

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Marksheffel & Woodmen

Existing Zone: PBC-CV

Acreage: 12.67

Site Address: None Assigned

Direction from
Nearest Street
Intersection:

S.W. Corner Marksheffel and Woodmen

53000-00-576

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"/> Property Boundary Adjustment |
| <input type="checkbox"/> Administrative Relief | <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"/> Amendment to Plat Restriction | <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"/> Annexation | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input checked="" type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Subdivision Walver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <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 Plat |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> Walver of Replat |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <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"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <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"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Interim Use Plan |
| <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 Minor Improvement Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Preservation Easement Adjustment | |

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

Date

Signature of Consultant

Date

Signature of Developer

Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Broad Reach Properties, LLC

Contact Name: John Gatto

E-Mail: jgatto@crestoneddevelopment.com

Phone: (719) 632-6200

Developer: Crestone Development

Contact Name: John Gatto

E-Mail: jgatto@crestoneddevelopment.com

Phone: (719) 632-6200

Consultant/Main Contact name: Baseline Engineering Corp, Roland G. Oberling, P.E. & P.L.S.

Phone: (719) 531-6200

Address: 1046 Elkton Drive

City: Colorado Springs

State: CO

Zip Code: 80907

E-Mail: roland.oberling@baselinecorp.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:

Hannah Van Nimwegen

Date: 6/16/20

Receipt No.:

City File No.:

AR FP 20-00432



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 type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<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 type="checkbox"/>
<input type="checkbox"/> 2. A justification based on the review criteria addressing why the proposed plat should be approved; and	<input 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 type="checkbox"/>
<input type="checkbox"/> 1 copy of a Final Plat showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input type="checkbox"/>
<input type="checkbox"/> A legal description of the proposed project	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Report or Waiver	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input type="checkbox"/>
<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 type="checkbox"/>
<input type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project.	<input 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 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 type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.	<input type="checkbox"/>
<input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation of the plat	<input type="checkbox"/>
<input 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 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 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"/>
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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"/>
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All plats with other tracts being dedicated to the City shall have:

<input 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 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 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 type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required.	<input type="checkbox"/>
<input 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 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 type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>

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 ☐ c. City Clerk
- ☐ b. City Planning Director ☐ 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).

☐ 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.

☐ 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.

☐ 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.

☐ 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.

☐ 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. ☐

☐ 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."

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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."

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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.

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

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All other information required by Colorado State law.

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

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Scale Bar

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☐

North arrow

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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-way 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.

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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.

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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.

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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.

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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.

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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."

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

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☐

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

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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.

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☐

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."

- ☐ 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." ☐

**PROJECT STATEMENT
CONCEPT PLAN MAJOR AMENDMENT
FINAL PLAT BROAD REACH SUBDIVISION FILING NO. 1
DEVELOPMENT PLAN QUICK QUACK WOODMEN
PRAIRIE WINDS CENTER**

This Project Statement accompanies three concurrent land use applications for the development of a portion of the Southwest Corner of East Woodmen Road and Marksheffel Road in Northeast Colorado Springs. The subdivision is known as Broad Reach Subdivision Filing No. 1 while the overall project will be known as Prairie Winds Center.

