



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Sand Hill Commercial Development Existing Zone: PBC/AO/SS Acreage: 0.48
Site Address: 7903 Silicon Heights Direction from Nearest Street Intersection: Approximately 400 feet east of the northeast corner of Marksheffel Road and Constitution Ave.
Tax Schedule Number(s): 5333300003

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
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
Vacation of Public Right-of-Way
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Signature of Property Owner/Applicant [Signature] Date: 12-26-19
Signature of Consultant Representative [Signature] Date: 12-26-19

CONTACT INFORMATION (please print or type)

Property Owner/Applicant: Sand Hill Development, LLC. Contact Name: Jarrett Armstrong
Address: 4643 S. Ulster Street, Suite 240 City: Denver Phone: 3037994030
State: CO Zip Code: 80237 E-Mail: jarmstrong@acd-co.com
Consultant Representative: Donald E Casper - Architect, P.C. Phone: 3037914270
Address: PO Box 630563 City: Littleton
State: CO Zip Code: 80163 E-Mail: don@casper-co.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 5213 Assigned to: Gaby Serrano Date: 1/7/20
Receipt No.: 35976 City File No: AR FP 20-00039



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 type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
Copies of a Project Statement identifying the following (<i>#TBD by planner</i>):	
<input type="checkbox"/> 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;	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2. A Justification based on the review criteria addressing why the proposed plat should be approved; and	<input checked="" type="checkbox"/>
<input type="checkbox"/> 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.	<input checked="" type="checkbox"/>
<input type="checkbox"/> Copies of a Final Plat showing all "Plan Content Requirements" on the next pages	<input checked="" type="checkbox"/>
<input type="checkbox"/> A copy of a black line of the proposed project, reduced to 11" x 17", or a .pdf	<input type="checkbox"/>
<input type="checkbox"/> A legal description of the proposed project	<input checked="" type="checkbox"/>
<input type="checkbox"/> 4 copies of a Geo-Technical Hazards Report or Waiver	<input type="checkbox"/>
<input type="checkbox"/> 4 copies of a Drainage Report , prepared by a qualified engineer will be required, unless waived in writing by the City Subdivision Engineering Review Team (SERT).	<input checked="" type="checkbox"/>
<input type="checkbox"/> 4 copies of a Traffic Study prepared by a qualified engineer will be required, unless waived in writing by the City Subdivision Engineering Review Team (SERT).	<input type="checkbox"/>
<input type="checkbox"/> 3 copies of a Wastewater Facilities Master Report (<i>See Utilities Submittal Supplement for additional information</i>)	<input checked="" type="checkbox"/>
<input type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input checked="" type="checkbox"/>

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input type="checkbox"/>
<input type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	<input checked="" type="checkbox"/>
<input type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project.	<input checked="" type="checkbox"/>
<input type="checkbox"/> Utility Line Locates 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"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (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 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"/>
--	--------------------------

All plats with public streets shall have the following sentence in the dedication statement:

<input type="checkbox"/> <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:

- (1) A sentence in the dedication statement similar to *"Tract X is hereby dedicated to the City of Colorado Springs for public use."*
- (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as *"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."*

<input 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"/> <i>"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."</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant

Planner

Access Provisions:

- 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 map lines 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.

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Legend:

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.

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."

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

- 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 Design Manual and any other applicable City ordinance and resolutions.

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).

Sand Hill Filing No. 4 Project Statement

The proposed Sand Hill Filing No. 4, Lot 1 site (project) is a new office (dental) development consisting of 1-building (4,048 square-feet approximately) on a lot consisting of approximately 0.48 acres. The project is located within the Sand Hill commercial development at the northeast corner of Marksheffel Road and Constitution Avenue and immediately adjacent to and east of Sand Hill Filing No. 3. The project will entail a parking lot, landscape area, water, sewer, and irrigation services, and storm drain. Access to the property will be provided from Silicon Heights.

The proposed project is aligned with the approved Concept Plan for the "Sand Hill Retail" commercial development and the "The Sands" Master Plan. The proposed use is compatible with the surrounding zones and neighborhood and access to the project will occur from an internal private drive serving the various commercial lots. Pedestrian access is provided with adjacent proposed sidewalks.

The Pre-application meeting for this proposed Lot (Pad Site C) was held in conjunction with the Pre-application for Sand Hill Filing No. 3 (Pads A & B). There were no issues identified during the Pre-application meeting that would require mitigation.



1155 Kelly Johnson Blvd, Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

December 26, 2019

Dan Sexton
City of Colorado Springs
30 S Nevada Ave, Suite #105
Colorado Springs, CO 80901

RE: Sand Hill Filing No. 4 DP

Dear Dan,

The legal description for Sand Hill Filing No. 4 is as follows:

THAT SAND HILL DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACTS OF LAND, TO WIT:

A PARCEL OF LAND BEING A PORTION OF RECEPTION NO. 218146652 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, AND BEING SITUATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PM, IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON EAST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, MONUMENTED ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 36567" AND ON THE NORTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE), AND IS CONSIDERED TO BEAR N00°10'57"E.

COMMENCING AT A POINT ALONG THE NORTH RIGHT OF WAY LINE OF CONSTITUTION AVENUE AND BEING THE SOUTHWEST CORNER OF LOT 1, SAND HILLS FILING NO. 2; THENCE WITH THE SAID NORTH LINE, S89°58'14"W, A DISTANCE OF 153.52 FEET TO THE POINT OF BEGINNING;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°58'14"W, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, SAND HILL FILING NO. 3;

THENCE WITH EAST LINE OF SAID LOT 2, SAND HILL FILING NO. 3, N00°02'45"W, A DISTANCE OF 166.14 FEET;

THENCE CONTINUING WITH SAID EAST LINE N90°00'00"E, A DISTANCE OF 14.02 FEET;

THENCE N00°02'45"W, A DISTANCE OF 115.64 FEET;

THENCE N89°57'15"E, A DISTANCE OF 65.98 FEET;

THENCE S00°02'45"E, A DISTANCE OF 281.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20,921 SQUARE FEET OR 0.48 ACRES, MORE OR LESS.

Sincerely,
GALLOWAY

Charlene Durham
CharleneDurham@GallowayUS.com



ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 53333-00-003

Master Parcel No: 53000-00-700

Owner: SAND HILL DEVELOPMENT LLC
 C/O ARMSTRONG CAPITAL DEV LLC
 4643 S ULSTER ST STE 240
 DENVER CO 80237-2690

Location: CONSTITUTION AVE

Legal Description: TR IN THE SW4 SEC 33-13-65 DESC AS FOLS: COM AT THE SW COR SD SEC 33, TH N69-05-22E 168.48 FT TO THE POB; TH N60-38-30W 75.43 FT, TH N28-48-40W 23.38 FT, TH N00-10-57E 306.05 FT, TH N89-56-40E 939.43 FT, TH S00-01-51E 363.98 FT, TH S89-58-14W 863.69 FT TO THE POB, EX PT PLATTED TO SAND HILL FILING NO 1

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SC5	110.221	207	0	07/29/2019

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	530	6.86AC	45260	156065	7/19
	Total:		45260	156065	

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
CITY OF COLORADO SPRINGS	4.279
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
SOUTHEASTERN COLO WATER CONSERVANCY	0.944
EL PASO COUNTY CONSERVATION	
THE SANDS METROPOLITAN #3	35
2018 Tax Rate:	<u>110.221</u> mills

Please note that appraisal records are subject to change without notification.

Printed: 1/6/2020 4:31:46 PM **By:** ASRHARRIS

Parcel Map Check Report

Galloway
1155 Kelly Johnson Blvd., Suite
305
Colorado Springs, CO 80918
Date: 12/18/2019 5:25:21 PM

Parcel Name: "Pad C" – Lot 1, Sand Hill Filing No. 4

Segment# 1: Line

Course: S89°58'13.92"W
North: 2,323.715'

Length: 80.00'
East: 15,381.859'

Segment# 2: Line

Course: N0°02'44.84"W
North: 2,489.854'

Length: 166.14'
East: 15,381.726'

Segment# 3: Line

Course: N90°00'00.00"E
North: 2,489.854'

Length: 14.02'
East: 15,395.746'

Segment# 4: Line

Course: N0°02'44.84"W
North: 2,605.494'

Length: 115.64'
East: 15,395.654'

Segment# 5: Line

Course: N89°57'15.16"E
North: 2,605.547'

Length: 65.98'
East: 15,461.634'

Segment# 6: Line

Course: S0°02'44.84"E
North: 2,323.747'

Length: 281.80'
East: 15,461.859'

Perimeter: 723.59'

Error Closure: 0.008

Error North : -0.0084

Area: 20,921.45Sq.Ft.

Course: S0°02'14.67"E

East: 0.0000

Precision 1: 90,447.50



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 10/16/19

Pre-Application No.: _____

Lot Size: 6.86 acres

TSN: 53333300003

Zone: PBC AO

Applicant(s) Present: John Radcliffe (Galloway & Company Inc) and Don Casper

Site Location: NE Corner of Marksheffel Road and Constitution - PAD A, B and C

Project Description: Commercial Development

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="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="checkbox"/> PP <input checked="" type="checkbox"/> FP <input type="checkbox"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Use Variance <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> 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 type="checkbox"/> Concept Plan <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

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 checked="" 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 Alazzeh, 719-385-5468</u> | Contact: <u>TJ Gajda 719-385-7719</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 checked="" type="checkbox"/> Other: <u>Photometric Plan</u> |

LDTIC 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):

- Applicant proposing the following:
 - PAD A - Retail and Restaurant
 - PAD B- Quick Casual restaurant and drive through fast food restaurant
 - PAD C - Dentist office
- All of the above mentioned uses are permitted
- Pedestrian connection from the street to the site should be provided and should be ADA compliant.
- A 25-ft landscape setback is required along Constitution and Marksheffel.
- With future residential to the North of the site staff would recommend a combination of solid fencing/and or heavy vegetation in the NW corner of the lot to help with noise mitigation.
- Building height requirement 45'.
- A photometric plan should be included with the submittal.
- Options for application:
 - Option 1 - Applicant can submit one development plan for PAD A and PAD B and subdivision plat for PAD A, PAD B and PAD C
 - Option 2- Applicant can submit separate development plan for PAD A, PAD B and PAD C and one subdivision plat for PAD A, PAD B and PAD C
 - Option 3- If PAD C is removed, Applicant can submit one development plan for PAD A and PAD B and subdivision plat for PAD A and PAD B
- Please include a note on the SP and plat about the shared parking agreement. This note should include a reception number for reference.
- Please note that for every 15 parking spaces one shade tree is required.
- Staff is concerned about the parking proposed along Marshheffel Road. Staff advises that adequate buffering is proposed to mitigated the visibility of these parking lot. The Applicant has stated that this parking area is being proposed on this area due to the Magellan easement that runs along the property.

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: 1 digital + 1 hard copy of plans

Gaby Serrano
Planner II
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5089
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 ana.serrano@coloradosprings.gov



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Concept or Development Plan-Commercial-HS/SS-CSFire	CSFire	\$248.00		
Concept or Development Plan-Commercial-HS/SS-CSUtilities	CSUtilities	\$479.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	\$1,169.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	\$23.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$30.00		
LUR - Subdivision Plat	Land Use Review	\$30.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$3.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$5,213.00		

Intake Staff:

Date: 1/6/2020 → *paid intake after 3:00 p.m.*
Planner: Gaby Serrano
Receipt Number: 35976
Check Number: 1070
Amount: \$5,213.00
Received From: Sand Hill Development LLC

Date: January 9, 2020
Planner: Gaby Serrano
Planner email: Ana.serrano@coloradosprings.gov
Planner phone number: (719) 385-5089
Consultant Email: johnradcliffe@gallowayus.com
Consultant Name: John Radcliffe
TSN: 5333300003

PROJECT: Sand Hill Retail Center PAD C

<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)

PROJECT BLURB(S)

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

Development Plan

Request by Sand Hill Development LLC (owner), with representation by John Radcliffe (consultant) and Don Casper (architect), for approval of the Sand Hill Retail Center Pad C at Sand Hill Development Plan. If approved the proposed would allow for a medical building. The medical building will have a square footage of 4, 048. The site is zoned PBC/AO/SS (Planned Business Center with an airport and streamside overlay), located at the northeast corner of Marksheffel Road and Constitution Avenue and consists of 0.48 acres.

Final Plat

Request by Sand Hill Development LLC (owner), with representation by John Radcliffe (consultant), for approval of the Sand Hill Filing No. 4 Subdivision Plat. If approved the plat would allow a portion of the parcel to be subdivided for one lot for a medical use. The site is zoned PBC/AO/SS (Planned Business Center with an airport and streamside overlay), located at the northeast corner of Marksheffel Road and Constitution Avenue and consists of 0.48 acres.

POSTCARD

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

- This project proposes a Development Plan and subdivision Final Plat for a new medical use development.

Neighborhood Meeting Information: N/A

Date:

Time:

Location:

[Type text]

POSTER

Fill out applicable information below:

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

Development Plan and Final Subdivision Plat

Subtext (below bold letters, file number or additional information approx. 55 characters):

Medical Service Use

Planning and Development Distribution Form

Final Plat

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

Planner Intake Date: Gaby Serrano 1/7/20

Admin Receive Date: 1/10/20

Project Name: **Sand Hill Filing No. 4**

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters): **1000 Ft.**

2. Date bucksliip comments are due (21 calendar days after submittal): **1/28/2020**

3. HOA: (Note HOA number or write N/A): NA

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

3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

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

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

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

7. 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	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com BLR & Flying Horse
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
	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input checked="" type="checkbox"/> Streamside Area Overlay	Tasha.brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@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
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.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
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	kbrady@springsgov.com
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu

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: