



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Cottages at Woodmen Heights Filing No. 1 Existing Zone: PUD Acreage: 27.2725
Site Address: East end of Adventure Way Direction from Nearest Street Intersection: Southeast of Woodmen Road and Black Forest Drive
Tax Schedule Number(s): 53080-00-131

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

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

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

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

Signature of Property Owner: [Signature] Date: Jan. 6, 2021
Signature of Consultant: [Signature] Date: 1-6-21
Signature of Developer: [Signature] Date: Jan. 6, 2021

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Cottages at Woodmen Heights, LLC Contact Name: Dave Morrison
E-Mail: dmorrison@goodwinknight.com Phone: (719) 598-5192
Developer: Goodwin Knight, LLC Contact Name: Dave Morrison
E-Mail: dmorrison@goodwinknight.com Phone: (719) 598-5192
Consultant/Main Contact name: Drexel, Barrell & Co. - Tim McConnell Phone: (719) 260-0887
Address: 3 South 7th St. City: Colorado Springs
State: CO Zip Code: 80905 E-Mail: tmconnell@drexelbarrell.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: Date:
Receipt No.: City File No: AR FP 21-00026



# Final Plat Application Requirements

**REVIEW CRITERIA:** It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
  - 1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
  - 2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
  - 3. Promote design flexibility.
  - 4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
  - 5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
  - 1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
  - 2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
  - 3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
  - 1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
  - 2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
  - 3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
  - 4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
  - 1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
  - 2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
  - 3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

**SUBMITTAL CHECKLIST:** The following items will need to be included in any Final Plat review submittal.

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> <b>General Development Application Form</b>	<input type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following:	
<ul style="list-style-type: none"> <li>1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter;</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>2. A justification based on the review criteria addressing why the proposed plat should be approved; and</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat.</li> </ul>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Final Plat</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite through email)	<input type="checkbox"/>
<input type="checkbox"/> A <b>legal description</b> of the proposed project	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Report or Waiver</b>	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Drainage Study</b>	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to <a href="mailto:wwmasterplansubmit@csu.org">wwmasterplansubmit@csu.org</a> prior to application submittal.	<input type="checkbox"/>

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

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

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

**General Information**

<input type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.	<input type="checkbox"/>
<input type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.	<input type="checkbox"/>
<input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation of the plat	<input type="checkbox"/>
<input type="checkbox"/> Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.	<input type="checkbox"/>
<input type="checkbox"/> Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.	<input type="checkbox"/>
<input type="checkbox"/> Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City.	<input type="checkbox"/>

**All plats with public easements and/or tracts must have the dedication statement:**

<input type="checkbox"/> <i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i>	<input type="checkbox"/>
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<input type="checkbox"/> <b>All plats with public streets shall have the following sentence in the dedication statement:</b> <i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
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**All plats with other tracts being dedicated to the City shall have:**

<input type="checkbox"/> (1) A sentence in the dedication statement similar to <i>"Tract X is hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
<input type="checkbox"/> (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as <i>"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."</i>	<input type="checkbox"/>

<input type="checkbox"/> All plats with private streets shall have the following sentence as a plat note: <i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i>	<input type="checkbox"/>
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<input type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required.	<input type="checkbox"/>
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<input type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required	<input type="checkbox"/>
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**The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:**

<input type="checkbox"/> "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."	<input type="checkbox"/>
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<input type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>
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**Access Provisions:**

- a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
- b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat.

Fee block (drainage, bridge, school and park)

Certificates for execution by each of the following or their duly appointed representative(s).

- a. City Engineer  c. City Clerk
- b. City Planning Director  d. El Paso County Clerk and Recorder

Layout. **The exact layout including:**

**Boundary Lines**

The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness. All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number).

**Streets**

- All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
- (1) Within the proposed subdivision, and
  - (2) Immediately abutting the proposed subdivision, and
  - (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

**Easements**

- All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.

**Lots and Blocks**

- All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000.

**Identification System**

- All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract.

Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a keymap shall be included on each sheet. Labels will be of the nature "See Sheet \_\_\_ of \_\_\_". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

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

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

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

**Inundation Mark:**

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

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

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

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

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

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

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

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

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

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

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

All other information required by Colorado State law.

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

Scale Bar

North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision.

Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

Not a Part of Subdivision. All areas enclosed within the subdivision boundary, which do not constitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed.

The area in sq.ft. of all Lots and Tracts sought to be platted.

The following statement in compliance with Section 7.7.303.D.7. "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 As Amended."

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

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

The proposed subdivision meet all of the requirements of Chapter 7, Section 2 through 9 of the City Code, the Public Works Design Manual and any other applicable City ordinance and resolutions.

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

Applicant

Planner

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

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

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

Replat should include the following information:

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

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

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

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

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

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

- If within an airport overlay, the following note must be added: "The aviation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."



# Drexel, Barrell & Co.

January 6, 2021

City of Colorado Springs – Land Use Review  
Attn: Hannah Van Nimwegen, Planner / North Team  
30 South Nevada Ave, Suite 703  
Colorado Springs, CO 80903  
719-385-5905

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

3 South 7<sup>th</sup> Street  
Colorado Springs,  
Colorado 80905-1501

719 260-0887  
719 260-8352 Fax

**RE: Project Statement  
Cottages at Woodmen Heights Filing 1 Final Plat**

Ms. Nimwegen,

On behalf of Goodwin Knight, LLC, please accept this project statement and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed Final Plat for Cottages at Woodmen Heights Filing No. 1.

**Location / Site**

The site is located at the current Master Drive facility at the east end of Master Drive in northeast Colorado Springs, identified by EPC Tax Schedule #53080-00-131. The plat totals 27.2725 acres with 3 lots, 1 tract and public ROW. Lot 1 will be for future commercial use. Lot 2 will be for 203 single-family rental units, a clubhouse and private roadways/driveways. Lot 3 will be for potential future commercial use. Tract A will be for open space and stormwater facilities. Adventure Way will be the only public street within the plat. A PUD Development Plan for the site (Cottages at Woodmen Heights) was approved on 9-8-20 under City File No. CPC PUD 20-00054. The plat is in general conformance with the Development Plan.

**Review Criteria**

1. The plat promotes the health, safety, convenience and general welfare of the citizens of the City.
2. The plat standards provide for a sound, economical and stable neighborhood with a healthy living environment in conformance with the goals and policies of the Comprehensive Plan. The proposed lotting is appropriate for the use and is in conformance with the DP, allowing for design flexibility. Streets are of adequate capacity and environmental quality of the City is preserved.
3. Utilities are provided in an efficient, adequate and economical supply while minimizing government costs. Adequate storm drainage, sewage disposal and other utilities and services are provided. All public utilities are underground.

4. Adequate and safe vehicular and pedestrian traffic circulation and access is provided throughout the community by design with appropriate rights-of-ways per City criteria. Proposed rights-of way will be private and maintained by the Chapel Heights Metropolitan District.
5. Adequate public facilities are provided that will enhance the coordination of subdivision development with public and community facilities to include a Community Center. Public facilities are provided in accord with the City's Comprehensive Plan, with adequate law enforcement and fire protection facilities nearby.

We trust you find our application and request for the Final Plat for Cottages at Woodmen Heights Filing No. 1 acceptable. We look forward to working with the City in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

*Drexel, Barrell & Co.*



Tim D. McConnell, P.E.  
Principal, Regional Manager

Enclosures:   General Development Application  
                  Final Plat Application Checklist  
                  Final Plat Drawing  
                  Legal Description



December 29, 2020  
DBC Project: 21369-00

## **LEGAL DESCRIPTION- THE COTTAGES AT WOODMEN HEIGHTS FILING No. 1**

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 210117435 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID PARCEL LOCATED IN THE NE 1/4 OF THE NE 1/4, SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF THE NE 1/4 OF SECTION 8 TO BEAR S00°17'38"E, 2655.22 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE IS MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W S5 S4 S8 S9 2015 PLS 38256" AND IS MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256", THENCE S00°17'38"E, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS SHOWN ON THE RIGHT-OF-WAY PLANS THEREOF RECORDED UNDER RECEPTION NO. 20590062 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SECTION 8, THENCE S89°23'05"W, 602.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE S48°30'17"E, 119.30 FEET; THENCE S89°23'05"E, 69.29 FEET; THENCE S02°11'04"E, 36.52 FEET; THENCE S00°36'55"E, 12.00 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 46.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 39°41'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S20°27'52"E, 45.50 FEET;

THENCE S40°18'49"E, 49.62 FEET;

THENCE S12°26'02"W, 119.15 FEET;

THENCE S25°24'07"E, 8.97 FEET;

THENCE S77°33'59"E, 118.83 FEET;

THENCE N89°09'58"E, 12.62 FEET;

THENCE S00°50'02"E, 76.38 FEET;

THENCE S23°09'16"E, 12.78 FEET;  
THENCE S30°48'03"W, 373.12 FEET;  
THENCE S24°20'07"W, 12.93 FEET;  
THENCE S15°14'18"W, 113.32 FEET;  
THENCE S04°39'25"W, 13.05 FEET;  
THENCE S00°43'53"E, 173.63 FEET;  
THENCE N89°15'53"E, 122.67 FEET;  
THENCE S00°44'05"E, 224.00 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8;  
THENCE S89°15'54"W, 922.86 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8;  
THENCE N00°04'28"W, 1330.16 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8 TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8; THENCE N89°23'05"E, 1304.98 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 27.2725 ACRES OR 1,187,990 SQUARE FEET, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY     PLS 29413  
FOR AND ON BEHALF OF  
DREXEL, BARRELL & CO.  
3 SOUTH 7<sup>TH</sup> STREET  
COLORADO SPRINGS, COLORADO 80905  
719-260-0887





El Paso County, Colorado  
**MARK LOWDERMAN, TREASURER**

DATE January 8, 2020  
 PROPERTY TAX STATEMENT  
 TAXES FOR 2019 DUE 2020

**TYPE OF PROPERTY**  
 REAL PROPERTY  
**SCHEDULE (ACCOUNT) NUMBER**  
 53080-00-131  
**PROPERTY LOCATION**  
 0 WOODMEN RD E  
**PROPERTY DESCRIPTION**

21147

NE4NE4 SEC 08-13-65, EX PART TO  
 COUNTY FOR RD & EX TR CONV BY  
 REC #207123363

53080-00-131  
 KINZLER WAYNE R & DALE  
 GEN SKIPPING TRUST U/A KINZLER EV  
 REVOCABLE LIVING TRUST <1>  
 948 EASTWOOD DR  
 GOLDEN CO 80401-8008

TAX DISTRICT	SGA	ACTUAL VALUE	\$ 433,197	ASSESSED VALUE	\$ 125,620
<b>TAX RATE</b>	<b>TAX AUTHORITY</b>			<b>TAX AMOUNT</b>	
0.007222	* EL PASO COUNTY			907.23	
0.000165	EPC ROAD & BRIDGE SHARE			20.73	
0.004279	CITY OF COLORADO SPRINGS			537.53	
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE			20.73	
0.043189	EL PASO COUNTY SCHOOL NO 49			5,425.40	
0.003731	PIKES PEAK LIBRARY			468.69	
0.014886	FALCON FIRE PROTECTION			1,869.98	
0.000902	* SOUTHEASTERN COLO WATER CONSERVANCY			113.31	
	EL PASO COUNTY TABOR REFUND			-64.95	
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT				
0.074539	<b>TOTAL TAX RATE</b>	<b>TOTAL TAXES PAYABLE</b>		<b>\$ 9,298.65</b>	

20205308000131019000000000000004649323

**NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.**

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:  
 HTTP://TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:  
 EL PASO COUNTY TREASURER

MAIL PAYMENT TO:  
 EL PASO COUNTY TREASURER  
 P.O. BOX 2018  
 COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900  
 e-mail: trsweb@elpasoco.com  
 Office Location:

1675 Garden of the Gods Rd,  
 Suite 2100, Colo. Spgs., CO 80907  
 YOUR SCHOOL DISTRICT GENERAL FUND  
 TAX RATE IS 0.043189  
 ABSENT STATE AID, IT WOULD HAVE  
 BEEN 0.211902

ADDRESS CHANGE INFORMATION-  
 SEE REVERSE SIDE

**PAYMENT  
 COUPON 2**

**EL PASO COUNTY, COLORADO**  
 2ND HALF - DUE JUNE 15, 2020  
**NO SECOND HALF STATEMENT WILL BE MAILED**

**2020**

**SCHEDULE NUMBER 53080-00-131**  
**OWNER'S NAME KINZLER WAYNE R & DALE**  
**SECOND HALF AMOUNT DUE BY 6-15-2020 \$ 4,649.32**

Do you have a mortgage? Check with them before paying your taxes.  
 Include a stamped, self-addressed envelope for a printed receipt.

20205308000131019000046493300009298655

**PAYMENT  
 COUPON 1**

**EL PASO COUNTY, COLORADO**  
 1ST HALF - DUE FEBRUARY 29, 2020 **OR**  
 FULL TAX - DUE APRIL 30, 2020

**2020**

**SCHEDULE NUMBER 53080-00-131**  
**OWNER'S NAME KINZLER WAYNE R & DALE**  
**FIRST HALF AMOUNT DUE BY 2-29-2020 \$ 4,649.33**  
**FULL AMOUNT DUE BY 4-30-2020 \$ 9,298.65**

Do you have a mortgage? Check with them before paying your taxes.  
 Include a stamped, self-addressed envelope for a printed receipt.

**El Paso County, Colorado  
Property Tax Details**

**Property Taxes for 2019 Due 2020**

[Display Tax Statement](#)

This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

**Parcel Information**

Schedule Number: 5308000131

**Owner Information**

Name: KINZLER WAYNE R & DALE  
GEN SKIPPING TRUST U/A KINZLER  
EV  
REVOCABLE LIVING TRUST <1>  
KINZLER WAYNE R TRUSTEE  
GEN SKIPPING TRUST U/A KINZLER  
EV  
REVOCABLE LIVING TRUST <2>  
KINZLER DALE L TRUSTEE

Mailing Address: 948 EASTWOOD DR  
GOLDEN CO 80401-8008

**Property Valuation**

Total Assessed Land: \$97,670  
Total Assessed Improvements: \$27,950  
Total Assessed: \$125,620

[Assessment questions? Click here](#)

**Value**

Total Market Value: \$433,197

**Taxes Billed**

Base Tax Amount: \$9,298.65  
Special Assessment Amount: \$0.00  
Improvement District Amount: \$0.00  
Total Current Year Taxes: \$9,298.65

Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any.  
See Alerts.

**Property Information**

Property Address: E WOODMEN RD

Property Type: Real

**Legal Description**

NE4NE4 SEC 08-13-65, EX PART TO COUNTY FOR RD & EX TR CONV BY REC #207123363, L/2 MR

**Alerts**

N/A

**Current Year Payments Due as of 12/31/2020**

**Option 1:**

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
First Half:	August 31				False <input type="button" value="Pay"/>
Second Half:	August 31				False <input type="button" value="Pay"/>

**OR**

**Option 2:**

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
Full Amount:	August 31				False <input type="button" value="Pay"/>

**Current Year Payments Received**

Date	Amount
02/19/2020	\$9,298.65

**Prior Year(s) Transaction History**

Date	Amount
02/05/2019	\$8,217.14
03/05/2018	\$7,565.41
01/31/2017	\$6,595.18
02/09/2016	\$6,601.65

Note: Prior years transaction history data is for a maximum of 4 years.

**TRUSTEE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS:** Wayne R. Kinzler and Dale L. Kinzler, as co-trustees under the Evelyn M. Kinzler Revocable Living Trust, dated August 3, 1993, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, in hand paid, hereby sell and convey all of the Trust's right, title and interest to the Generation Skipping Trust U/A Evelyn M. Kinzler Revocable Living Trust dated August 3, 1993, Wayne R. Kinzler, Trustee, whose address is 5N 858 Dominion Dr., St. Charles, IL 60175 and the Generation Skipping Trust U/A Evelyn M. Kinzler Revocable Living Trust dated August 3, 1993, Dale L. Kinzler, Trustee whose address is 948 Eastwood Dr., Golden, CO 80401, as tenants in common, in and to the below described real property, located in El Paso County, State of Colorado:

The Northeast Quarter of the Northeast Quarter of Section 8,  
Township 13 South, Range 65 West of the 6<sup>th</sup> p.m., EXCEPT PART  
TO COUNTY FOR RD & EX TR CONV BY REC #207123363,  
City of Colorado Springs, County of El Paso, Colorado

Street Address: E. Woodmen Rd.

subject to reservations, restrictions, easements, exceptions and protective covenants of record affecting said property and except for general taxes for 2010 and subsequent years.

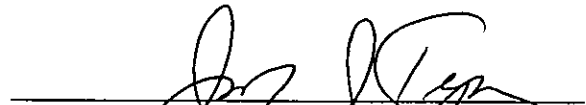
**SIGNED** this 10 day of Nov., 2010.

  
Wayne R. Kinzler, Co-Trustee

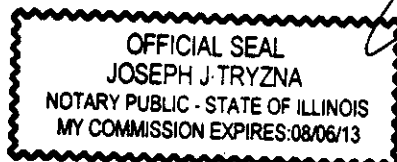
STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF Kane        )

The foregoing document was subscribed and sworn to before me this 10 day of November, 2010, by Wayne R. Kinzler, Co-Trustee.

Witness my hand and official seal.

  
Notary Public

My commission expires:





Name: DB-Boundary : 2

Description: Updated boundary 12-22-20

North: 9824.4831' East: 20218.6131'

Segment #1 : Line  
Course: S0° 17' 38.00"E Length: 30.000'  
North: 9794.4835' East: 20218.7670'

Segment #2 : Line  
Course: S89° 23' 05.00"W Length: 602.285'  
North: 9788.0159' East: 19616.5167'

Segment #3 : Line  
Course: S48° 30' 17.00"E Length: 119.296'  
North: 9708.9754' East: 19705.8707'

Segment #4 : Line  
Course: N89° 23' 05.00"E Length: 69.295'  
North: 9709.7195' East: 19775.1617'

Segment #5 : Line  
Course: S2° 11' 04.13"E Length: 36.517'  
North: 9673.2290' East: 19776.5536'

Segment #6 : Line  
Course: S0° 36' 55.00"E Length: 12.000'  
North: 9661.2297' East: 19776.6824'

Segment #7 : Curve

Length: 46.422' Radius: 67.000'  
Delta: 39° 41' 54" Tangent: 24.186'  
Chord: 45.499' Course: S20° 27' 51.76"E  
Course In: N89° 23' 05.00"E Course Out: S49° 41' 11.48"W

RP North: 9661.9492' East: 19843.6786'  
End North: 9618.6022' East: 19792.5900'

Segment #8 : Line  
Course: S40° 18' 48.52"E Length: 49.624'  
North: 9580.7631' East: 19824.6952'

Segment #9 : Line  
Course: S12° 26' 02.22"W Length: 119.146'  
North: 9464.4117' East: 19799.0414'

Segment #10 : Line

Course: S25° 24' 07.44"E Length: 8.966'  
North: 9456.3125' East: 19802.8875'

Segment #11 : Line  
Course: S77° 33' 58.83"E Length: 118.832'  
North: 9430.7269' East: 19918.9325'

Segment #12 : Line  
Course: N89° 09' 57.84"E Length: 12.621'  
North: 9430.9106' East: 19931.5521'

Segment #13 : Line  
Course: S0° 50' 02.16"E Length: 76.379'  
North: 9354.5397' East: 19932.6638'

Segment #14 : Line  
Course: S23° 09' 16.12"E Length: 12.784'  
North: 9342.7855' East: 19937.6906'

Segment #15 : Line  
Course: S30° 48' 02.94"W Length: 373.118'  
North: 9022.2948' East: 19746.6336'

Segment #16 : Line  
Course: S24° 20' 07.00"W Length: 12.926'  
North: 9010.5173' East: 19741.3071'

Segment #17 : Line  
Course: S15° 14' 18.17"W Length: 113.320'  
North: 8901.1815' East: 19711.5226'

Segment #18 : Line  
Course: S4° 39' 25.42"W Length: 13.053'  
North: 8888.1716' East: 19710.4628'

Segment #19 : Line  
Course: S0° 43' 52.67"E Length: 173.625'  
North: 8714.5608' East: 19712.6788'

Segment #20 : Line  
Course: N89° 15' 52.83"E Length: 122.674'  
North: 8716.1351' East: 19835.3427'

Segment #21 : Line  
Course: S0° 44' 04.70"E Length: 224.000'  
North: 8492.1535' East: 19838.2147'

Segment #22 : Line



Course: S89° 15' 54.29"W      Length: 922.859'  
North: 8480.3165'      East: 18915.4316'

Segment #23 : Line  
Course: N0° 04' 27.70"W      Length: 1330.156'  
North: 9810.4714'      East: 18913.7053'

Segment #24 : Line  
Course: N89° 23' 05.00"E      Length: 1304.983'  
North: 9824.4849'      East: 20218.6131'

Perimeter: 5904.883'      Area: 1187989.82 Sq. Ft.  
Error Closure:      0.0017      Course: N1° 31' 26.91"W  
Error North:      0.00173      East: -0.00005

Precision 1: 3472916.471

PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

Date: January 14, 2021  
Planner: **Katie Carleo**  
Planner email: [katie.carleo@coloradosprings.gov](mailto:katie.carleo@coloradosprings.gov)  
Planner phone number: (719) 385-5060  
Applicant Email: [tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)  
Applicant Name: Tim McConnell  
TSN: 5308000131  
Owner/Developer: Dave Morrison [dmorrison@goodwinknight.com](mailto:dmorrison@goodwinknight.com)

**PROJECT: COTTAGES AT WOODMEN HEIGHTS FILING NO. 1**

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

**PUBLIC NOTICE:**

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

**PROJECT BLURB**

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

**Final Plat**

Request by Cottages at Woodmen Heights LLC (Dave Morrison), with representation by Drexel Barrell & Co. (Tim McConnell), for approval of the Cottages at Woodmen Heights Filing No.1 subdivision plat. If approved the proposed application would allow for the establishment of 3 lots, 1 tract and public ROW. Lot 1 will be for future commercial use. Lot 2 will be for 203 single-family rental units, a clubhouse and private roadways/driveways. Lot 3 will be for potential future commercial use. Tract A will be for open space and stormwater facilities. The site is zoned PUD (Planned Unit Development) that consists of 27.27 acres located southeast of Woodmen Road and Black Forest Road.

**POSTCARD**

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

- Subdivision plat
- Lot 1: future commercial use; Lot 2: 203 single-family rental units, a clubhouse and private roadways/driveways; Lot 3: future commercial use; Tract A: open space and stormwater facilities.

**POSTER**

*Fill out applicable information below:*

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

Subdivision plat for establishment of Lot 1 for future commercial use. Lot 2 for 203 single-family rental units, a clubhouse and private roadways/driveways. Lot 3 for potential future commercial use. Tract A for open space and stormwater facilities.

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

Planner Intake Date: **KAC – 1-14-2021**

Admin Receive Date: **[1/14/21]**

Project Name: **COTTAGES AT WOODMEN HEIGHTS FILING NO. 1**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **2/4/2021**

**3. HOA:** N/A

**4. STANDARD DISTRIBUTION:**

Include all standard distribution recipients

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
66	<input type="checkbox"/> Real Estate Services	<a href="mailto:Barbara.Reinardy@coloradosprings.gov">Barbara.Reinardy@coloradosprings.gov</a>
14	<input type="checkbox"/> Lois Ruggera	<a href="mailto:Lois.Ruggera@coloradosprings.gov">Lois.Ruggera@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@centurylink.com">Melissa.Spencer@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> US Postal Service	<a href="mailto:Elaine.f.medina@usps.gov">Elaine.f.medina@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic - School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>

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

### 5. SCHOOL DISTRICT:

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

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a>



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

**8. LAND USE REVIEW:**

***Hard Copy Full sized plans***

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