

GENERAL APPLICATION FORM

Edited 9-25-18



Tax Schedule Number(s):

Project Name: BLR-VB1 Filings 40, 41, 42

Existing Zone: PUD/AO

Acreage: 32.44

Site Address: N/A

Direction from Nearest Street Intersection: North of Dublin Blvd, south of Woodmen Road, east of Banning Lewis Parkway

5300000659

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 checked="" type="checkbox"/> PUD Development Plan <input checked="" 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 checked="" 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 Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input 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"/> Waiver 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 checked="" type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input checked="" 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.

see attached signature page

Signature of Property Owner

Date

Signature of Consultant

Date

Vice President - Land

April 29, 2020

Signature of Developer

Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Walton Colorado LLC

Contact Name: Jennifer Ruby

E-Mail: jruby@walton.com

Phone: (480) 586-9347

Developer: Clayton Properties Group II, DBA Oakwood Homes Colorado Springs

Contact Name: Scott Smith

E-Mail: SSmith@OakwoodHomesCO.com

Phone: (719) 380-5048

Consultant/Main Contact name: LAI Design Group - Rick Haering

Phone: (303) 734-1777

Address: 88 Inverness Circle East, Suite J-101

City: Englewood

State: CO

Zip Code: 80112

E-Mail: rhaering@gmail.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: **Katelynn Wintz** Date: _____

Receipt No.: _____ City File No: **AR PUD 20-00295**

SIGNATURE PAGE TO GENERAL APPLICATION FORM FOR BLR-VB1 FILINGS 40, 41, 42

Walton Colorado, LLC, a Colorado limited liability company, acting on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator, or agent, as applicable.

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: 
Name: Jennifer Ruby
Title: Authorized Signatory
Date: 4/24/2020

April 30, 2020

City of Colorado Springs, Colorado
Attn: Katelyn Wintz
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80903

Re: Banning Lewis Ranch - Village B1 – Filings 40, 41, 42

Ms. Wintz,

On behalf of Clayton Properties Group II, DBA Oakwood Homes Colorado Springs, we respectfully submit our Development Plan for Banning Lewis Ranch, Village B1, Filings 40, 41, 42. This submittal includes all required items as outlined in the Submittal Requirements Checklist. We have provided the following Project Statement narrative outlining the nature of the submittal.

Overview

The Oakwood Homes Village B1, located within the Banning Lewis Ranch community demonstrates on the PUD Concept Plan (CPC PUP 20-00030) a configuration for single-family residential and open space. This application for the Development Plan and Final Plats of Filings 40, 41, 42 represents the owner's next phase of development within the Banning Lewis Ranch Master Plan. This Development Plan application proposes 161 single-family lots on approximately 32.44 acres in this Filing. Filings 40, 41, and 42 is situated east of the future Banning Lewis Parkway, north of Dublin Blvd, and south of Woodmen Road.

Filings 40, 41, 42 will feature two residential product types. The cluster product called the Carriage House that has been used in previous filings within Villages 2 and 3, and the Park homes situated on 45'x110' minimum lots. Each unit has parking within a garage and guest parking is provided on the street. Village B1 stays within the Medium Density category approved on the PUD Concept Plan.

Banning Lewis Ranch Filing 40

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 40 subdivision plat. This subdivision plat proposes 60 lots, intended for single-family development, on 15.91 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the future Redcloud Peak Drive.

Banning Lewis Ranch Filing 41

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 41 subdivision plat. This subdivision plat proposes 36 lots, intended for single-family development, on 3.76 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the future Redcloud Peak Drive.

Banning Lewis Ranch Filing 42

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 42 subdivision plat. This subdivision plat proposes 65 lots, intended for single-family development, on 12.76 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the future Redcloud Peak Drive.

Development Plan Review Criteria

We have provided the following responses to the Development Plan review criteria provided in the Zoning and Subdivision code;

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Yes, the proposed Development Plan is consistent in nature with the surrounding land uses and does not pose any negative impacts on the ability of the overall BLR community to continue to develop in its approved framework.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Yes, the proposed Development Plan continues with residential use and is compatible with the surrounding neighborhood. The existing streets and utilities have been developed with this use in mind. There are multiple connections to walks that connect to existing amenities. This will ensure that the existing facilities in Villages 1, 2, and 3 are not overburdened.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

Yes, the proposed housing units are located so as to ensure minimal impact upon neighboring properties by providing significant setbacks and buffering along the project boundaries.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?

Yes, the Development Plan proposes buffering setbacks containing landscaping and walls or fencing to mitigate negative influences that may occur from bordering roadways.

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

Yes, the proposed development includes a R.O.W vacation of a portion of the future Banning Lewis Parkway but will still provide adequate circulation patterns and ingress/egress to the neighborhood.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Yes, the Development Plan proposes convenient access to all the facilities within the neighborhood. Additionally, the plan promotes safe pedestrian movement through the community via open space trail corridors and detached sidewalks along major roadways.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

Yes, the proposed streets are designed to limit the occurrence of through traffic from non-residents.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

The Development Plan does not require parking areas given that the site consists entirely of single-family residences.

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

Yes, the proposed plan provides pedestrian access ramps at all pedestrian crossings in accordance with the City standard. The planned design does not require parking areas.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

Yes, the proposed circulation design allows for an efficient use of land, requiring a minimal amount of paved area.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

Yes, the Development Plan proposes sidewalks and trails detached from roadways, along with providing landscape buffers adjacent to collector streets. The plan allows for several points of connection with the existing pedestrian walkway system.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

There are no existing significant natural features on this site.

We appreciate the City's cooperation so far in working with us to kick-off the next phase of this quality project, and we look forward to working with the City to complete this process in order to continue the successful legacy of the Banning Lewis Ranch master plan in Colorado Springs.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Haering". The signature is fluid and cursive, with the first name "Rick" and last name "Haering" clearly distinguishable.

Rick Haering
Senior Associate, LAI Design Group

CERTIFICATION of PROFESSIONAL QUALIFICATIONS
(To be submitted in conformance with Policies 312, 313 and 314)

I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.

TYPE PLAN:

PROFESSIONAL QUALIFICATION	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED INFORMATION: (Please check one box, and complete all the information)

- ☒ **Licensed Landscape Architect**
- ☐ **Licensed Architect**
- ☐ **Registered Professional Engineer**

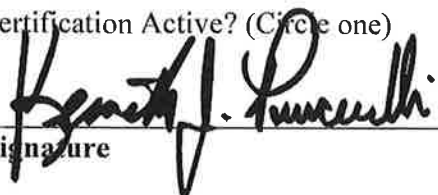
State Colorado License or Registration # LA-461

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

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

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

Ken Puncerelli
Name (PRINT)


Signature

04/30/2020
Date

Notes:

- 1) Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.
* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- 2) Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



P.O. Box 336337
Greeley, CO 80633-0606

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Walton Colorado LLC – Huang Tsui-Ping Property)

Subject Property:

Township 13 South, Range 65 West, 6th P.M., El Paso County, CO
Section 10: A parcel of land being more particularly described on Exhibit A

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the El Paso County Assessor and Clerk Recorder as of January 24, 2020 at 7:45 a.m.:

Mineral Owners:

None (entitled to notice)

Mineral Leasehold Owners:

None (entitled to notice)

Dated this 28th day of January, 2020.

ZEREN LAND SERVICES

A handwritten signature in blue ink, appearing to read "Cynthia A. E. Zeren", is written over a horizontal line.

By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **LAI Design Group** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the El Paso County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the El Paso County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through January 24, 2020 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services**, shall never exceed the actual amount paid by Client to Zeren Land Services, for the listing.

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: January 28, 2020

By: 
Cynthia A. E. Zeren, as President

EXHIBIT A

TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

SECTION 10: A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED MAY 5, 2005 UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO, VISTA DEL ORO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3, TRACT B, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED JANUARY 19, 2005 UNDER RECEPTION NO. 205009006, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 16B RECORDED JUNE 14, 2018 UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR NORTH 89°51'27" EAST, A DISTANCE OF 446.21 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 16B RECORDED JUNE 14, 2018 UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED U MAY 5, 2005 UNDER RECEPTION NO. 205064513;

THENCE NOTH 89°51'27" EAST, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°51'27" EAST, A DISTANCE OF 592.60 FEET.

THENCE SOUTH 32°25'57" EAST, A DISTANCE OF 874.56 FEET;

THENCE SOUTH 48°52'50" EAST, A DISTANCE OF 73.27 FEET;

THENCE SOUTH 33°33'50" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 33°33'50" EAST, HAVING A DELTA OF 20°45'08", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET TO A POINT OF TANGENT;

THENCE SOUTH 35°41'02" WEST, A DISTANCE OF 221.41 FEET;

THENCE SOUTH 54°18'58" EAST, A DISTANCE OF 3.50 FEET;

THENCE SOUTH 35°41'02" WEST, A DISTANCE OF 691.97 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54°18'58",

A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
THENCE NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 104.20 FEET;
THENCE NORTH $00^{\circ}26'27''$ EAST, A DISTANCE OF 67.00 FEET;
THENCE NORTH $00^{\circ}09'21''$ EAST, A DISTANCE OF 116.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF $07^{\circ}50'00''$, A RADIUS OF 2071.00 FEET AND A DISTANCE OF 283.14 FEET TO A POINT OF TANGENT;
THENCE NORTH $07^{\circ}40'39''$ WEST, A DISTANCE OF 391.39 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF $07^{\circ}50'00''$, A RADIUS OF 2929.00 FEET AND A DISTANCE OF 400.45 FEET TO A POINT OF TANGENT;
THENCE NORTH $00^{\circ}09'21''$ EAST, A DISTANCE OF 596.92 FEET TO THE POINT OF BEGINNING.

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 1, 2020
Planner: Katelynn Wintz
Planner email: Katelynn.wintz@coloradosprings.gov
Planner phone number: (719) 385-5192
Applicant Email: rhaering@laidesigngroup.com
Applicant Name: Rick Haering
TSN: 5300000659

PROJECT: Banning Lewis Ranch Village B1 Filings 40, 41, 42

<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.

PUD Development Plan

Request by Clayton Properties Group II dba Oakwood Homes Colorado Springs, with representation by LAI Design Group, for approval of Banning Lewis Ranch Village B1 PUD Development Plan. If approved the proposed application would allow for 161 single-family homes with a maximum density of 7.99 du/ac., 40 ft. maximum building height and open space. The proposed zoning is PUD/AO/SS (Planned Unit Development, Airport & Streamside Overlay), is 32.44 acres in size, and is located east of future Banning Lewis Parkway, north of Redcloud Peak Drive and south of Woodmen Road.

Final Plat – BLR Village B1 Filing 40

Request by Clayton Properties Group II dba Oakwood Homes Colorado Springs, with representation by LAI Design Group, for approval of Banning Lewis Ranch Village B1 Filing 40 final plat. If approved the proposed application would allow for 60 single-family lots. The proposed zoning is PUD/AO/SS (Planned Unit Development, Airport & Streamside Overlay), is 15.91 acres in size, and is located east of future Banning Lewis Parkway, north of Redcloud Peak Drive and south of Woodmen Road.

Final Plat – BLR Village B1 Filing 41

Request by Clayton Properties Group II dba Oakwood Homes Colorado Springs, with representation by LAI Design Group, for approval of Banning Lewis Ranch Village B1 Filing 41 final plat. If approved the proposed application would allow for 36 single-family lots. The proposed zoning is PUD/AO/SS (Planned Unit Development, Airport & Streamside Overlay), is 3.76 acres in size, and is located east of future Banning Lewis Parkway, north of Red Cloud Drive and south of Woodmen Road.

Final Plat – BLR Village B1 Filing 42

Request by Clayton Properties Group II dba Oakwood Homes Colorado Springs, with representation by LAI Design Group, for approval of Banning Lewis Ranch Village B1 Filing 42 final plat. If approved the proposed application would allow for 65 single-family lots. The proposed zoning is PUD/AO/SS (Planned Unit Development, Airport & Streamside Overlay), is 12.76 acres in size, and is located east of future Banning Lewis Parkway, north of Red Cloud Drive and south of Woodmen Road.

[Type text]

POSTCARD

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

- This project proposes construction of 161 single-family residential lots on 32.4 acres.
- Three concurrent final plats

POSTER

Fill out applicable information below:

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

161 Single-Family Residential Development

Planning and Development Distribution Form

PUD Development Plan

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

Planner Intake Date: KW 4/30/20

Admin Receive Date: 5/1/20

Project Name: Banning Lewis Ranch Village B1 Filings 40, 41, 42

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

2. Date buckslip comments are due (21 calendar days after submittal): 5/22/20

3. HOA: N/A

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
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@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker 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	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

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

7. MILITARY INSTALLATION (if within a 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.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input checked="" type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input checked="" type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	kandrews@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
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org

72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ;
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: