OLD RANCH STATION FILING NO. 1  
(PARCEL DESCRIPTION)

TRACT "B" OF OLD RANCH STATION FILING NO. 1 ACCORDING THE OFFICIAL MAP THEREOF RECORDED JANUARY 25, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 218714082

TOGETHER WITH

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27 AND THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTHWEST LINE OF OLD RANCH STATION FILING NO. 1 ACCORDING THE OFFICIAL MAP THEREOF RECORDED JANUARY 25, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 218714082 BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED MATRIX PLS 38421; ASSUMED TO BEAR NORTH 48°26'16" EAST 298.79 FEET;

BEGIN AT THE MOST NORTHERLY CORNER OF SAID OLD RANCH STATION FILING NO. 1;

THENCE SOUTH 48°26'16" WEST, ALONG THE NORTHWEST LINE OF OLD RANCH STATION FILING NO. 1, A DISTANCE OF 60.00 FEET;

THENCE NORTH 41°33'44" WEST A DISTANCE OF 225.47 FEET TO A TANGENT 328.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'58" AN ARC DISTANCE OF 118.31 FEET;

THENCE NORTH 64°09'05" WEST A DISTANCE OF 88.07 FEET;

THENCE NORTH 25°36'38" EAST A DISTANCE OF 223.40 FEET TO THE SOUTH LINE OF THE OLD RANCH ROAD RIGHT-OF-WAY ACCORDING TO THE OFFICIAL MAP OF THE PLAT OF ACADEMY HIGH SCHOOL FILING NO. 5 RECORDED SEPTEMBER 17, 1997 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 97110362;

THENCE ALONG THE SAID SOUTH LINE THE FOLLOWING (4) FOUR COURSES:

1. THENCE SOUTH 63°09'34" EAST A DISTANCE OF 71.81 FEET;
2. THENCE NORTH 26°50'26" EAST A DISTANCE OF 20.50 FEET;
3. THENCE SOUTH 65°20'37" EAST A DISTANCE OF 380.47 FEET;
4. THENCE SOUTH 63°09'34" EAST A DISTANCE OF 148.62 FEET;

THENCE SOUTH 25°31'06" WEST A DISTANCE OF 53.07 FEET TO A TANGENT 500.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°55'10" AN ARC DISTANCE OF 200.01 FEET;

THENCE SOUTH 48°26'16" WEST A DISTANCE OF 80.99 FEET TO THE EXTERIOR OF PREVIOUSLY CITED OLD RANCH STATION FILING NO. 1;

THENCE ALONG THE EXTERIOR OF OLD RANCH STATION THE FOLLOWING (3) THREE COURSES;

1. THENCE NORTH 41°33'44" WEST A DISTANCE OF 30.00 FEET;
2. THENCE NORTH 86°33'44" WEST A DISTANCE OF 28.28 FEET;
3. THENCE NORTH 41°33'44" WEST A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 169,310 SQUARE FEET (3.88681 ACRES), MORE OR LESS.

THE COMBINED AREA OF THE ABOVE DESCRIBED PARCELS IS 216,044 SQ. FT. (4.95969 ACRES, MORE OR LESS.

## **PROJECT STATEMENT – CORDERA COMMERCIAL NORTH**

### **CONCEPT PLAN MINOR AMENDMENT & FINAL PLAT FOR SHOPPES AT OLD RANCH STATION**

JUNE 2019

Cordera Commercial North is an 18.0-acre parcel located at the intersection of Old Ranch Road and Cordera Crest Avenue, directly east of Powers Boulevard, near the Cordera and North Fork at Briargate communities. The land is currently zoned PBC (Planned Business Center). High Valley Land Company, Inc. is developing the property with retail, office and commercial uses and has recently branded the site as Old Ranch Station.

A Concept Plan and Zoning Application for PBC zoning was prepared by La Plata Communities for the overall site in 2017 and approved by the City of Colorado Springs on October 10, 2017 with City file number CPC CP 17-00079. The PBC zoning allows for a maximum building height of 45'. The recorded Concept Plan had an error showing 30' for the building height. The Concept Plan Minor Amendment has revised the maximum building height to show the corrected 45' height limit. The Concept Plan has also been updated to include the Shoppes at Old Ranch Station Filing No. 1 layout.

The Shoppes at Old Ranch Station is the second project within the site. Grow Your Storage, a climate controlled self-storage development located in the southwest corner of the site, was the first development within Old Ranch Station. A final plat has been prepared for the Shoppes at Old Ranch Station and is being submitted concurrently with the Concept Plan minor amendment. The area of the final plat is approximately 4.95 acres and includes one lot for inline retail, a second lot for a convenience store and a portion of Blue Horizon View which is a private street in the site. The inline retail building will be one story with a height of approximately 30'. The convenience store will also be one-story with an approximate height of 21.5'.

The Final Plat meets the review criteria of the City of Colorado Springs by providing lots of adequate size, configuration and appropriate design for the development of the retail parcels. Provides access, utility and drainage easements for the development and serviceability of the parcels, and the Plat is consistent with the development plan and concept plan minor amendments submitted concurrently with the applications.

The Final Plat and Concept Plan Amendment have been submitted to clarify the access point issues identified at the Pre-Application. No other issues of substance were identified impacting the two applications. Development Plan issues are addressed and submitted under separate cover.

The applicant requests approval of the following development applications:

- Concept Plan Minor Amendment
- Final Plat – 4.95 acres of the Cordera Commercial North parcel
- Development Plan – Shoppes at Old Ranch Station Inline Retail and Convenience Store Use (prepared by Hawthorn Development)



# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 4.30.19

Pre-Application No.: N19-087

Applicant(s) Present: Lowell Ross (lross@jpnarch.com)

Lot Size: Lot 1= .94 Lot 2= 2.09 - to be conf.

Site Location: Cordera North Commercial CN1

TSN: 6227100007

Project Description: New neighborhood commercial

Zone: PBC

**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 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 type="checkbox"/> Master Plan <input 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 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 type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                    | <input type="checkbox"/> Property Boundary Adjustment   | <input type="checkbox"/> Zone Change  |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://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:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Stage   | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input checked="" type="checkbox"/> Postcard   | <input checked="" type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. <input type="checkbox"/> 500 ft. <input checked="" type="checkbox"/> 1,000 ft. | <input type="checkbox"/> Custom distance: _____           |  |

## ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report               | <input type="checkbox"/> Traffic Impact Analysis                      | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____   | Contact: <u>Zaker Alazzeah, 719-385-5468</u>                          | Contact: <u>Anna Bergmark, 719-385-5613</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 type="checkbox"/> Mineral Estate Owner Notification            | <input type="checkbox"/> Other: _____               |

**LDTC MEETING:** ☐ Yes ☒ No

**Date:** \_\_\_\_\_ **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):

Proposal: one package DP for both lots.

\*Clarify sidewalk along northwestern side of Blue Horizon.

All sidewalks will need to be completed with this development that are incorporated in this DP/FP

\*Future Kiosk - should be in consideration if there were to come in as a coffee kiosk that it will meet all stacking requirements.

\*Concept Plan Amendment will be required. Access points have changed, some lot configuration and removing of private road

\*Shared access agreement will be required between the adjoining lots

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

Number of Plans: Electronic Submittal + One hard copy of each application

### Katie Carleo

Principal Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105  
P.O. Box 1575, MC 155  
Colorado Springs, CO 80901-1575

Phone: (719) 385-5060  
Fax: (719) 385-5167  
kcarleo@springsgov.com

## El Paso County, Colorado Property Tax Details

### Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

#### Parcel Information

Schedule Number: 6222400002

#### Owner Information

Name: LP47 LLC  
C/O HIGH VALLEY LAND COMPANY  
INC  
Mailing Address: 1755 TELSTAR DR STE 211  
COLORADO SPRINGS CO 80920-1018

#### Property Valuation

Total Assessed Land: \$71,150  
Total Assessed Improvements: \$0  
Total Assessed: \$71,150

[Assessment questions? Click here](#)

#### Value

Total Market Value: \$245,351

#### Property Information

Property Address: OLD RANCH RD  
Property Type: Real

#### Taxes Billed

Base Tax Amount: \$5,514.63  
Special Assessment Amount: \$0.00  
Improvement District Amount: \$0.00  
Total Current Year Taxes: \$5,514.63

Total Current Year Taxes do not reflect outstanding  
tax liens and delinquencies, if any.  
[See Alerts.](#)

#### Legal Description

TR IN SE4 SEC 22-12-66 DESC AS FOLS: COM AT S4  
CORSEC 22, S87<40'21" E 1085.66 FT TO POB;N 39<08'08"  
W 90.67 FT, N 45<22'21" W 190.19 FTN 47<57'54" W 169.32  
FT, N 05<06'46" W 65.59 FT,N 75<11'44" E 139.06 FT, S  
82<19'09" E 319.37 FT,S 67<45'56" E 35.56 FT, N 21<47'30" E  
24.58 FT TO PTON SLY ROW LN OF OLD RANCH RD ALG  
CUR TO R HAVING ARAD OF 625.00 FT AN ARC DIST OF  
30.00 FT M/LS 63<09'34" E 156.89 FT, N 26<50'26" E 20.50  
FT,S 65<20'36" E 380.47 FT, S 63<09'34" E 281.29 FT TO  
POCTO L HAVING A RAD OF 1040.00 FT TO A PT 40.00 FT N  
OF THE S SEC LN OF SEC 22, TH S 89<45'46" W ALG  
LN40.00 FT N & PARA TO SEC LN 950.00 FT M/L TO  
POB,TOG WITH SLY 40.0 FT VAC OLD RANCH RD ADJ

#### Alerts

N/A

#### Current Year Payments Due as of 5/24/2019

##### Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	February 28	\$0.00	\$0.00	\$0.00	False	<input type="button" value="Pay"/>
Second Half:	June 15	\$2,757.31	\$0.00	\$2,757.31	True	<input type="button" value="Pay"/>

Current Tax Liability: \$2,757.31

##### OR

##### Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	April 30	\$0.00	\$0.00	\$0.00	False	<input type="button" value="Pay"/>

#### Current Year Payments Received

Date	Amount
02/25/2019	\$2,757.32

#### Prior Year(s) Transaction History

Date	Amount
06/11/2018	\$2,746.78
03/01/2018	\$2,746.78
06/16/2017	\$2,567.11
02/27/2017	\$2,567.12

06/16/2016	\$2,562.16
02/26/2016	\$2,562.16
06/02/2015	\$2,564.29
02/23/2015	\$2,564.30

Note: Prior years transaction history data is for a maximum of 4 years.

 Print This Page

**Please Note:** This web page is best viewed in Compatability View.

**Disclaimer:** We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Treasurer's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please contact the Treasurer's office.

For any questions, please contact the Treasurer's Office at: **(719) 520-7900** or email to: [trsweb@elpasoco.com](mailto:trsweb@elpasoco.com)

## El Paso County, Colorado Property Tax Details

### Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

#### Parcel Information

Schedule Number: 6227100007

#### Owner Information

Name: HIGH VALLEY LAND COMPANY INC  
Mailing Address: 1755 TELSTAR DR STE 211  
COLORADO SPRINGS CO 80920-1018

#### Property Valuation

Total Assessed Land: \$127,450  
Total Assessed Improvements: \$0  
Total Assessed: \$127,450

[Assessment questions? Click here](#)

#### Value

Total Market Value: \$439,472

#### Property Information

Property Address: CORDERA CREST AVE  
Property Type: Real

#### Legal Description

TR OF LAND IN NE4 SEC 27-12-66 DES AS FOLS: COM AT NE COR OF SD SEC 27, TH S 36<23'58" W 49.85 FT TO A PT BEING 40.00 FT S OF N LN OF NE4 & 30.00 FT W OF E LN OF NE4 FOR POB, TH S 00<36'05" E 1637.70 FT TO A PT ON NLY R/W LN OF PROPOSED POWERS BLVD, N 46<22'31" W 2363.42 FT TO A PT BEING 40.00 FT S OF N LN OF NE4, N 89<45'46" E 1693.64 FT TO POB EX PT TO POWERS BLVD CONV BY REC # 202195126, TOG WITH NLY 40.0 FT VAC OLD RANCH RD ADJ, EX PT TO D O T CONV BY REC #204047093, TOG WITH VAC OLD RANCH RD ADJ BY REC #203109937, EX THAT PT CONV BY REC 217047803, EX THAT PT PLATTED TO OLD RANCH STATION FIL NO 1

#### Taxes Billed

Base Tax Amount: \$9,878.27  
Special Assessment Amount: \$0.00  
Improvement District Amount: \$0.00  
Total Current Year Taxes: \$9,878.27

Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any.  
[See Alerts.](#)

#### Alerts

N/A

#### Current Year Payments Due as of 5/24/2019

##### Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
First Half:	February 28	\$0.00	\$0.00	\$0.00	False	<input type="button" value="Pay"/>
Second Half:	June 15	\$4,939.13	\$0.00	\$4,939.13	True	<input type="button" value="Pay"/>

Current Tax Liability: \$4,939.13

##### OR

##### Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount		
Full Amount:	April 30	\$0.00	\$0.00	\$0.00	False	<input type="button" value="Pay"/>

#### Current Year Payments Received

Date	Amount
02/25/2019	\$4,939.14

#### Prior Year(s) Transaction History

N/A

Note: Prior years transaction history data is for a maximum of 4 years.

[Print This Page](#)

**Please Note:** This web page is best viewed in Compatability View.

**Disclaimer:** We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Treasurer's



Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please contact the Treasurer's office.

For any questions, please contact the Treasurer's Office at: **(719) 520-7900** or email to: [trsweb@elpasoco.com](mailto:trsweb@elpasoco.com)

**Planning and Development Distribution Form**  
Preliminary Plat, **Final Plat**, Preliminary & Final Plat

Planner Intake Date: **June 19, 2019 – KAC** Admin Receive Date: \_\_\_\_\_

Project Name: **CORDERA COMMERCIAL NORTH – SHOPPES AT OLD RANCH STATION**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **JULY 10, 2019**

**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	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
66	<input type="checkbox"/> Real Estate Services	<a href="mailto:Barb.Reinardy@coloradosprings.gov">Barb.Reinardy@coloradosprings.gov</a>
14	<input type="checkbox"/> Lois Ruggera	<a href="mailto:Lois.Ruggera@coloradosprings.gov">Lois.Ruggera@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> US Postal Service	<a href="mailto:Elaine.f.medina@usps.gov">Elaine.f.medina@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic - School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Terry.Huggins@coloradosprings.gov">Terry.Huggins@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:CZurcher@coloradosprings.gov">CZurcher@coloradosprings.gov</a> <a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:Chris_Kelley3@cable.comcast.com">Chris_Kelley3@cable.comcast.com</a>

3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:plancos@springsgov.com">plancos@springsgov.com</a>
28	<input type="checkbox"/> Office of Accessibility	<a href="mailto:Anna.Kangas@coloradosprings.gov">Anna.Kangas@coloradosprings.gov</a> <a href="mailto:Michael.Killebrew@coloradospring.gov">Michael.Killebrew@coloradospring.gov</a>

### 5. SCHOOL DISTRICT:

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

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:Victoria.Williams@us.af.mil">Victoria.Williams@us.af.mil</a> <a href="mailto:carrie.muchow.ctr@us.af.mil">carrie.muchow.ctr@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:lthelen@springsgov.com">lthelen@springsgov.com</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:mdschultz@springsgov.com">mdschultz@springsgov.com</a> <a href="mailto:rteixeira@springsgov.com">rteixeira@springsgov.com</a>
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	<a href="mailto:kbrady@springsgov.com">kbrady@springsgov.com</a>
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>

**8. LAND USE REVIEW:*****Hard Copy Full sized plans***

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

**Special notes or instructions:**

FROM: Development Services      Date      6/21/2019

Buckslip File No: AR FP 19-00365

- ☐ Development Technical Committee  
☐ Hearing Officer  
☒ Administrative Review

_____ CONO Volunteer		Council of Neighborhood Organizations
_____ Lois Ruggera		Plat Reviews
_____ Cory Sharp	Licensed Surveyor	Land Use Review MC 155
_____ Anna Kangas / Mike Killebre	Title II ADA Coordinator	CS Office of Accessibility
_____ Keith Curtis	Floodplain	PPRBD
_____ Dale Stewart/Jason Jacobse		COMCAST
_____ Mike Hrebenar		El Paso County Development Services Division
_____ Zaker Alazzezh, Traffic Engine		Traffic Engineering MC 460
_____ Barb Reinardy/Darlene Kenn		Real Estate Services MC 525
_____ Carl Schueler / PlanCOS		Comprehensive Planning
_____ Jeff Cooper		Forestry - MC 1200
_____ Elaine Kelly		US Post Office
_____ Utilities Development Service	2 Sets & WR	Colorado Springs Utilities MC 1812
_____ Chris Quinn/Brian English		Colorado Springs Utilities MC 1376
_____ Steve Smith		Fire Prevention MC 1442
_____ Bootsy Jones		CSPD MC 1561
_____ Britt Haley/Connie Perry		Parks and Recreation MC 155
_____ Patti Moore/Bea Romero		Century Link
_____ Keith Curtis/Amy Vanderbeek		Floodplain/Enumerations, PP Regional Building
_____ DR&S	DR + GH	City Eng. MC 410
_____ Zaker Alazzezh		Traffic Engineering MC 460
_____ Terry Huggins / Cole Platt/ Mi		Streets MC 1420
_____ Chris Zurcher/Roger Austin		Transit Administration MC 1449
_____ Aaron Doussett	No plan	El Paso County Health

**MESSAGE:** AR FP 19-00365

190457

Katie Carleo

385-50-60

Tax Schedule Number(s): 6222400002

Request by High Valley Land Co., with representation by Matrix Design Group, for approval of the Shoppes at Old Ranch Station subdivision plat which illustrates establishment of new lots to accommodate the concurrently proposed new mixed commercial building and convenience store. The site is currently zoned PBC (Planned Business Center) located northwest of Old Ranch Road and Cordera Crest Avenue consisting of 3.94 acres.

**NOTE: PLEASE TYPE ALL COMMENTS.**

In order to access the site needed to view the electronic version of the project statement and the plans, please follow these steps:

- 1.Go to <http://eoc.springsgov.com/ldrs/>
- 2.Type in the file number.
- 3.Click "Run Query".
- 4.Click on the "Document" link next to the Initial Application to view the application and the project statement.
- 5.Click on the "Document" link next to the drawings that were submitted.

Your comments must be returned prior to:

Wednesday, July 10, 2019