



GENERAL APPLICATION FORM

Edited 9/25/11

Project Name: HORSESHOE

Existing Zone: A AO

Acreage: 3.68

Site Address: 7405 HORSESHOE ROAD

Direction from Nearest Street Intersection:

NE CORNER OF HORSESHOE ROAD AND ADVENTURE WAY

Tax Schedule Number(s): 5308001032

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: PUD
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, Date 2/10/21, Signature of Consultant, Date, Signature of Developer, Date 2/10/21

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: CHALLENGER COMMUNITIES, LLC, Contact Name: Jim Byers, E-Mail: jim@challengerhomes.com, Developer: CHALLENGER HOMES, Contact Name: NICOLE RENNER, E-Mail: NRenner@GoodwinKnight.com, Phone: 719.598.5190 ext.2009, Consultant/Main Contact name: HR GREEN: Phil Steuphert (Planner) Ken Huhn (Engineer), Phone: (720) 602-4965, Address: 7222 COMMERCE CENTER DRIVE, SUITE, City: COLORADO SPRINGS, State: CO, Zip Code: 80920, E-Mail: psteuphert@hrgreen.com, khuhn@hrgreen.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists, Distribution Form, Project Blurb, E-mail to Admin, Initial Review Level: AR, CPC, DRB, HP, Payment \$8,060.00, Assigned to: KATIE CARLEO, Date: 2/18/2021, Receipt No.: 38952, City File No.: CPC PUD 21-00018



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

SUBMITTAL CHECKLIST: This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Project Statement containing the following information:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed;	
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &	
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.	
<input checked="" type="checkbox"/> 1 copy of a Development Plan showing all "Plan Contents" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

REPORTS & STUDIES: (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to	<div style="color: red; font-size: small;">TO BE SUBMITTED AFTER INITIAL CITY REVIEW OF DP.</div> <input type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application su	<div style="color: red; font-size: small;">TO BE SUBMITTED AFTER INITIAL CITY REVIEW OF DP.</div> <input type="checkbox"/>

PLAN CONTENTS: All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input checked="" type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input checked="" type="checkbox"/> City File Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project name and description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<i>N/A</i> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<i>N/A</i> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<i>N/A</i> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<i>N/A</i> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<i>N/A</i> Geologic Hazard Study disclosure statement (if applicable): "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."	<input type="checkbox"/>
<input checked="" type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<i>N/A</i> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

LAND USE:

<i>N/A</i> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<i>N/A</i> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page.*

Applicant	Planner
N/A Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
N/A Existing historic sites and resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>
<u>STREETS & ALLEYS:</u>	
<input checked="" type="checkbox"/> Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify all streets as "public" or "private"	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input type="checkbox"/>
<input checked="" type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input type="checkbox"/>
N/A Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys	<input type="checkbox"/>
<u>SIDEWALKS & TRAILS:</u>	
<input checked="" type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input checked="" type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
N/A If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>
<u>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:</u>	
<input checked="" type="checkbox"/> Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
N/A Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	<input type="checkbox"/>
N/A Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	<input type="checkbox"/>
<u>PARKING LOTS, AREAS, & SPACES:</u>	
<input checked="" type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous pages*

Applicant	Planner
<input checked="" type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

ADA SITE ACCESSIBILITY:

<input checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor (Note: 60% of all public entrances must meet the ADA Standards 206.4.1)	<input type="checkbox"/>
<i>N/A</i> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors	<input type="checkbox"/>

Provide ADA Design Professional Standards notes on plan, per below:

<input checked="" type="checkbox"/> The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.	<input type="checkbox"/>
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BUILDINGS & STRUCTURES:

<input checked="" type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<i>N/A</i> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<i>N/A</i> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>

BUILDING ELEVATION DRAWINGS:

<input checked="" type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.</i>	<input type="checkbox"/>
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SITE LIGHTING:

<input checked="" type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture	<input type="checkbox"/>
<input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<input type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible	<input type="checkbox"/>
<input type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project	<input type="checkbox"/>

PHASING PLAN:

<i>N/A</i> Phase area boundaries and sequence	<input type="checkbox"/>
<i>N/A</i> Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area.	<input type="checkbox"/>
<i>N/A</i> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)	<input type="checkbox"/>

ADDITIONAL PLAN COMPONENTS:

Applicant	Planner
<input checked="" type="checkbox"/> Preliminary Grading Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Preliminary Utility and Public Facility Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Preliminary or Final Landscape Plan	<input type="checkbox"/>
<i>N/A</i> Coordinated Sign Plan (CSP)	<input type="checkbox"/>
<i>N/A</i> Hillside or Streamside Compliance Plan	<input type="checkbox"/>
<i>N/A</i> Land Suitability Analysis	<input type="checkbox"/>

DEVELOPMENT PLAN REVIEW CRITERIA:

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
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?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
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 the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the 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?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
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?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
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?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
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?
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?