DESCRIPTIONS

- Concept Plan: A Concept Plan was originally approved for the entire 12.66-acre parcel as a part of the property annexation, CPC CP 15-00024, approved 4/11/06 by City Council. The exhibit is being updated to reflect current topography, add a proposed Right In access from Woodmen Road, omit the trailhead as it is no longer required by Parks and include the proposed Quick Quack carwash which is the subject of the Development Plan as a part of this concurrent submittal. In addition to the Concept Site Plan (CP-1) a Concept Utility Plan (CP-2) has been included in the Minor Amendment. The application also includes a Master Development Drainage Plan (MDDP) for the entire Concept Plan Area.
- Final Plat: A Final Plat, to be known as Broad Reach Subdivision Filing No. 1, had been prepared for the proposed Quick Quack site in the Northwest corner of the proposed center. The first filing consists of 1.17 acres and will include provision for an access easement following Concept Plan access lanes from Marksheffel Road. This access will be granted by separate instrument and shown on the plat graphic.
- Development Plan - QUICK QUACK CARWASH: A complete Development Plan (DP) application has been prepared for the 1.17 acre Filing No. 1 and is the third of the concurrent three applications related to this Project Statement. The DP package includes a Final Drainage Report for the first filing. A temporary stormwater management facility is proposed in conjunction with the Development. Utilities shown to have been based on the Concept Utility Plan (CP-2) and are subject to final design and approval. The proposed Right In access to the center from Woodmen passes through the Filing No. 1 site and is subject to approval of the Amended Concept Plan and final design.

JUSTIFICATION

The Concept Plan Minor Amendment is justified in that the previous approval, valid for six (6) years, has expired. It is further justified for updating to include current topographic conditions. Additionally, it is justifying illustrating the proposed right in can be configured to not interfere with the East bound Woodmen right turn onto Marksheffel. It is further justified in eliminating the Parks

Department Trailhead as it is no longer required. Finally, it is justified in demonstrating how utility main extensions and subsequent services are propose to be configured for the entire center.

The Final Plat is justified in meeting the Subdivision Ordinance requirement for a platted lot in order to obtain a building permit for the Quick Quack project. The access from Marksheffel being granted by separate instrument is justified in that the alignment is based on the Concept Plan which is subject to final development plans for the balance of the center.

The Development Plan is justified in meeting a land use requirement for the development of this permitted use within the PBC zone. The temporary adjacent stormwater management facility is justified in that, while the MDDP identifies a permanent stormwater management facility for the entire 12.66-acre development it's construction will be deferred until additional development occurs within the center to support and justify its construction.

ISSUES

Issues identified during the Pre-Application meeting and the subsequent LDTC meeting included the following:

- Expired Concept Plan: Addressed with the inclusion of a Concept Plan Minor Amendment in this submittal.
- Marksheffel Access for Quick Quack: Addressed with the access easement from Marksheffel while maintaining flexibility with its final location.
- Stormwater Management: Addressed with preparations of an MDDP for the entire 12.66-acre site with a deferred construction of the permanent facility and preparation of a Final Drainage Report for the Quick Quack site to include temporary stormwater management.
- Utilities: While utilities exist in adjacent streets or offsite providing services to Quick Quack short term and the entire center was raised by CSU. Addressed by providing a Concept Utility Plan (CP-2) for the entire center and site-specific utility services for the Quick Quack site.
- Woodmen Road Access: The Quick Quack developers as well as the developer of the entire center desire a right in access from Woodmen Road. Addressed by obtaining actual field conditions by survey and including on the Site Plan (CP-1) illustrating adequate taper and storage available East of the Sand Creek bridge without interfering with East Bound to South Bound right turn at Marksheffel.

SUMMARY

The accompanying applications, prepared by the respective Consultants as noted, when reviewed in aggregate are intended to meet the current Zoning and Land Use requirements of the City of Colorado Springs. Baseline Engineering Corp (BEC), as Agent for the Owner and Developer in this

matter only, hereby request favorable consideration of these concurrent applications. We look forward to receipt of review comments, will respond promptly and will resubmit for approvals. If there are any questions or comments please contact the undersigned.

Very Truly Yours,
Baseline Engineering Corp

A handwritten signature in cursive script, appearing to read "Roland G. Obering".

Roland G. Obering, P.E. & P.L.S.

cc. Crestone Development
John Gatto

Lonestar Builders
Joseph Earnest

Elevate Engineering
Larvin Pollock

NES, Inc.
Andrea Barlow

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 9 (AS MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 17496) WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 9 (AS MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 30107) BEARS N89°18'25"E 2650.48 FEET AND IS THE BASIS OF BEARING USED HEREIN; THENCE S79°06'30"E, 635.23 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD AS DESCRIBED UNDER RECEPTION NUMBERS 205004060 AND 207012844 OF THE RECORDS OF EL PASO COUNTY, AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,771.20 FEET, A CENTRAL ANGLE OF 01°22'39", AN ARC LENGTH OF 282.97 FEET, THE CHORD OF WHICH BEARS S82°30'08"E, 282.97 FEET; THENCE S03°51'53"W, 177.16 FEET; THENCE N68°08'07"W, 265.49 FEET TO A POINT ON A CURVE ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 207012844 OF SAID RECORDS; THENCE NORTHERLY ALONG SAID CURVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1577.02 FEET, A CENTRAL ANGLE OF 00°18'08", AN ARC LENGTH OF 8.32 FEET, THE CHORD OF WHICH BEARS N00°56'39"W, 8.32 FEET TO A POINT OF TANGENT; THENCE N01°05'43"W ALONG SAID WESTERLY LINE 187.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,070 SQUARE FEET (1.1724 ACRES) MORE OR LESS



Engineering · Planning · Surveying

1048 ELKTON DRIVE • COLORADO SPRINGS, COLORADO 80907
P: 719.531.6200 • F: 719.531.6266 • www.baselinencorp.com

BROAD REACH SUBDIVISION FILING NO. 1

COLORADO SPRINGS

EL PASO COUNTY

LEGAL DESCRIPTION

DESIGNED BY	XXX	DETAIL SUBMITTAL	XX/XX/XX
DRAWING SIZE	8.5" X 11"	SURVEY FROM	BEG/OWA
SURVEY DATE	XX/XX/XX	JOB NO.	19030
DRAWING NAME	19030 Fil-Plot.dwg	SHEET	1 OF 1
CHECKED BY	RG0		19030

ROBERT C. "BOB" BALINK
12/03/2007 11:32:30 AM
Doc \$0.00 Page
Rec \$6.00 1 of 1

El Paso County, CO

207153135

SPECIAL WARRANTY DEED

Spinnaker Properties, Inc., a Colorado corporation ("Grantor"), for the consideration of TEN DOLLARS (\$10.00) in hand paid, hereby sells and conveys to Broad Reach Properties, LLC, a Colorado limited liability company, whose address is c/o 501 North Nevada Avenue, Colorado Springs, Colorado 80903, the following described real property in the County of El Paso and State of Colorado, to wit:

See **Exhibit A** attached hereto.

With all its appurtenances, and warrants the title to the same against all persons claiming by, through, or under Grantor, subject to real property taxes for the year 2007, and subsequent years, reservations, restrictions, covenants, easements and rights-of-way of record, and a deed of trust in favor of Academy Bank to secure indebtedness in the approximate amount of \$705,000.00 (the "Permitted Exceptions").

Dated this 29 day of November, 2007.

"Grantor"

Spinnaker Properties, Inc.

By: 

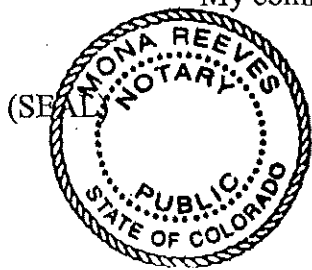
John A. Gatto, President

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 29 day of November, 2007, by John A. Gatto, as President of Spinnaker Properties, Inc.

Witness my hand and official seal.

My commission expires: 6.1.2011




Notary Public

ROBERT C. "BOB" BALINK El Paso County, CO
12/13/2007 03:56:04 PM
Doc \$0.00 Page
Rec \$21.00 1 of 4 207158768



EXHIBIT A

The Northwest Quarter of the Northwest Quarter of Section 9, Township 13 South, Range 65 West of the 6th p.m., El Paso County, Colorado, SUBJECT to the right of way for Woodmen Road over the North 30 feet thereof, EXCEPT that portion conveyed to El Paso County in Deed recorded February 16, 1977 in Book 2896 at Page 754, and EXCEPT the following Parcels A, B and C:

PARCEL A:

A parcel of land, No. 200, of the El Paso County Department of Transportation, State of Colorado, Safety Improvement Project B, being a portion of a parcel of land as described in Book 5440, Pages 671 & 672, of the El Paso County Clerk and Recorder's Office, said parcel being situated in the NW 1/4 of Section 9, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 9 (as monumented by a 3 1/4" aluminum cap in range box, stamped LS17496), whence the North Quarter corner of said Section 9 (as monumented by a 3 1/4" aluminum cap in range box, stamped LS30107) bears N 89°18'25" E, a distance of 2650.48 feet, with all bearings contained herein relative thereto;

Thence along the West line of the NW 1/4 of said Section 9, S 00°17'38" E, a distance of 30.00 feet to a point being on the Southerly Right of Way line of Woodmen Road, said point also being the true POINT OF BEGINNING.

1. Thence departing said West line and along said Southerly Right of Way line, N 89°18'25" E, a distance of 621.66 feet;
2. Thence departing said Southerly line, and along the Westerly Right of Way line of Marksheffel Road as recorded at Book 2896, Page 754, S 01°06'44" E, a distance of 97.69 feet;
3. Thence departing said Westerly Right of Way line and along a curve to the left said curve having a central angle of 03°02'50", an arc distance of 626.01 feet, a radius of 11,771.20 feet, and a chord which bears N 84°46'52" W, a distance of 625.94 feet to a point being on the West line of the NW 1/4 of said Section 9;
4. Thence along said West line, N 00°17'38" W, a distance of 33.22 feet to the true POINT OF BEGINNING.

PARCEL B:

A parcel of land, No. 200A, of the El Paso County Department of Transportation, State of Colorado, Safety Improvement project B, being a portion of a parcel of land as described in

Book 5440, Pages 671 & 672, of the El Paso County Clerk and Recorder's Office, said parcel being situated in the NW 1/4 of Section 9, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 9 (as monumented by a 3 1/4" aluminum cap in range box, stamped LS 17496), whence the North Quarter corner of said Section 9 (as monumented by a 3 1/4" aluminum cap in range box, stamped LS30107) bears N 89°18'25" E, a distance of 2650.48 feet, with all bearings contained herein relative thereto;

Thence S 88°22'34" E, a distance of 742.07 feet to a point being on the Southerly Right of Way line of Woodmen Road, said point also being the true POINT OF BEGINNING.

1. Thence along said Southerly Right of Way line N 89°18'26" E, a distance of 583.66 feet to a point being the most Northeasterly corner of said parcel of land;
2. Thence departing said Southerly Right of Way line and along the Easterly line of said parcel of land S 00°27'17" E, distance of 488.97 feet;
3. Thence departing said Easterly line, S 03°49'23" W, a distance of 149.34 feet;
4. Thence along a curve to the right said curve having a central angle of 40°01'18", an arc distance of 740.42 feet, a radius of 1060.00 feet, and a chord which bears S 23°50'02" W, a distance of 725.46 feet to a point being on the Southerly line of said parcel of land;
5. Thence along said Southerly line, S 89°19'36" W, a distance of 178.13 feet;
6. Thence departing said Southerly line, N 48°26'36" E, a distance of 49.69 feet;
7. Thence along a curve to the left said curve having a central angle of 44°37'13", an arc distance of 732.05 feet, a radius of 940.00 feet, and a chord which bears N 26°07'59" E a distance of 713.69 feet;
8. Thence N 03°49'23" E, a distance of 413.90 feet;
9. Thence N 40°14'19" W, a distance of 72.34 feet;
10. Thence S 89°18'25" W, a distance of 137.42 feet;
11. Thence along a non-tangent curve to the left said curve having a central angle of 01°28'13", an arc distance of 302.05 feet, a radius of 11,771.20

feet and a chord which bears N 81°55'57" W, a distance of 302.04 feet to a point, being, on the Easterly Right of Way line of Marksheffel Road as recorded at Book 2896, Page 754;

12. Thence along said Easterly line, N 01°06'44" W, a distance of 114.00 feet to the true POINT OF BEGINNING.

PARCEL C:

A parcel of land, No. 200R, of the El Paso County Department of Transportation of Colorado, Safety Improvement Project B, being a portion of a parcel of land as described in Book 5440, Pages 671 & 672, of the El Paso County Clerk and Recorder's Office, said parcel being situated in the NW 1/4 of Section 9, Township 13 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 9 (as monumented by a 3 1/4" aluminum cap in range box, stamped LS 17496), whence the North Quarter corner of said Section 9 (as monumented by a 3 1/4" aluminum cap in range box, stamped LS30107) bears N 89°18'25" E, a distance of 2650.48 feet, with all bearings contained herein relative thereto;

Thence S 69°16'33" E, a distance of 1421.22 feet to a point being on the Easterly line of said parcel of land, said point also being the true POINT OF BEGINNING.

1. Thence along said Easterly line S 00°27'17" E, a distance of 808.99 feet to the South East corner of said parcel of land;
2. Thence along the Southerly line of said parcel of land S 89°19'36" W, a distance of 309.55 feet;
3. Thence departing said Southerly line and along a non-tangent curve to the left, said curve having a central angle of 40°01'18", an arc distance of 740.42 feet, a radius of 1,060.00 feet, and a chord which bears N 23°50'02" E, a distance of 725.46 feet;
4. Thence N 03°49'23" E, a distance of 149.34 feet, to the true POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO WOODMEN ROAD METROPOLITAN DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO BY WARRANTY DEED RECORDED NOVEMBER 2, 2006 AT RECEPTION NO. 206160859.

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 53000-00-576

2019 TAXES PAYABLE 2020

Owner Per Tax Record: BROAD REACH PROPERTIES LLC

Property Type: Real
Property Location: WOODMEN RD E
Property Description: NW4NW4 SEC 9-13-65, EX PT TO COUNTY FOR
RD, EX PART CONV BY REC #205004060 &
#207012844

Alerts:

Assessed Value

Land	\$	187970
Imp.	\$	0
Other	\$	0
TOTAL	\$	187970

Tax District: SCN

	<u>Tax Rate</u>	<u>Tax Amount</u>
* EL PASO COUNTY	0.007222	1454.70
EPC ROAD & BRIDGE SHARE	0.000165	31.02
CITY OF COLORADO SPRINGS	0.004279	804.32
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	31.02
EL PASO COUNTY SCHOOL NO 49	0.043189	8021.06
PIKES PEAK LIBRARY	0.003731	701.32
* SOUTHEASTERN COLO WATER CONSERVANCY	0.000902	169.55
EL PASO COUNTY TABOR REFUND	0.000000	-97.18

*TEMPORARY TAX RATE REDUCTION/TAX CREDIT

TOTAL 0.059653 11115.81

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2019 taxes:

0.00

Amount due valid through JULY 6th, 2020: \$ 0.00

IN WITNESS WHEREOF, I hereunto set my hand and seal this 5th day of JUNE A.D. 2020

Issued to: BASELINE ENGINEERING (AGENT)

Mark Lowderman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00

CFC - 20200605 3990794

By: 

PRE-APPLICATION MEETING SUMMARY

Area: North Date: 12/3/19

Pre-Application No.: N19-256

Applicant(s) Present: John Gatto, Roland Obering Lot Size: 12.4 ac.

Site Location: SW corner Marksheffel and Woodmen TSN: 5300000576

Project Description: Quick Quack Car Wash, site development standards Zone: PBC AO

APPLICATION(S) REQUIRED: ☐ No application to the Planning Department required

- | | | |
|--|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input 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 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: _____ | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: ☒ Yes ☐ No **Date:** 1/15/20 **Time:** 10:30 a.m.

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

New DP, FP; CP to be resubmitted as it has expired (six years elapsed without a DP for the site)

FP for Quick Quack lot must either: a) show access drive as part of the lot, or b) create a tract for the access drive; Code requires adequate access to a lot

Fees will depend on final acreages

Document submittal: two copies of drainage report/traffic study needed; one additional copy per case file (that is, one copy for each component of the submittal, e.g., DP, FP, plus one copy for review by Stormwater/Traffic)

Renewal of owner's CP is administrative, must be approved before DP

Billboard in NW corner--talk with Kurt Schmitt, 719-385-5072 or kurt.schmitt@coloradosprings.gov

Canopies need to meet 25' setback; however, staff may invoke notes 4 and 5 of the development standards chart under Code section 7.3.204 to reduce this on lot interior in DP review; would have note added on CP about this to guide future reviews in this development

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: _____

Number of Plans: One set + digitals

Matthew Lepke

Senior Planner
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105

Phone: (719) 385-5090

P.O. Box 1575, MC 155

Fax: (719) 385-5167

Colorado Springs, CO 80901-1575

Matthew.Lepke@ColoradoSprings.gov

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: June 16, 2020
Planner: Hannah Van Nimwegen
Planner email: Hannah.VanNimwegen@coloradosprings.gov
Planner phone number: (719) 385-5.65
Applicant Email: roland.obering@baselinecorp.com
Applicant Name: Roland Obering
TSN: 5300000576
Site Address (to be used on postcard): N/A

PROJECT:

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

☐ 150 feet ☐ 500 feet ☒ 1,000 feet ☐ Modified (attach modified buffer) ☐ No public notice

PROJECT BLURB

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

Minor Concept Plan Amendment

Quick Quack Woodmen

Request by Broad Reach Properties, LLC, with representation by Baseline Engineering Corp., for approval of a minor concept plan amendment to renew the concept plan. The site is zoned PBC/AO (Planned Business Center with an Airport Overlay), is 1.17 acres in size, and is located west of the southwest corner of Woodmen and Marksheffel Roads.

Development Plan

Quick Quack Woodmen

Request by Broad Reach Properties, LLC, with representation by Baseline Engineering Corp., for approval of a development plan illustrating a 4,224 sqft carwash tunnel with vacuum bays. The site is zoned PBC/AO (Planned Business Center with an Airport Overlay), is 1.17 acres in size, and is located west of the southwest corner of Woodmen and Marksheffel Roads.

Final Plat

Broad Reach Subdivision Filing No. 1

Request by Broad Reach Properties, LLC, with representation by Baseline Engineering Corp., for approval of a final plat for a single 1.17 acre lot intended for commercial development called Broad Reach Subdivision Filing No. 1. The site is zoned PBC/AO (Planned Business Center with an Airport Overlay), is 1.17 acres in size, and is located west of the southwest corner of Woodmen and Marksheffel Roads.

POSTCARD

[Type text]

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

- This project proposes a 4,224 sqft carwash tunnel with 19 vacuum bays on a 1.17 acre lot as illustrated on the development plan
- The minor concept plan amendment adjust access locations and renews the concept plan
- A drainage report was submitted for review

POSTER

Fill out applicable information below:

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

Carwash Tunnel & Vacuum Bays

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

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

Planner Intake Date: 6/16/20

Admin Receive Date: 6/16/20

Project Name: **Broad Reach Subdivision Filing No. 1**

2. Date buckslip comments are due (21 calendar days after submittal): 7/7/20

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

(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
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	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@coloradospring.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 Alazzeah, Traffic - School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com

30	<input type="checkbox"/> Comcast	Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@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 checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	Craigdossey@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
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 ;
5	<input type="checkbox"/> Metro District	Metro District email
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
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

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

Special notes or instructions: