



# Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

## Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
  - Major
  - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
  - Plat Vacation with ROW
  - Vacation of ROW
- Variances
  - Major
  - Minor (2<sup>nd</sup> Dwelling or Renewal)
  - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: \_\_\_\_\_

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 2862 S. Circle Drive, Colorado Springs, CO 80906-4101	
Tax ID/Parcel Numbers(s) 6428300046	Parcel size(s) in Acres: 3.28
Existing Land Use/Development: Vacant Office Building	Zoning District: C-2 (Commercial Obsolete)

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Buffalo Property Holdings, LLC	
Mailing Address: 12365 Huron St., STE 1600, Denver, CO 80234	
Daytime Telephone: 303-243-5401	Fax: 303-243-5435
Email or Alternative Contact Information: andy.ellison@mvmbofc.com	

### For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

**Description of the request:** (submit additional sheets if necessary):

See attached Narrative.



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**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): 2862 S. Circle Drive, LLC	
Mailing Address: c/o Griffis Blessing, Inc. Attn: Dixie Snyder 102 N Cascade Ave., 550 Colorado Springs, CO 80903	
Daytime Telephone: 719-520-1234	Fax: 719-520-1204
Email or Alternative Contact Information: dixie@gb85.com	

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

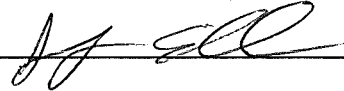
Name (Individual or Organization): Dixie Snyder, CPM®, ACoM	
Mailing Address: 102 N Cascade Ave., 550 Colorado Springs, CO 80903	
Daytime Telephone: 719-520-1234	Fax: 719-520-1204
Email or Alternative Contact Information: dixie@gb85.com	

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:  Date: 12-18-2017

Owner (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Peak Gastroenterology Associates was founded in 1993 by Dr. Patel. It has grown from a solo practice to the premier gastroenterology in the region. We have grown to 20 providers over the last 3.5 years and are the fastest growing practice in the state. In addition to expanding providers, we now provide gastroenterological services from Salida to Woodland Park to Castle Rock to Parker to Porter (Denver) and Colorado Springs.

We are currently at 2920 North Cascade Avenue where we have our clinic and an endoscopy center. We are an innovative and entrepreneurial group. We helped design brand new endoscopic equipment by meeting with the design and engineering team in Israel and being one of the first practices in the world to implement valuable technology to patients, improving the quality of their care. We are also participating in national and international clinical trials to help advance medical care.

We would like to purchase and use the building at 2862 South Circle for medical purposes. Although the administrative special use we are applying for is "hospital," we are not planning on building a traditional hospital there. What we are looking to do is have 2-3 floors of the 4 floors dedicated to outpatient clinics. One floor will be for Peak Gastroenterology Associates to see our clinic patients there and provide a new location for the citizens of the southern part of Colorado Springs to have access to a GI clinic. One floor will be dedicated to primary care physicians and possibly a cardiology clinic. The other 1-2 floors will be dedicated to seeing research patients, possibly having them stay overnight to observe them, and have a skilled nursing facility where patients can stay for 30-60 days. Again, this will not be a traditional hospital and the traffic will likely be less than it was for the Department of Corrections. For the clinics, you're looking at 8-12 cars coming in per hour. For the skilled nursing facility, people do NOT come in and out. They will come in to improve their health and stay there until they improve so we will not have a lot of traffic for those 1-2 floors.

We will be creating many jobs. We will be improving access for patients for gastroenterology, primary care, and possibly cardiology. Further more, much of the space will be taken up with equipment rather than people so the total number of people in the building will be less than it was for the Department of Corrections. We will obviously renovate the building, increasing the value of the property.