



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Skyline Ridge Filing No. 2 Existing Zone: PUD Acreage: 2.2
Site Address: 7770 Ski Lane
Tax Schedule Number(s): 5306000047
Direction from Nearest Street Intersection: Southwest of the intersection of Sorpresa Lane and Ski Lane

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

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

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

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

Signature of Property Owner: [Signature] Date: 3/11/21
Signature of Consultant: [Signature] Date: 3/16/21
Signature of Developer: [Signature] Date: 3/11/21

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Challenger Communities, LLC Contact Name: Mike Mason
E-Mail: mmason@challengerhomes.com Phone: (719) 598-5192
Developer: Challenger Communiites, LLC Contact Name: Mike Mason
E-Mail: mmason@challengerhomes.com Phone: 7195985192
Consultant/Main Contact name: Land Patterns, Inc / Dave Morrison Phone: (719) 578-8689
Address: P.O. Box 60012 City: Colorado Springs
State: CO Zip Code: 80906 E-Mail: dtm@plarch.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ Assigned to: KATIE CARLEO Date: 3/23/2021
Receipt No.: City File No: AR FP 21-00165



# 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.

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

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

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

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

**General Information**

- |  |                          |
|--|--------------------------|
| <input 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"/> |
|---|--------------------------|

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

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

- |  |                          |
|--|--------------------------|
| <input 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:<br><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).

**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.

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

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

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

**Inundation Mark:**

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

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

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

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

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

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

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

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

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

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

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

All other information required by Colorado State law.

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

Scale Bar

North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-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.

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.

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."

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.

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

Applicant

Planner

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

"The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief."

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

Replat should include the following information:

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

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

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

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

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

Geologic Hazard Study disclosure statement (not required if waiver has been approved): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by \_\_\_\_\_ dated \_\_\_\_\_, which identified the following specific geologic hazard on the property: \_\_\_\_\_. A copy of said report has been placed within file # \_\_\_\_\_ or within the subdivision file \_\_\_\_\_ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."

- 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."



March 21, 2021

Katie Carleo, Principal Planner  
Planning and Community Development  
Land Use Review  
30 S. Nevada, Suite 105  
Colorado Springs, CO 80901

Re: Skyline Ridge Filing No. 2 – Final Plat AR FP 21-XXXX (Initial Submittal)  
Dear Ms. Carleo:

On behalf of Challenger Communities, Land Patterns, Inc., is requesting approval of the proposed Skyline Ridge Filing No. 2 – Final Plat a 2.02 acre parcel located at 7770 Ski Lane, Colorado Springs, CO. The following Project Statement for the Subdivision Plat application criteria are provided below for your review and consideration.

**Project Statement:**

Description: The proposed property, located at 7770 Ski Lane, consist of 2.02 acres. The property, along with the 6.631 acre (Filing No. 1) adjacent parcel, was approved as part of the Sorpresa East PUD Development (AR PUD 20-00310 – approved 10-12-20).

The property lies to the northeast of the intersection of Powers Blvd. and Woodmen Road. It is surrounded by the Cumbre Vista Residential Neighborhood to the north zoned R-1-5 (Residential). Single family residential lots are adjacent to the west and east of the parcel and are located in El Paso County, zoned A (Agricultural). Planned Unit Developments (PUD) are adjacent to the Sorpresa property to the southeast (single family residential lots) and along the south property line (a multi-family residential apartment complex). All Parcels, including the proposed Sorpresa development, include an avigation overlay zone.

The Second Filing includes the platting of the remining 19 lots of the total 67 lot development. The remaining residential lots range in sizes from 2700 S.F. to 4200 S.F. Homes and will include a mix of three-unit types ranging from 1690 S.F. to 2,066 S.F. All units will be 2 story with 3 bedrooms (optional 4<sup>th</sup> bedroom in the larger units). Each unit type will be available in a choice of architectural styles; Traditional, Craftsman and Farmhouse. All common open spaces will be landscaped and maintained by a HOA.

This application meets the Final Plat review criteria and once approved, will complete the platting of the entire Skyline Ridge Development.

For these reasons, we respectfully request approval of the Skyline Ridge Filing No.2 Final Plat. Should you require additional information do not hesitate to contact me at 719-578-8689.

Respectfully submitted,  
Land Patterns, Inc.



David T. Morrison, MLA, RLA  
President

Land Patterns, Inc.  
PO Box 60112  
Colorado Springs, CO  
80960

719 578-8689 phone

lp@lparch.com





LEGAL DESCRIPTION, SKYLINE RIDGE FILING No. 2

PARCEL B:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 360 feet on the Easterly line thereof;

Thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left  $88^{\circ} 16' 30''$  Southerly 1058.8 feet;

Thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left  $88^{\circ} 16' 30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 344.4 feet to the point of beginning of the tract to be described hereby;

Thence angle right  $88^{\circ} 16' 30''$  Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 326.93 feet;

Thence angle left  $88^{\circ} 16' 30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 324.92 feet, more or less, to intersect the South line of the Northwest quarter of the Southeast quarter of said Section 6;

Thence angle left  $92^{\circ} 42'$  Easterly on said South line 327.16 feet to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Northwest quarter of the Southeast quarter of said Section 6;

Thence Northerly on said parallel line 319.38 feet, more or less, to the Point of Beginning.

EXCEPT the Easterly 30.03 feet as measured on the Northerly line thereof.

The overall subject parcel contains a calculated area of 95,919 square feet (2.202 acres) of land, more or less.

**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:** 53060-00-048

**2020 TAXES PAYABLE 2021**

Owner Per Tax Record: CHALLENGER COMMUNITIES LLC

Property Type: Real Estate  
 Property Location: 6435 SORPRESA LN  
 Property Description: TRACT IN NW4SE4 SEC 6-13-65 AS FOLS, BEG AT A PT ON S  
 LN OF SD NW4SE4 THAT IS 843.85 FT WLY OF SE4 COR  
 THEREOF, TH ELY ON SD S LN 423.81 FT, ANG L 87<18' NLY  
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	36540
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>36540</b>

<u>Tax District: JFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	283.37
EPC ROAD & BRIDGE (UNSHARED)	0.000330	12.06
ACADEMY SCHOOL NO 20 - GEN	0.041840	1528.83
ACADEMY SCHOOL NO 20 - BOND	0.018376	671.46
PIKES PEAK LIBRARY	0.003855	140.86
BLACK FOREST FIRE PROTECTION	0.015139	553.18
WOODMEN HEIGHTS METRO #2	0.038518	1407.45
El Paso County TABOR Refund	0.000000	-14.36
<b>TOTAL</b>	<b>0.125813</b>	<b>4582.85</b>

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 2020 taxes: 0.00

**Amount due valid through** MARCH 31st, 2021 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 12th day of MARCH A.D. 2021

Issued to: epc\trshenson Treasurer

Mark Lowderman  
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210312 38391

By: 

## Supplemental Information

**Schedule (Account) No:** 53060-00-048

**Date of Issue:** 12th day of MARCH A.D. 2021

**Full Property Description:**

656.56 FT M/L, ANG L 88<16'30" WLY 423.6 FT, TH ANG L 88<16'30" SLY 663.78 FT TO POB

**Alerts:**

**Owners:**

**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:** 53060-00-047

**2020 TAXES PAYABLE 2021**

Owner Per Tax Record: CHALLENGER COMMUNITIES LLC

Property Type: Real Estate  
 Property Location: 7770 SKI LN  
 Property Description: TRACT IN NW4SE4 SEC 6-13-65 AS FOLS, COM AT NE COR OF SW4NE4, TH SLY 860 FT ON ELY LN THEREOF, W PARA WITH N LN OF SW4NE4 423.6 FT, ANG L 88<16'30" SLY 1058.8 FT  
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	6370
Improvement	\$	10360
<b>TOTAL</b>	<b>\$</b>	<b>16730</b>

<u>Tax District: JFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	129.74
EPC ROAD & BRIDGE (UNSHARED)	0.000330	5.52
ACADEMY SCHOOL NO 20 - GEN	0.041840	699.98
ACADEMY SCHOOL NO 20 - BOND	0.018376	307.43
PIKES PEAK LIBRARY	0.003855	64.49
BLACK FOREST FIRE PROTECTION	0.015139	253.28
WOODMEN HEIGHTS METRO #2	0.038518	644.41
El Paso County TABOR Refund	0.000000	-6.57
<b>TOTAL</b>	<b>0.125813</b>	<b>2098.28</b>

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 2020 taxes: 0.00

**Amount due valid through** MARCH 31st, 2021 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 12th day of MARCH A.D. 2021

Issued to: epc/trshenson Treasurer

Mark Lowderman  
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210312 38414

By: 



## Supplemental Information

**Schedule (Account) No:** 53060-00-047

**Date of Issue:** 12th day of MARCH A.D. 2021

Full Property Description:

W 423.6 FT, ANG L 88<16'30" SLY 344.4 FT FOR POB, TH ANG R 88<16'30" WLY 326.93 FT, ANG L 88<16'30" SLY 324.92 FT TO INTSEC S LN OF NW4SE4, ANG L 92<42' ELY 327.16 FT, TH NLY 319.30 FT M/L TO POB EX ELY 30.03 FT

Alerts:

Owners:

**EL PASO COUNTY - COLORADO**5306000047  
7770 SKI LNTotal Market Value  
\$244,058**OVERVIEW**

Owner:	<b>CHALLENGER COMMUNITIES LLC</b>
Mailing Address:	<b>8605 EXPLORER DR STE 250 COLORADO SPRINGS CO, 80920-1013</b>
Location:	<b>7770 SKI LN</b>
Tax Status:	<b>Taxable</b>
Zoning:	<b>RR-5 CAD-O</b>
Plat No:	-
Legal Description:	<b>TRACT IN NW4SE4 SEC 6-13-65 AS FOLS, COM AT NE COR OF SW4NE4, TH SLY 860 FT ON ELY LN THEREOF, W PARA WITH N LN OF SW4NE4 423.6 FT, ANG L 88&lt;16'30" SLY 1058.8 FT W 423.6 FT, ANG L 88&lt;16'30" SLY 344.4 FT FOR POB, TH ANG R 88&lt;16'30" WLY 326.93 FT, ANG L 88&lt;16'30" SLY 324.92 FT TO INTSEC S LN OF NW4SE4, ANG L 92&lt;42' ELY 327.16 FT, TH NLY 319.30 FT M/L TO POB EX ELY 30.03 FT</b>

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	<b>\$99,100</b>	<b>\$7,090</b>
Improvement	<b>\$144,958</b>	<b>\$10,360</b>
Total	<b>\$244,058</b>	<b>\$17,450</b>

**RESIDENTIAL - RANCH (1)**Market Value **\$144,958**

Assessment Rate	<b>7.15</b>	Above Grade Area	<b>1,179</b>
Bldg #	<b>1</b>	First Floor Area	<b>1,179</b>
Style Description	<b>RANCH</b>	Above First Floor Area	<b>0</b>
Property Description	<b>MASONRY AVERAGE QUALITY</b>	Lower Level Living Area	<b>0</b>
Year Built	<b>1956</b>	Total Basement Area	-
Dwelling Units	<b>1</b>	Finished Basement Area	
Number of Rooms	<b>5</b>	Garage Description	-
Number of Bedrooms	<b>2</b>	Garage Area	-
Number of Baths	<b>1.00</b>	Carpport Area	-

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	2.19 Acres	\$94,100
2	WELL AND SEPTIC	7.150	0	\$5,000

**SALES HISTORY**

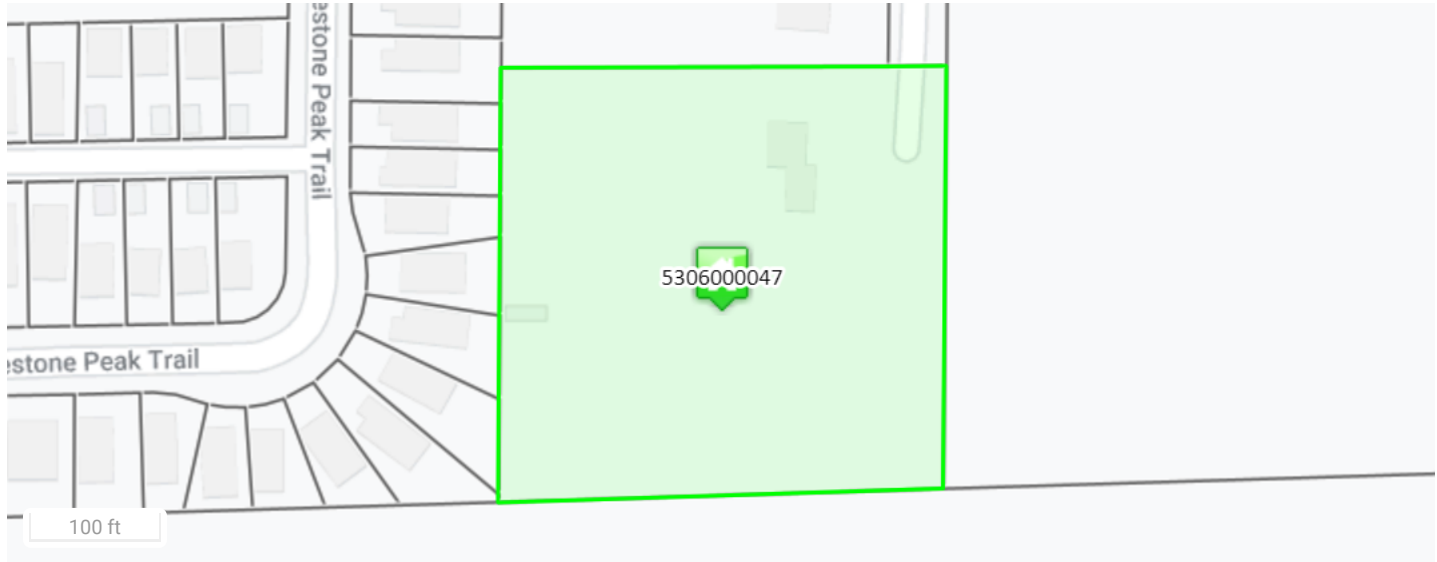
	Sale Date	Sale Price	Sale Type	Reception
+	11/01/2018	\$0	-	218127356
+	11/01/2018	\$0	-	218127354
+	11/01/2018	\$500,000	Multiple properties; Vacant land	218127358
+	11/01/2018	\$0	-	218127353
+	11/01/2018	\$0	-	218127355
+	01/04/1995	\$0	-	95001064
+	01/04/1995	\$0	-	95001065
+	08/22/1985	\$0	-	1290222
+	11/12/1965	\$0	-	445668

# TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JFF** Levy Year: **2020** Mill Levy: **125.813**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
ACADEMY SCHOOL NO 20	60.216	BECKY ALLAN	(719) 234-1200
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
BLACK FOREST FIRE PROTECTION	15.139	FIRE CHIEF	(719) 495-4300
WOODMEN HEIGHTS METRO #2	38.518	WALKER SCHOOLER DISTRICT MANAGERS	(719) 447-1777



No Photo Available



## Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

SKYLINE RIDGE FILING No. 2

Polyline Report

Mon Mar 15 10:26:01 2021

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

14817.71	11631.13		
----------	----------	--	--

		S 00°12'01" E	320.08
--	--	---------------	--------

14497.63	11632.25		
----------	----------	--	--

		S 87°05'31" W	297.65
--	--	---------------	--------

14482.53	11334.99		
----------	----------	--	--

		N 00°10'04" W	325.35
--	--	---------------	--------

14807.88	11334.03		
----------	----------	--	--

		N 88°06'16" E	297.27
--	--	---------------	--------

14817.72	11631.14		
----------	----------	--	--

Closure Error Distance> 0.0073 Error Bearing> S 67°42'46" W

Closure Precision> 1 in 169788.1 Total Distance> 1240.35

Polyline Area: 95918.6 sq ft, 2.202 acres





**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>
LUR - Subdivision Plat	Land Use Review	\$60.00		
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	\$6.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
<b>Total Fees</b>		<b><u>\$1,777.00</u></b>		

<b>Intake Staff:</b>	
<b>Date:</b>	3/25/2021
<b>Planner:</b>	Katie Carleo
<b>Receipt Number:</b>	39093
<b>Check Number:</b>	2791
<b>Amount:</b>	\$1,777.00
<b>Received From:</b>	Challenger Communities LLC - Skyline Ridge Filing No. 2

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

---

Date: March 23, 2021

Planner: **Katie Carleo**

Planner email: [katie.carleo@coloradosprings.gov](mailto:katie.carleo@coloradosprings.gov)

Planner phone number: (719) 385-5060

Applicant Email: [dtm@lplarch.com](mailto:dtm@lplarch.com)

Applicant Name: Dave Morrison

Owner: Challenger Communities, Mike Mason – [mmason@challengerhomes.com](mailto:mmason@challengerhomes.com)

TSN: 5306000047

Site Address (to be used on postcard): 7770 Ski Lane

**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.*

**Final Plat**

Request by Challenger Communities LLC, with representation by Land Patterns Inc. – Dave Morrison, for approval of the Skyline Ridge Filing No. 2 Subdivision Plat to establish single-family residential lots per the approved Sorpresa East Development Plan. The site is zone PUD (Planned Unit Development) located southwest of the intersection of Sorpresa Lane and Ski Lane consisting of 2.2 acres.

**POSTCARD**

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

- Proposed Skyline Ridge Filing No.2 subdivision plat for single-family lots to be platted per the approved Sorpresa East Development Plan.

**POSTER**

*Fill out applicable information below:*

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

Proposed Skyline Ridge Filing No.2 subdivision plat for single-family lots to be platted per the approved Sorpresa East Development Plan.

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

Planner Intake Date: **3/23/2021 - KAC**

Admin Receive Date: **3/23/21**

Project Name: **SKYLINE RIDGE FILING NO. 2**

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

**2. Date bucksliip comments are due** (21 calendar days after submittal): **APRIL 13, 2021**

**3. HOA:** N/A

**4. STANDARD DISTRIBUTION:**

Include all standard distribution

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Bucksliips@csu.org">Bucksliips@csu.org</a>
9	<input type="checkbox"/> Fire	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
66	<input type="checkbox"/> Real Estate Services	<a href="mailto:Barbara.Reinardy@coloradosprings.gov">Barbara.Reinardy@coloradosprings.gov</a>
14	<input type="checkbox"/> Lois Ruggera Candy Fontecchio	<a href="mailto:Lois.Ruggera@coloradosprings.gov">Lois.Ruggera@coloradosprings.gov</a> <a href="mailto:Candy.Fontecchio@coloradosprings.gov">Candy.Fontecchio@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@centurylink.com">Melissa.Spencer@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Bucksliips@csu.org">Bucksliips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> US Postal Service	<a href="mailto:Elaine.f.medina@usps.gov">Elaine.f.medina@usps.gov</a>

45	<input type="checkbox"/> Zaker Alazzeh, Traffic - School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:dgish@wsd3.org">dgish@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:Terrance.johns@d11.org">Terrance.johns@d11.org</a> <a href="mailto:Terry.Seaman@d11.org">Terry.Seaman@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input checked="" type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:chrissmith@esd22.org">chrissmith@esd22.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a>



		<a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.elms@us.af.mil">joseph.elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK,AYOKA@spaceforce.mil">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:ayoka.paek@spaceforce.mil">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:joseph.elms@us.af.mil">joseph.elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.vigil@state.co.us">Valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jarrah.Walker@coloradosprings.gov">Jarrah.Walker@coloradosprings.gov</a>
5	<input type="checkbox"/> Metro District	Metro District email

65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

**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:**