CONDITIONAL USE REVIEW CRITERIA

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

USE VARIANCE REVIEW CRITERIA

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.



7222 Commerce Center Drive, Suite 220, Colorado Springs, CO 80919
Phone 720.602.4941

HRGREEN.COM

DEVELOPMENT

February 12, 2021

Re: **Horseshoe Project Statement**

On behalf of Challenger Communities (property owner/developer), HR Green is requesting a Zone Change and Development Plan approval for the subject site named Horseshoe which is a 3.68 acre property near the intersection of Woodmen and Black Forest Road. The subject site existing zoning is "A-AO"-Agricultural (Airport Overlay) and the proposed zoning is "PUD" with a proposed use of single family detached residential homes. The following project statement includes a clear description of the proposed zone change, justification for the proposed zone change based on the review criteria and a description of how various issues have been addressed. In summary, the proposed zone change and proposed Development Plan are in general compliance with the newly adopted PlanCOS and City Codes. The Subject Site is located in a fast growing part of the City with a mix of zoning and land uses surrounding the site and therefore the proposed use of smaller lot, single family detached homes is a logical land use in this area of the City.

1. A clear description of the proposed zone change and development.

Response: The subject site is located east of the intersection of Black Forest Road and Adventure Way. The proposed zoned change to PUD and the associated Development Plan proposes 37 single family lots with lot sizes of 30'x48', 32'x40' and 35'x40'. Access to the site will be via Horseshoe Road (on the west) and Adventure Way on the south. The project will incorporate a stormwater detention area on the east side of the property and a landscape buffer are provided on the north side of the property adjacent to the existing church property.



DEVELOPMENT

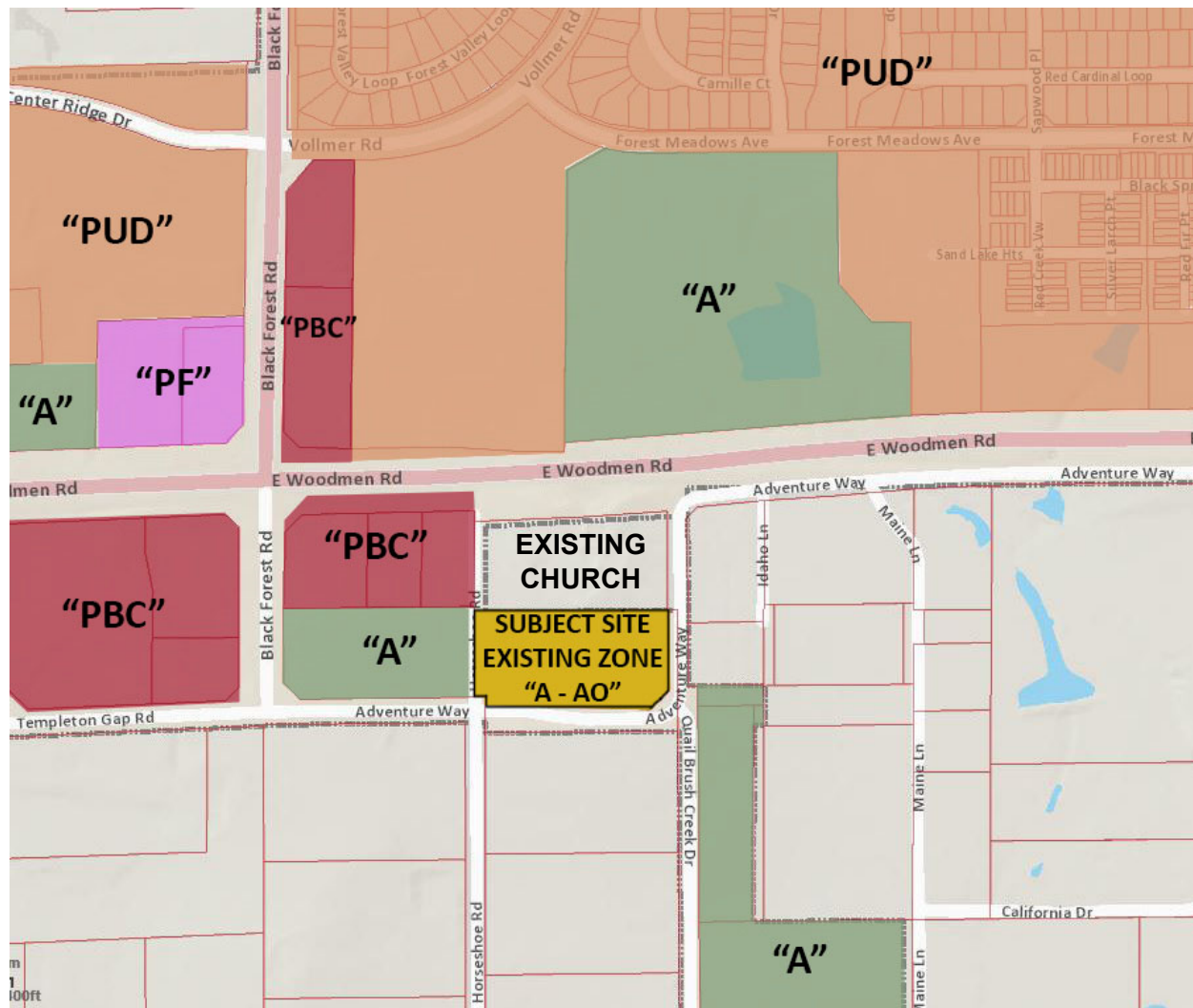
2. A Justification based on the review criteria addressing why the proposed project should be approved:

Response:

a) Proposal is compatible with the various mix of uses, zoning and densities in the immediate area such as:

- PBC (Planned Business Center with uses of commercial, vacant parcels, etc.)
- PUD (with residential uses of apartments/multi-family and single family)
- A-Agriculture (vacant parcels)
- El Paso County zoning (mix of uses including residential and vacant parcels)

As seen in this exhibit, zoning and land uses around the subject site are mixed from vacant properties to City zoned PBC (Planned Business Center) to El Paso County residential zoning and some parcels that are vacant. The exhibit and table further demonstrate how this subject site relates to the surrounding existing zoning and how the proposed zoning and land use of single family homes is very compatible with the area.



DEVELOPMENT

Zoning and Land Use:

CATEGORY	DESCRIPTION	APPLICANT COMMENT
Existing Zoning	A-AO (Agriculture with Airport Overlay)	Property is within the City boundary
Proposed Zoning	PUD	PUD proposed zoning and residential (Single Family Detached Homes) fits well within this area which has a mix of uses including various residential uses (single family detached, attached/multifamily)
Surrounding Existing Zoning/Land Use	<p>Northwest: PBC zoning and currently vacant</p> <p>West: Zoned "A" (Agriculture) within the City limits, current use is vacant</p> <p>Southeast: Zoned "A" (Agriculture) and is within the City limits</p> <p>North: County zoning with an existing church use. Further north of the church is a significant amount of PUD zoning</p> <p>South: El Paso County – residential use</p> <p>East: El Paso County – residential use</p>	The surrounding zoning and uses are mixed (PBC, PUD, Agriculture (vacant) with many varying densities. The proposed single family detached homes on smaller lots is a compatible zoning and land use for this immediate area and the region overall.

b) Appropriate Site Design - The proposed site design is carefully integrated on the property to be sensitive to the surrounding area and existing topography. Orientation of homes are sited to optimize land use transitions such as detention being placed in the northeast corner adjacent to the church and homes on the north part do not back on to the church property). Also a 15' buffer has been placed along the north property line.

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 approved development plan.

Pre-application items provided to the applicant/owner are below in italic with the applicant responses in bold.

City comment #1 - Challenger; single-family small lot PUD. PUD: 35'x90' for lots, 30-35' height maximum 7.3 DU/AC

Response: Noted. This proposed Development Plan is for single family detached homes with lot sizes of 30', 32' and 35' wide by 40'-48' deep. Maximum height will be 35' and the proposed density is 10 du/ac.

DEVELOPMENT

City comment #2 - Small Lot PUD: This is being established as a small lot PUD, please reference the City guidelines. Special attention should be paid to active green space (this will be especially important to meet PUD review criteria as well since there is not a park within close proximity to this establishment) as well as guest parking that should be established.

Response: The Small Lot PUD guidelines have been referenced and special attention has been paid to active greenspace and making this a walkable community. Some of the items implemented in this project that align to the Small Lot PUD guidelines are as follows:

- Proposed development is consistent with the Comprehensive Plan.
- Project is consistent with the intent of the City Zoning Code (PUD zoning).
- Site design is compatible with the surrounding area with landscape buffers on the north, east and south sides. Overall site design takes into account the surrounding area, specifically on the north property line. In that area home orientation directs the rears of homes inward and not backing towards the church to the north. Fences are provided around each lot to provide further buffering from adjoining properties.
- Traffic circulation is safe and convenient, applicant has adjusted access points and circulation per City traffic comments.
- Project will not overburden public facilities.
- Privacy is provided by placing open space and landscaping between the units and fencing will be located on all lot lines adding to the privacy of each unit.
- Pedestrian circulation – this is a walkable community with many open space areas provided throughout the development with sidewalk and pedestrian connections internally and externally. This will be a very intimate and walkable community.
- Landscaping complies with City code in terms of required buffers and quantity of landscape.
- Open space - .84 acres open space (excluding detention area) has been provided which is 23% of the overall site, exceeding City code requirements. For lots less than 3,999 square feet, 600 s.f. of common, useable open space is provided per unit. This application exceeds that requirement. A 5' walk is provided through many of the open space corridors where feasible and a minimum of 20' wide open space corridor is provided in most locations provided ample separation between homes. We also meet the intent of the on-lot open space approximately ranging from 650 s.f. to 1,000 s.f. depending on the unit placed on the lot.
- A 15' landscape buffer is provided on the north property line.
- Sufficient parking is provided with garage spaces and visitor parking placed throughout the project.

City comment #3 - PUD dimensional controls should be clearly labeled on cover sheet for all information related to future building permits for lots.

Response: Noted, setbacks and other PUD dimensional controls have been added to the submittal documents.

City comment #4 - Horseshoe Road is a shared private access - this property will need to have on DP and FP recordation for access. The access point off of Adventure Way needs to be discussed with

DEVELOPMENT

Traffic Eng. Discuss with Zaker to the connection of what is being established with the easterly property off of Quail Brush Creek Drive.

Response: Noted and discussions with Traffic Engineering (Zaker) have been completed. Zaker's direction was to avoid a proposed connection to Adventure way along this project's east frontage due to poor sight distances around the corner therefore changes were made to the site plan and this request was accommodated.

City comment #5 - Part of the Horseshoe Rd CCRs; City will not be involved in these private discussions but the owner should be exempted/removed from the CCRs if wishing to establish this use.

Response: Noted and owner (applicant) wishes to exempt from the Horseshoe Rd CCR's.

City comment #6 - Project statement to include full detail and share background and past history to better inform the neighborhood.

Response: This narrative provides detail and background as requested.

- **The first application was for townhomes in 2014. We met with homeowners twice to discuss the concept. Due to the restrictive covenants that encumbered the property, as the property is included in the Horseshoe Rancheros CC&R's, we decided not to move forward at the time.**
- **In 2015/2016, we reapplied with a different concept, this time proposing a paired patio home concept. Restrictive covenants were still in effect. Challenger tried to work with the neighbors to get released from the covenants, but ultimately did not receive enough support, so the project paused.**
- **Due to the amount of development in the area that has occurred in the recent years, we've decided to resurrect the project and now propose single family homes. We believe this is a better fit for the neighborhood and previously proposed layouts.**

City comment #7 - Master Plan, staff is still discussing with Comprehensive Planning if this master plan is considered implemented - pending update

Response: The applicant studied the area and offers the following information. The total area is approximately 811 acres and based on our analysis approximately 87.5% is either already constructed or in some stage of development. Areas 1 thru 6 are the undeveloped parcels totaling 101.3 acres, which is about 12.5% of the 811 acres within the MP. This master plan appears to be implemented and therefore the applicant has not submitted for a Master Plan Amendment.



DEVELOPMENT

City comment #8 - Buffer should be established from use, this will be seen as commercial to the north, since there is an existing use/building if there is some landscape etc. that can attribute to the buffer staff can support a shared buffer

Response: The use to the north is a church with the building at least 130' away from the closest proposed home on the applicants property. Additionally, a 15' landscape buffer has been provided along the entire north property line and as noted the church property has an existing buffer of at least 15' width. Also, a significant part of the common property line has the detention area (northeast part) which provides additional buffer between the church and the proposed homes. Therefore, the use relationship and landscape treatment between the uses is very good.

Other Review Criteria:

Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

Response: No. The proposed development will not have detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood. The proposed single family homes fits well within the surrounding mix of uses which includes existing PUD zoning, single family residential and many other uses and zoning. The development will follow appropriate development standards required by the City to improve the general health, welfare and safety of the residents and the surrounding area.

Will the proposed density, types of land uses, and range of square footages permit adequate light and air both on and off site?

Response: Yes. The proposed single family proposed density, land uses and range of square footages permit adequate light and air both on and off site. The proposed building square footages and heights are appropriate for the mix of zoning and land uses in the area. Open space and a landscape buffer has been provided on the north property line between this residential and the church use to the north. For these reasons the proposed density, land uses and square footages are consistent and compatible with the established adjacent developments.

Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

Response: Yes. The proposed uses are compatible with the surrounding neighborhood and area. The proposed use, bulk requirements and landscaping is very similar to the adjacent developments in the region. The proposed building square footages, heights, lot coverage, etc. are also appropriate for the area. The community will be landscaped with primarily Colorado native street trees and open space areas will be stabilized with native vegetation further adding a positive effect to adequate light and air on and off the property. Furthermore, landscape requirements will follow the City Landscape Policy and Codes with street trees, streetscape improvements and open space stabilized with native vegetation. This will be appropriate to the type of development, the surrounding neighborhood and region overall.

DEVELOPMENT

Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

Response: Yes. Ingress / egress for the subject site is proposed at two locations. South access will be on Adventure Way and the western access is on Horseshoe Road. The applicant has worked with Transportation (Zakar) to place these access points in an acceptable location. There is a proposed sidewalk throughout the subject site as shown on the Development Plan connecting throughout the open space of the community and connecting to sidewalks along Adventure Way. Pedestrian movement on and off site will be safe, convenient and will flow well on site and off site. Regarding parking as shown on the Development Plan additional parking has been provided within the project. These residential units will have attached garages (both 1 and 2 car) and therefore a range of 60-64 garage spaces are provided in addition to the off-street designated spaces. Proposed parking ratios will meet the city required spaces for the proposed use. Access to the proposed parking areas will be safe and convenient.

Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Response: No. The proposed development should not overburden the capacities of existing streets, infrastructure, utilities, parks, schools and other public facilities. The development will tie into the existing public facilities and utilities in the immediate area that are more than sufficient.

Water: The development will be serviced by the extension of a looped 8" water main that will connect in two location to the existing Colorado Springs Utility (CSU) Connection 1: 16" water main located within Adventure Way. Connection 2: 8" watermain located within Horseshoe Drive.

Sanitary Sewer: The development will require an off-site sewer extension. This will be provided by either another Development currently proposed or via the same alignment as part of this project (depending on timing of each project). This sewer will extend from Adventure Way to the southeast where it will connect to the CSU 18" sewer located in Maine Lane.

Stormwater: The development will provide the required Full Spectrum Detention with the construction of a new Pond to be located at the northeast corner of the site. The pond will drain into an existing storm sewer located in Adventure Way.

Streets: The development will construct all new private alley type streets with minimum width of 20'. The new streets will provide adequate access and designated off- street parking for 18 cars. No parking will be allowed on any of the private streets.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

Response:

Yes. The proposed development of single-family residential homes fits well into the surrounding mix of uses which includes residential (City and County), PBC (Planned Business Center), and other various uses. This project will help to further stabilize this growing area of the City. Schools, churches, parks, trails, and shopping exist in this region of the City and this residential development will further the stabilization and preservation of existing properties and neighborhoods in the area.

DEVELOPMENT

7. Does the Development Plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated?

Response:

The proposed single family detached uses are very appropriate for this area as stated above. The proposed residential land use is a logical and good land use transition from the existing church use to the north and the residential uses south and east of the subject site. A landscape buffer has been placed along the north property line to further mitigate the transition from a non-residential use (church) to this proposed residential use. The proposed detention pond on this property on the east also provides a buffer and separation from the properties to the east and the church to the north.

Does the development provide a gradual transition between uses of differing intensities?

Response:

Yes. As stated above this proposed use provides a gradual and logical transition of land uses in an area that has a lot of mixed uses.

8. Is the proposed Development Plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

Response:

Yes. The Development Plan will meet City Code unless otherwise specified by the PUD standards as set forth with this submittal. The project will meet requirements of the Subdivision Code unless otherwise specified by the PUD standards as set forth with this submittal. The proposed Zoning Change and Development Plan aligns with many of the goals and strategies of the City's recently approved PlanCOS. PlanCOS focuses on several themes such as: Vibrant Neighborhoods, Thriving Economy, Majestic Landscapes, and Design stormwater infrastructure as an integral and connected part of new development. Provided below is description on how this development supports and integrates the concepts of those items.

Plan COS goal-Vibrant Neighborhood:

The surrounding area is vibrant with a mix of uses. This is a growing part of the City and this proposal of single-family homes will add to the vibrancy of the area. This community will be a safe and vibrant neighborhood with quality single family homes.

PlanCOS goal-Thriving Economy:

This proposed project compliments the established single family uses and the mix of uses in the region and positively responds to the goals and objectives of the thriving economy concept. This proposal supports the theme and ideas of a Thriving Economy in PlanCOS.

PlanCOS goal-Majestic Landscapes, Community focal points for open space and recreation; Amenities for park and recreation users;

The proposed plan fits well into the PlanCOS Majestic Landscape goal. The proposed site layout provides a design that is functional, sustainable, and provides for public safety, and long term maintenance of all associated facilities. This proposed development will utilize Colorado drought tolerant plants that will also look very good aesthetically.



D E V E L O P M E N T

Policy SC-3.B: Design stormwater infrastructure as an integral and connected part of new development and redeveloping areas and preserve or incorporate naturalistic stream profiles and features where feasible and Strategy SC-3.B-1: Design and construct stormwater improvements to incorporate recreational opportunities and protect infrastructure.

The stormwater design for this site includes a Full Spectrum Detention basin on the east side that will be landscaped appropriately. The open space area and detention pond will be designed in accordance with City requirements to protect downstream infrastructure.

Per the reasons and justification provide above we respectfully request approval of the proposed PUD Zone Change and Development Plan. Should you require additional information please contact me at pstuepfert@hrgreen.com or at (720)-602-4941.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Phil Stuepfert', with a long horizontal flourish extending to the right.

Phil Stuepfert
Principal/Planning and Landscape Architecture Lead
HR GREEN DEVELOPMENT, LLC



PRELIMINARY LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information. This checklist is provided as informational only and does not need to be submitted with the submittal.

PROJECT NAME HORSESHOE **FILE #:** _____

<u>APPLICANT</u>		<u>PLANNER</u>
1. General Submittal and Plan Requirements		
<u>JAG</u>	a. Appendix I: Certification of Professional Qualifications (attach to Application)	_____
<u>JAG</u>	b. Preliminary Landscape Plan Check List (attach to Application)	_____
<u>JAG</u>	c. Base Information: North arrow, Vicinity Map, Scales, Street Classifications, All Zoning	_____
<u>JAG</u>	d. Title Block Information: Correct plan title (Preliminary LP, current date(s), file number)	_____
<u>JAG</u>	e. Plant Schedule: Appendix G format, plant list, and symbols	_____
<u>JAG</u>	f. Appendix E: Schematic Landscape Diagram (includes hydrozones, plant communities, water use)	_____
<u>JAG</u>	g. Appendix F: Site Category Calculations – Measurements (lf, sf), <u>Required</u> plants, shrub substitutes	_____
<u>JAG</u>	h. Site Categories: Label & dimension site categories, and identify required screening locations	_____
<u>JAG</u>	i. Wall locations and heights (screen, community and retaining walls, & general material)	_____
<u>JAG</u>	j. Fence locations and heights (general description, i.e. wrought iron, wood, vinyl, etc.)	_____
<u>JAG</u>	k. Ground Plane Legend: Identify i.e. wood & rock mulch, turf, meet all required % by site category	_____
<u>JAG</u>	l. Maintenance Responsibility: District or HOA for landscape, medians, fence, walls	_____
<u>N/A</u>	m. Appendix L: Alternative Compliance – Provide format with justification for consideration and file	_____
2. Soil		
<u>JAG</u>	a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps) (Soil Analysis is submitted with Final LP with Building Permit)	_____
3. Grading and Drainage		
<u>JAG</u>	a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan) <ul style="list-style-type: none"> • Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements) 	_____
4. Conservation Measures (Includes Codes 315 Soils and Drainage, 316 On-Site Plants)		
<u>N/A</u>	a. Show existing major vegetation to be retained and removed, by size and species, with elevation of retained plants, and protection measures.	_____
<u>N/A</u>	b. Identify Natural Features, such as rock outcrops, ponds, lakes and streams	_____
<u>N/A</u>	c. Hillside Overlay: Provide all pertinent information on the plan regarding existing vegetation and natural features. A separate plan can be helpful to clearly communicate the required information.	_____
<u>N/A</u>	d. Streamside Overlay: Identify, per Streamside Manual, all buffers and flood plain lines required and integrate the proposed landscape with the Streamside natural feature and vegetation. When not in the Streamside delineate the 100 year flood plain on the plan as applicable.	_____
<u>JAG</u>	e. Incorporate design elements which reduce storm water run off (volume or rate) and/or increases groundwater	_____

re-charge. *Effective Low Impact Development concepts & Civil Engineering coordination are encouraged.* _____

5. **Landscape Notes**

- JAG a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation _____
- JAG b. Slope protection, reclamation and erosion control (Code 315) as needed over and above SWMP Permit for re-vegetation and establishment of Native Seed (or comparable) within the landscape process. _____
- JAG c. Provide this note in bold: (DRE Fee Calculator available on line for this separate submittal) _____

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. **Site Elements or Amenities to be identified on the plan (and any not mentioned):**

- N/A a. Structures; _____
- JAG b. Park and Open Space areas (pocket park, tract common areas, larger designated parks or OS) _____
- N/A c. Landscape Lighting (Designate fixture types (bollard/pole/down lights, and rough locations) _____
- JAG d. Walks, paths and pedestrian-oriented areas (plaza, public art, water features, etc) _____
Strong streetscape design is encouraged and provides a good alternative compliance option for downtown urban projects in lieu of the landscape Development Standard: Internal site category.

7. **Irrigation**

- JAG a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment _____

NOTE: In preparation for the Irrigation Plan, water conservation tools and techniques are required to achieve comprehensive best water management practices including implementation, establishment and long term maintenance planning. Coordination between the Landscape Architect, Irrigation Designer, installer, and the maintenance company is highly recommended to achieve a strong water management plan.

1) System Design

Components: Sensors, smart controllers, new technology, etc

Schedules: Application rates for turf types (new, established, long range reductions), seasonal adjustments, slopes, sun orientation & micro climates (north vs. south facing), and soil types.

Short Term and Long Term water schedule reductions, annual maintenance such as audits, part replacements, etc

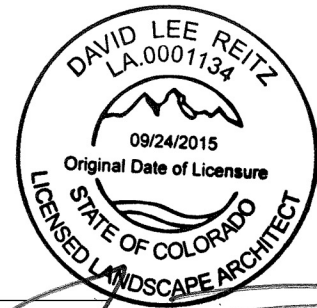
CERTIFICATION of PROFESSIONAL QUALIFICATIONS
(To be submitted in conformance with Policies 312, 313 and 314)

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.

PROFESSIONAL QUALIFICATION	TYPE PLAN:		
	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 # _____

State Agency Phone No. for verification: (_____) _____

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

Year of Certification: 2015

Is Certification Active? (Circle one) YES / NO

David Reitz
Name (PRINT)

Signature

2-10-21
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).



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: _____

PROJECT: Horseshoe

CITY PLANNING FILE NUMBER(S): _____

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

No separate mineral estate owner(s) were identified and no further action was taken.

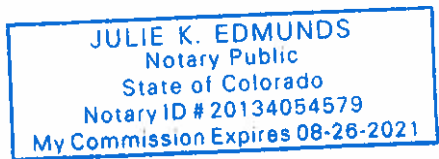
Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this 10 day of Feb, 2021.

[Signature]
Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)



The foregoing certification was acknowledged before me this 10th day of Feb, 2021, by Jim Byers.

Witness my hand and official seal.

My commission Expires: 8.26.21

[Signature]
Notary Public

1054 PAGE 328

This document was recorded on the 11th day of November, A. D. 1957 at 11:01 AM

Recorder No. 53609

Charles Quinn

RECORDED

53609

This Deed, Made this 1st day of November in the year of our Lord one thousand nine hundred and fifty-seven between DANIEL O. HOLMES of the County of El Paso and State of Colorado, of the first part, and WILLIAM C. BLAM of the County of El Paso and State of Colorado, of the second part:

Witnesseth, That the said part y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, he is granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the said part y of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of El Paso and State of Colorado, to-wit:

That part of the SE of SW 1/4 lying westerly of the County Road, the East half of the Northeast quarter, the Southwest quarter of the Northeast quarter, the North half of the Southeast quarter, all in Section 7, the West half of the Northeast quarter, the Southeast quarter of the Northwest quarter, the Northwest quarter of the Southwest quarter, the Northeast quarter of the Southwest quarter, all in Section 8, Township 10 South, Range 65 West of the 6th P. M., together with all water and water rights on or appurtenant to said real property, except as provided in and to all oil and gas under and from said property.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reservations and exceptions, remainder and remainders, rents, leases and profits thereof; and all the estate right, title, interest, claim and demand whatsoever of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold the said premises above bargained and described, with the appurtenances, unto the said part y of the second part, his heirs and assigns forever. And the said part y of the first part, for his and their heirs, executors, and administrators, do give covenant, grant, bargain and agree to and with the said part y of the second part, his heirs and assigns, that at the time of the executing and delivery of these presents, he well and lawfully owned the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he is good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all taxes and other grants, bargains, sales, leases, encumbrances and commitments of whatever kind or nature whatsoever, subject to 1957 ad valorem taxes payable in 1958 which second party assumes and agrees to pay, and subject to existing roads, telephone, telegraph and electric lines, if any, water reservations and applicability of Mountain Valley Soil Conservation District.

and the above bargained premises, in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will warrant and forever defend. In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Witness, Sealed and Delivered in Presence of

Daniel O. Holmes



EE/S 2130



STATE OF COLORADO, County of El Paso, The foregoing instrument was acknowledged before me this 1st day of November, 1957, by Daniel O. Holmes. Witness my hand and official seal. My commission expires November 15, 1958. R. W. Boughner, Notary Public



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 11/19/2020

Pre-Application No.: N20-191

Applicant(s) Present: Ken Huhn (Galloway), Nicole Renner, Jim Byers

Lot Size: 3.68 acres

Site Location: 7405 Horseshoe Road - NWC Adventure Way/ Quail Brush Creek Dr.

TSN: 5308001032

Project Description: New single-family small

Zone: A AO

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

- | | | |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input checked="" type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input checked="" type="checkbox"/> Zone Change |

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Horseshoe Ranch/ Woodmen Heights/ Dublin North Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report | <input checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: Yes No **Date:** Unless wanted by design team. **Time:** _____

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

- Challenger; single-family small lot PUD. PUD: 35'x90' for lots, 30-35' height maximum 7.3 DU/AC
- Small Lot PUD: This is being established as a small lot PUD, please reference the City guidelines. Special attention should be paid to active green space (this will be especially important to meet PUD review criteria as well since there is not a park within close proximity to this establishment) as well as guest parking that should be established.
- PUD dimensional controls should be clearly labeled on cover sheet for all information related to future building permits for lots.
- Horseshoe Road is a shared private access - this property will need to have on DP and FP recordation for access. The access point off of Adventure Way needs to be discussed with Traffic Eng. Discuss with Zaker to the connection of what is being established with the easterly property off of Quail Brush Creek Drive.
- Part of the Horseshoe Rd CCRs; City will not be involved in these private discussions but the owner should be exempted/removed from the CCRs if wishing to establish this use.
- Project statement to include full detail and share background and past history to better inform the neighborhood.
- Master Plan, staff is still discussing with Comprehensive Planning if this master plan is considered implemented - pending update
- Buffer should be established from use, this will be seen as commercial to the north, since there is an existing use/building if there is some landscape etc. that can attribute to the buffer staff can support a shared buffer so long as the

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

Katie Carleo
 Principal Planner
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 kcarleo@springsgov.com



[Return to Fee Calculator](#)

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

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$84.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$120.00		
LUR - Subdivision Plat	Land Use Review	\$120.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$120.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$12.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$8.00		
<u>Total Fees</u>		<u>\$8,060.00</u>		

Intake Staff:

Date: 2/16/2021
Planner: Katie Carleo
Receipt Number: 38952
Check Number: 2720
Amount: \$8,060.00
Received From: Challenger Communities LLC - Horseshoe Development

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: February 18, 2021
Planner: **Katie Carleo**
Planner email: katie.carleo@coloradosprings.gov
Planner phone number: (719) 385-5060
Applicant Email: Ken Huhn and Phil Steuphert
Applicant Name: psteuphert@hrgreen.com khuhn@hrgreen.com
Owner: Challenger Homes LLC jim@challengerhomes.com
TSN: 5308001032

PROJECT: HORSESHOE RESIDENTIAL DEVELOPMENT

<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 Zone Change

Request by Challenger Homes LLC – Jim Byers, with representation by HR Green – Ken Huhn, for approval of a zone change from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development, Single-family Detached Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay) for future single-family residential development. The site is located at the northeast corner of Horseshoe Road and Adventure Way consisting of 3.68 acres.

PUD Development Plan

Request by Challenger Homes LLC – Jim Byers, with representation by HR Green – Ken Huhn, for approval of a PUD Development Plan to establish 37 lots for Single-family Detached Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay for development. The site is located at the northeast corner of Horseshoe Road and Adventure Way consisting of 3.68 acres.

POSTCARD

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

- Proposed zone change from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development, Single-family Detached Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay)
- Horseshoe Development Plan for 37 single-family detached residential lots

Neighborhood Meeting Information: WE ARE PLANNING A NEIGHBORHOOD MEETING. PLEASE CHECK WITH ME FOR THESE DETAILS BEFORE WE SEND OUT THE POSTER/POSTCARDS

[Type text]

POSTER

Fill out applicable information below:

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

Proposed zone change from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development, Single-family Detached Residential, 10.1 DU/AC, 36-foot maximum building height with Airport Overlay) for establishment of 37 single-family detached residential lots for development.

Planning and Development Distribution Form

Concept Plan, Conditional Use, Development Plan, **PUD**, PUP, Use Variance, and Major Amendments

Planner Intake Date: **2/18/2021 – KAC**

Admin Receive Date: **2/19/21**

Project Name: **HORSESHOE RESIDENTIAL DEVELOPMENT**

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

2. Date buckslip comments are due (21 calendar days after submittal): **MARCH 11, 2021**

3. HOA: (Note HOA number or write **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	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	Michelle.Ontiveros@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 Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@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	development.review@coloradosprings.gov

65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	development.review@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
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	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	dgish@wsd3.org
37	<input type="checkbox"/> School District # 11	terrance.Johns@d11.org terry.Seaman@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	chrismith@esd22.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	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB < ayoka.paek@spaceforce.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 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.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu

33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
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@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@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 checked="" type="checkbox"/> Metro District	Woodmen Metro District
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	Jariah.Walker@coloradosprings.gov
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 checked="" type="checkbox"/>	Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: