

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Midtown at Percheron Filing No. 1 and No. 2

Existing Zone: PUD, AO

Acreage: 36.2

Site Address: E. Woodmen Road

Direction from  
Nearest Street  
Intersection:North of E. Woodmen Road, East of  
Mohawk Road**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- |  |  |
|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment   | <input type="checkbox"/> Property Boundary Adjustment  |
| <input type="checkbox"/> Administrative Relief   | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                           |
| <input type="checkbox"/> Amendment to Plat Restriction   | <input checked="" type="checkbox"/> PUD Development Plan <input checked="" type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Annexation  | <input type="checkbox"/> PUD Zone Change   |
| <input type="checkbox"/> Building Permit to Unplatted Land   | <input type="checkbox"/> Street Name Change  |
| <input type="checkbox"/> Building Permit Prior to Platting   | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final                       |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3                                      | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process   |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM     | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                               |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM  | <input type="checkbox"/> Vacation of Plat  |
| <input type="checkbox"/> Coordinated Sign Plan (CSP)   | <input type="checkbox"/> Waiver of Replat  |
| <input type="checkbox"/> Development Agreement   | <input type="checkbox"/> Zone Change; Proposed Zone: _____   |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                       |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request                             | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                        |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation         | <input type="checkbox"/> FBZ Interim Use Plan  |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM      | <input type="checkbox"/> FBZ Minor Improvement Plan  |
| <input type="checkbox"/> Nonuse Variance   | <input type="checkbox"/> FBZ Warrant   |
| <input type="checkbox"/> Preservation Easement Adjustment  |  |

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

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

12/21/21

Signature of Property Owner

Date

Kimberly Johnson

Digitally signed by Kimberly Johnson  
DN: cn=Kimberly Johnson, o=NES, ou=Planning,  
email=kjohnson@nescolorado.com, c=US  
Date: 2021.12.07 09:58:27 -0700

12/07/2021

Signature of Consultant

Date

12/21/21

Signature of Developer

Date

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: BLH No 1 LLC

Contact Name: Greg Barbuto

E-Mail: gbarbuto@norwood.dev

Phone: (719) 593-2633

Developer: Norwood Development Group

Contact Name: Greg Barbuto

E-Mail: gbarbuto@norwood.dev

Phone: (719) 593-2623

Consultant/Main Contact name: NES, Inc./Kimberly Johnson

Phone: (719) 884-1371

Address: 619 N. Cascade Ave., Suite 200

City: Colorado Springs

State: CO

Zip Code: 80903

E-Mail: kjohnson@nescolorado.com

**PLANNER AUTHORIZATION: (CITY USE ONLY)**☒ Checklists ☒ Distribution Form ☒ Project Blurb ☒ E-mail to Admin. Initial Review Level: ☒ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ \_\_\_\_\_

Assigned to: **Katelynn Wintz** Date: **12/30/21**

Receipt No.: \_\_\_\_\_

City File No: **AR PUD 22-00001**



# 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.*

Applicant	Planner
<input type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Project Statement</b> 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 type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
N/A <input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**Reports and Studies** Requirement for each report is determined at the pre-application meeting or LDTC meeting. All reports to be provided in electronic form via Dropbox link from planner.

- N/A [Geologic Hazard Report](#)
- ☒ [Drainage Reports](#)
- [Traffic Impact Analysis](#)
- ☒ 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 application submittal.
- ☒ Submittal of the [Wastewater Facilities Master Report](#) to Colorado Springs Utilities (CSU)  
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.

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

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

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

**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
N/A <input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input 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 type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input 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"/>
<input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
N/A <input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
N/A <input type="checkbox"/> 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 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"/>
<input type="checkbox"/> 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 type="checkbox"/> If within an airport overlay, the following note must be added: "An aviation 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 type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input 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 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 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"/>
N/A <input type="checkbox"/> <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:**

<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input 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

☐ Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas. ☐

N/A ☐ Existing historic sites and resources ☐

☐ Existing and proposed topography at two-foot maximum contour intervals ☐

☐ Show existing and proposed easements, indicating dimensions, use and maintenance information ☐

☐ Location and dimensions of building and landscape setbacks and buffers ☐

☐ Subdivision name labels for all lots adjacent to the site ☐

☐ Show the locations of any water quality features ☐

**STREETS & ALLEYS:**

☐ 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 ☐

☐ Identify all streets as "public" or "private" ☐

☐ Show and label all access points to the property from adjacent streets and alleys ☐

☐ Show and label all speed line of sight visibility areas at all street intersections ☐

☐ All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities ☐

☐ Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width ☐

☐ Show any existing or proposed encroachments into the public right-of-way that require a [Revocable Permit](#) ☐

☐ Provide typical cross-sections for all proposed streets and alleys ☐

**SIDEWALKS & TRAILS:**

☐ Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities. ☐

☐ Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type ☐

☐ Show any and all sidewalks connecting building entries to exterior and public sidewalks ☐

☐ Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas ☐

☐ For detached sidewalks, show the distance from the back of curb to the edge of sidewalk ☐

☐ If applicable, show the size and location and provide a detail of bicycle storage/parking racks ☐

**INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:**

☐ 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. ☐

☐ Show and label any access easements, existing or proposed ☐

☐ Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well. ☐

☐ Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s) ☐

☐ For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk ☐

☐ Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable ☐

**PARKING LOTS, AREAS, & SPACES:**

☐ Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material. ☐

☐ Location and number of all regular, compact, and handicapped spaces and access aisles. ☐

☐ Provide a typical or detail with dimensions of typical regular and compact parking spaces types ☐

**PLAN CONTENTS:** *continued from previous pages*

Applicant	Planner
<input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input 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:**

N/A	<input type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input type="checkbox"/>
N/A	<input type="checkbox"/> 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 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 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:**

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

**BUILDING ELEVATION DRAWINGS:**

<input 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:**

N/A	<input 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"/>
N/A	<input type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
N/A	<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"/>
N/A	<input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
N/A	<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"/>
N/A	<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:**

N/A	<input type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
N/A	<input type="checkbox"/> 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"/>
N/A	<input type="checkbox"/> 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 type="checkbox"/> <b>Preliminary Grading Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary</b> or <b>Final Landscape Plan</b>	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b>	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Hillside</b> or <b>Streamside Compliance Plan</b>	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Land Suitability Analysis</b>	<input type="checkbox"/>

### **Development Plan Review Criteria**

The City will review the development plan using the following criteria. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.
4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

### **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.

## MIDTOWN AT PERCHERON FILING NO. 1 AND NO. 2

### PROJECT STATEMENT

DECEMBER 2021

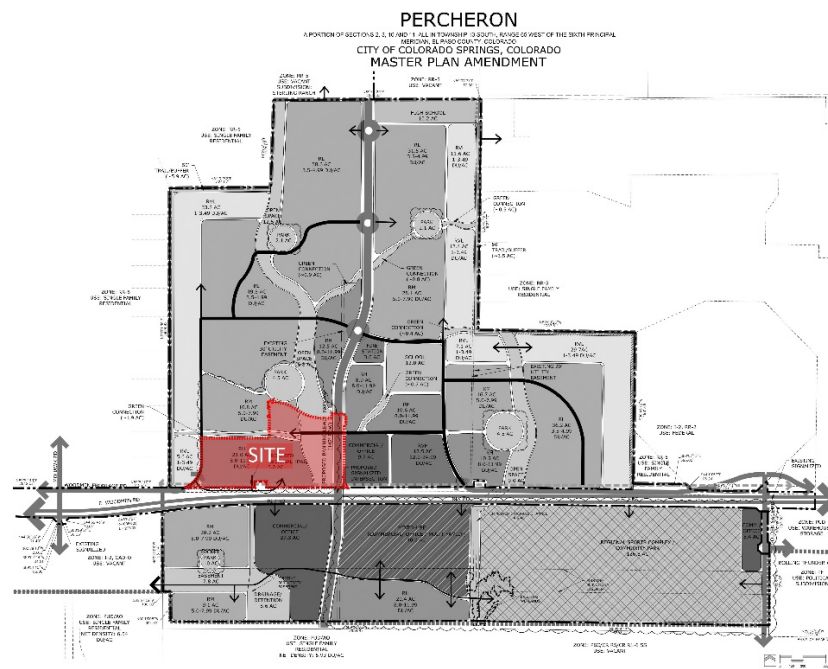
### REQUEST

N.E.S. Inc. on behalf of Nor'wood Development Group, requests approval of the following applications:

1. A PUD Development Plan for Midtown at Percheron Filing No. 1 and No. 2, comprised of 162 single-family detached residential lots and open space areas on 36.2 ACs.
2. Final Plats for Midtown at Percheron Filing No. 1 and No. 2 to create 162 single-family residential lots, 13 tracts for open space and/or trail, public streets and access drives, utilities, and guest parking.

### LOCATION

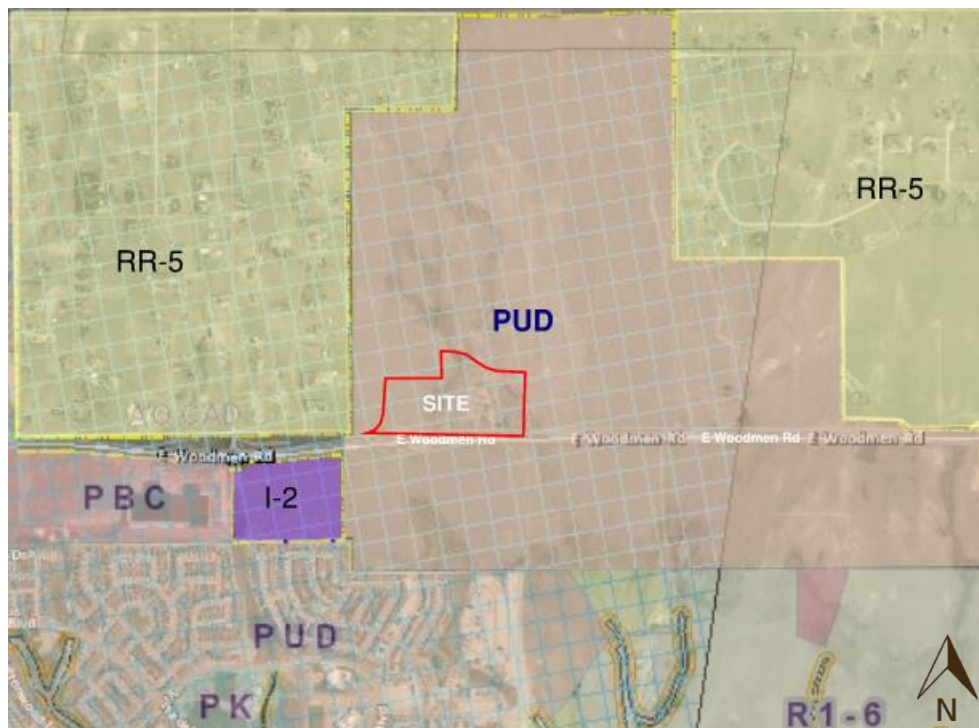
Midtown at Percheron Filings No. 1 and No. 2 lie north of E. Woodmen Road and east of Mohawk Road. The property is in the northwest quadrant of the Percheron Master Plan area, just north of E. Woodmen Road and west of the future Banning Lewis Parkway. The property is surrounded by vacant land within the Percheron Master plan area. To the west is large-lot single-family development within El Paso County. The Master Plan shows medium density residential and park to the north, a green space corridor to the east, commercial and medium density residential to the south across E. Woodmen Road, medium density residential to the north, and very low density residential to the west.



## ZONING CONTEXT

The property was annexed into the City of Colorado Springs by way of Ordinance 21-13 in January 2021. At the same time, under Ordinance 21-14, the property was zoned PUD/AO (Planned Unit Development: multi-family residential, open space and parks, as defined by the Banning Lewis Ranch North Zoning and Design Standards and an airport overlay). The site is surrounded by PUD zoning within the Percheron Master Plan area. Beyond the Master Plan area to the west is RR-5, Residential Rural (5 ACs) and to the southwest is I-2, Limited Industrial, both in El Paso County. The property zoned I-2 to the southwest is in the process of being annexed and zoned to PBC, Planned Business Center.

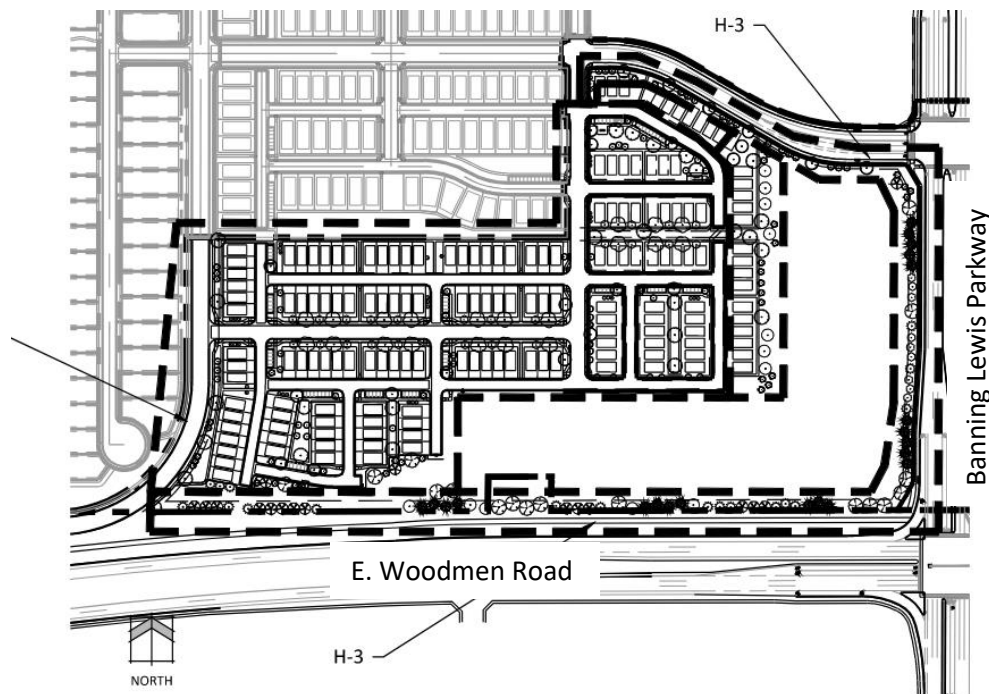
DIRECTION	MUNICIPALITY	ZONE	
NORTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
SOUTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
EAST	CITY	PUD	PLANNED UNIT DEVELOPMENT
WEST	CITY	PUD	PLANNED UNIT DEVELOPMENT
FAR WEST	COUNTY	RR-5	RESIDENTIAL RURAL (5 ACs)
FAR SOUTHWEST	COUNTY	I-2	LIMITED INDUSTRIAL





## PROJECT DESCRIPTION

Midtown at Percheron Filings No. 1 and No. 2 are the first of multiple phases of development in the Percheron Master Plan. The proposal is to develop the 36.2 ACs site with 162 single-family detached lots. The Percheron Master Plan designates the property as RH, High Density Residential with a density range of 8.0-11.99 DU/AC RM, and Medium Density Residential, with a density range of 5.0-7.99 DU/AC. The Development Plan includes 11.61 ACs of the open space tracts identified in the Master Plan adjacent to Banning Lewis Parkway, as well as part of the Parkway right-of-way. The net density for the portion of the Midtown development within the RH category is 8.24 DU/AC and the density of the area within the RM category is 7.06 DU/AC, both of which comply with the established densities for the respective category.



### Access

Access to the property will be from Banning Lewis Parkway, a major arterial along the east boundary of the development. This will be constructed to the first intersection with the Midtown development. Banning Lewis Parkway will be a Principal Arterial with a 142-foot right of way. Initial design will include a 28-foot raised median, two lanes of travel in each direction, a 12-foot detached meandering sidewalk on one side and 6-foot detached meandering sidewalk on the other side, and a 6-foot shoulder on each side. Ultimately the section will include three lanes of travel in each direction, 6-foot-wide meandering sidewalk on both sides, and a tree lawn on one side.

A second access will extend northward from the existing Woodmen Frontage Road into the development as a 67-foot collector street (Mounted Ranger Drive). Both the Parkway and Mounted

Ranger Drive will provide connection to a new east/west 67-foot collector street (Prince Domino Drive) that runs along the north side of the eastern portion of the Midtown development. Prince Domino Drive will connect to Mounted Ranger Drive via two 50-foot local residential streets, Wilton Drive and Red Bar Drive. A 5-foot detached sidewalk will be provided on both sides of the collector streets, and a 6-foot attached sidewalk will be provided on both sides of the local residential streets. Access to the garages of the rear-loaded units will be from 30-foot public access streets. Pedestrian access will be to the front of the units via 5-foot sidewalks through the greenways. The Woodmen Regional Trail, as depicted on the Percheron Master Plan, will be provided within the right of way of E. Woodmen Road.

#### Product Features

The proposed single-family homes will be smaller units on smaller lots to provide more affordable housing for purchase in the local community. The target market will be the first-time homebuyer who is looking for a location that is accessible to services and facilities as well as open space and trails. The homes will be greenway oriented with front doors facing a common open space and garages accessed off a rear access drive. The homes will have a two- or three-story elevations with varied architecture and staggered setbacks. The HOA will provide the architectural and covenant control for the neighborhood.

#### Lot standards

The majority of the end lots will be 32-foot wide by 74.5-foot deep and have a lot area of 2,384 sf, all internal lots and a few end lots will be 28-foot wide by 74.5-foot deep and have a lot area of 2,86 square feet. The front setback will be 10-foot to the house when adjacent to a right of way or 0-foot when adjacent to a tract or greenway. Internal units will have a minimum 3-foot side setback for a minimum 6-foot separation between buildings, and a 5-foot side setback on end units. The lots will all have a rear setback of 18.5-foot from right of way to face of unit, 20-foot from curb to face of unit, and 10-foot for 2<sup>nd</sup> story balcony projection. The lots will have 20-foot driveways.

#### Parking

The Percheron PUD Zoning and Development Standards call for 2 parking stalls per unit plus 0.5 stalls per unit for guest parking. All units will have a 2-car garage and 20-foot driveways. Additional guest parking consisting of 85 stalls (81 stalls required) and is dispersed throughout the development

#### Park and Open Space

This site will be serviced by the 4.468-AC Neighborhood Park to the northeast, which will be included in a future Development Plan. An 11.6-AC open space area along the south and east boundaries of the development will accommodate a regional detention pond, and will serve as a buffer from E. Woodmen Road and Banning Lewis Parkway. This green corridor will connect with other green corridors within the Master Plan area, which will be used for open space, trails, drainage, and utilities. The open space areas will be owned and maintained by the North Meadows Metropolitan District No. 3 & 5. The Woodmen

Regional trail will be provided in the E. Woodmen Road right of way, which will connect the community to the regional trail system.

#### Landscaping

Landscape setbacks will be required along Prince Domino Drive and Mounted Ranger Drive. The proposed landscaping for Midtown at Percheron is compliant with both City Code 7.4.320 – 323 and the Small Lot PUD Review Criteria including all landscape setbacks, open space, and motor vehicle requirements. Per the Small Lot PUD criteria, 400 SF per lot is required generating 64,800 SF of Open Space required. **XX,XXX SF** of Open Space has been provided and 130 Open Space trees (1/500 SF) have been identified on the Preliminary Landscape Plans. Parkland Credit is applied for this development for the proposed 4.468-AC Neighborhood Park that is identified on the Percheron Master Plan Amendment (CPC MP 19-00123-A1MJ21). The proposed Midtown product is categorized under the “Greenway” design model in the Small Lot PUD Criteria and 47 feet of greenway space has been provided between each of the units. All of the proposed landscaping identified with this Development Plan submittal will be owned and maintained by the North Meadows Metropolitan District No. 3 & 5.

#### Drainage

A regional private full-spectrum detention and water quality pond is proposed at the east end of the property in the large open space area, which will detain and treat all stormwater run-off from the single-family residential development. A drainage report has been included with this submittal.

#### Utilities

Sanitary sewer, water, electric, and gas will be provided as per the utility plans included with this submittal.

#### **FINAL PLAT**

The property is currently unplatted. The Final Plats for Midtown at Percheron Filing No. 1 and Filing No. 2 will plat the 36.2-AC parcel into 162 single-family detached residential lots and tracts for open space, trail, public and private streets, utilities, and guest parking. Midtown at Percheron Filing No. 1 has a land area of 24.533 ACs and consists of 69 single-family lots and six tracts. Tract A is the south portion of large open space area on the property and will be for public drainage, open space, public improvements and public utilities. Tract B is the north portion of the large open space and it, along with Tracts C, D, E, and F will be used for trail, utilities, signage, public improvements, pedestrian access, and landscape purposes. Tract B will be owned and maintained by the City of Colorado Springs, and the rest of the tracts will be owned and maintained by a metropolitan district. Right of way for Banning Lewis Parkway and Prince Domino Drive, primary accesses to the development, is also provided.

Midtown at Percheron Filing No. 2 has a land area of 11.78 ACs and consists of 93 single-family lots and seven Tracts. All tracts will be for public trail access, public utilities, signage, public improvements,

pedestrian access and landscaping. The tracts will be owned and maintained by a metropolitan district. Right of way for Mounted Ranger Drive, a primary access to the development is also provided.

## **PROJECT JUSTIFICATION**

### PUD Development Plan

The PUD Development Plan satisfies the review criteria set out in Section 7.3.606 of the Zoning Code as follows:

#### **A. Consistency with City Plans**

##### **Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?**

The Development is consistent with the recently amended Percheron Master Plan. While the site is not addressed in PlanCOS, it is adjacent to the Banning Lewis Ranch development area, which is shown as a Newer Developing Vibrant Neighborhood on the City's PlanCOS Vision Map. The Land Use Map in the City's Annexation Plan designates this property as General Residential, with which the development plan for the property is consistent.

Policy VN-2.A of PlanCOS promotes neighborhoods that incorporate common desired neighborhood elements. The development continues the overall land use pattern of single-family detached homes, trails, parks and open space established by the existing developments to the south within the City. The development provides additional variety of residential densities in order to further the PlanCOS goals of "housing for all" and "everyone in a neighborhood". The development density and housing types are part of the multiple housing options provided within the Percheron Master Plan. The residential densities transition from the office/commercial and higher densities at the intersection of Banning Lewis Parkway and Woodmen Road to lower residential areas around the perimeter. These lower densities also provide a transition to the large residential lots within the County. The Percheron Master Plan provides all community and commercial facilities to serve the development, including schools, parks and open spaces, and fire station.

Policy VN-3.F of PlanCOS encourages enhancing the mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions. The proposed extension of Banning Lewis Parkway enhances mobility and connectivity as it will connect the southern portion of Banning Lewis Ranch to Woodmen Road, and though not with this phase, to Briargate Parkway to the north through the Sterling Ranch community. This will greatly improve east-west transportation in this part of the City and County, which currently rely solely on Woodmen Road.

#### **B. Consistency with Zoning Code**

##### **Is the proposed development consistent with the intent and purposes of this Zoning Code?**

The proposed development is consistent with the intent and purpose of this Zoning Code as the single-family residential use will be compatible with the less dense single-family uses to the west and similar size lots to the north. The development is compliant with the zoning standards

approved as part of the Planned Unit Development and will not negatively impact existing neighborhoods or create a nuisance to adjacent properties.

### **C. Compatibility of The Site Design with The Surrounding Area**

#### **1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?**

There is no directly adjacent neighborhood to this development, as the surrounding properties on all sides are undeveloped portions of this Master Plan area. Woodmen Frontage Road provides access to the west portion of the development as well as to future phases to the north and west by extension as a north/south collector, Mounted Ranger Drive. Banning Lewis Parkway (Principal Arterial) provides the primary access along the east side of the development by connecting to a new Collector, Prince Domino Drive at the north end of the development. Wilton Drive, a north/south local residential street provides connections to the local residential street Red Bar Drive, as well as several access streets serving the homes. These primary access roads have been specifically planned to serve this development and future phases of the project and will not generate any traffic through existing surrounding neighborhoods. The provision of a future connection to Briargate Parkway to the north via Banning Lewis Parkway will significantly improve connectivity for this part of the City and will take pressure off E. Woodmen Road. There is a trail in the open space corridor along the north portion of the development in a future phase, and in several locations throughout the development to provide internal connectivity as well as connection to the park to the northeast, the Woodmen Regional Trail in the E. Woodmen Road right of way, and adjacent future residential development.

#### **2. Do the design elements reduce the impact of the project's density/intensity?**

The design features that reduce the projects intensity include the sizable open space corridor along the south and east boundaries of the development. There is a future open space and trail corridor along the north edge of the development, and open space greenways between the front of the homes that have a minimum 47-foot width. The adjacent future park to the northeast will further reduce the impacts of this development's density/intensity.

#### **3. Is placement of buildings compatible with the surrounding area?**

There is no development adjacent to this property, so this development will set the standard in the area. The two- and three-story homes will have varied architecture and staggered setbacks. Adjacent planned future development includes similar density and character single-family detached homes to the north and lower density single-family detached homes to the west.

#### **4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?**

The proposed single-family development will not create undesirable negative influences. There are vacant undeveloped portions of the Percheron Master Plan area on all sides. The large open



space area along the south and east boundaries of the development will serve as buffering from E. Woodmen Road and Banning Lewis Parkway and will accommodate a regional pond.

**5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?**

The only arterial road proposed with this first phase of development is the first section of Banning Lewis Parkway to its intersection with Prince Domino Drive. This Principal Arterial is separated from the residential homes by a sizeable open space corridor.

**D. Traffic Circulation**

**1. Is the circulation system designed to be safe and functional and encourage both on and off-site connectivity?**

E. Woodmen Road (Expressway) via Woodmen Frontage Road (Mounted Ranger Drive) and Banning Lewis Parkway (Principal Arterial) provide the primary access through the Master Plan area and to this development via Prince Domino Drive (Collector), Red Bar Road and Wilton Drive, both local residential streets. The internal public streets and access drives will be accessed from local residential streets Red Bar Drive and Wilton Drive. Banning Lewis Parkway will provide a future connection to Briargate Parkway to the north, which will significantly improve connectivity for this part of the city and will take pressure off Woodmen Road.

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

The proposed single-family homes will have direct access off public access streets within the development. These public access streets are connected to Mounted Ranger Drive and Prince Domino Drive, both Collectors, and Wilton Drive and Red Bar Drive, both local residential streets. Woodmen Frontage Road (Mounted Range Drive) and Banning Lewis Parkway provide primary access to the Collectors and Local residential streets that serve the development.

**3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?**

Parking provision is compliant with the Percheron Zoning and Development Standards. All units will have a 2-car garage, and 20-foot driveways that provide parking for 2 vehicles. Additional parking for guests consisting of 85 parking stalls are dispersed throughout the development, which exceed the 0.5 spaces per unit required by these Standards.

**4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?**

All proposed sidewalks on public streets within the development will meet ADA requirements. and ADA compatible crossing ramps will be provided as necessary. The regional trail will also meet ADA requirements.

**5. As appropriate, are provisions for transit incorporated?**

There is no transit service to this part of the city.

**E. Overburdening of Public Facilities**

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

Park and school sites are provided throughout the Percheron Master Plan area, including a 4.468 - AC neighborhood park adjacent on the northeast side of the Midtown at Percheron development. A future elementary school site is proposed less than ½ mile northeast of this development. The park and school land provided in the Master Plan area will satisfy the neighborhood and community park and school land dedication requirements in the Code.

## **F. Privacy**

**Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?**

Staggered setbacks are incorporated and all the units have private patios, a 2<sup>nd</sup> story balcony option, and a yard. Some units back onto an open space or landscaped courtyard.

## **G. Pedestrian Circulation**

### **1. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?**

A 6-foot attached sidewalk will be provided on both sides of Wilton Drive and Red Bar Drive, and a 5-foot detached sidewalk will be provided on both sides of Prince Domino Drive and Mounted Ranger Drive. Pedestrian access to the residential units is provided via sidewalks through the greenways adjacent to the front of the homes. A trail is provided in the open space area to the north of the development, and the Woodmen Regional Trail will be provided in the E. Woodmen Road right of way. These trails will connect this development to the proposed neighborhood park adjacent to the northeast and to the neighborhoods to the north and west.

### **2. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?**

The proposed sidewalk and trails are functionally separated from traffic. All residential units will have pedestrian access to the front of the homes via sidewalks through the adjacent greenways, which will be completely separated from vehicular traffic. The Woodmen Regional Trail will be provided in the E. Woodmen Road right of way and a trail is planned in the open space north of the development.

## **H. Landscaping**

### **1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?**

The proposed landscaping for Midtown at Percheron is compliant with both City Code 7.4.320 – 323 and the Small Lot PUD Review Criteria including all landscape setbacks, open space, and motor vehicle requirements. Per the Small Lot PUD criteria, 400 SF per lot is required generating 64,800 SF of Open Space required. **XX,XXX SF** of Open Space has been provided and 130 Open Space trees (1/500 SF) have been identified on the Preliminary Landscape Plans. Parkland Credit is applied for this development for the proposed 4.468-AC Neighborhood Park that is identified on the Percheron Master Plan Amendment (CPC MP 19-00123-A1MJ21). The proposed Midtown product is categorized under the “Greenway” design model in the Small Lot PUD Criteria and 47 feet of greenway space has been provided between each of the units. All of the proposed

landscaping identified with this Development Plan submittal will be owned and maintained by the North Meadows Metropolitan District No. 3 & 5.

- 2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or the Community Development Department's landscape architect can be consulted for assistance.**

Native vegetation **(drought-tolerant? – check with Blaine)** has been used. The open space in the south portion of the site, except for the detention pond and trail, will be left in its natural state and graded areas will be reseeded with native grasses.

## **I. Open Space**

### **1. Residential Area**

- a. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.**

This development phase is located southwest of a 4.468-AC neighborhood park. While no pocket park is provided within the development, there are ~~is a~~ large open space areas along the east and south sides of the development. These open space areas provide trail connections to a broader open space corridor that preserves the natural drainage features in the area. Additional open space areas are provided in the form of greenways throughout the development. The Woodmen Regional Trail will be provided in the E. Woodmen Road right of way. The trails and open space areas will provide connections to adjacent developments to the north and west.

- b. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes, and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit.**

The natural drainage corridor on the south and east sides of the development will be preserved as open space which will protect that natural drainage area.

- 2. Nonresidential and Mixed Use; Natural Features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.**

N/A

#### FINAL PLATS

The Final Plats of Midtown at Percheron Filing No. 1 and Filing No. 2 meet all the requirements of the subdivision regulations as set out in Section 7.7.303 of the Colorado Springs City Code, and the Percheron PUD Zoning and Development Standards.





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DECEMBER 14, 2021  
PAGE 1 OF 3

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION: MIDTOWN AT PERCHERON FILING NO. 1**

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1, RECORDED IN PLAT BOOK I-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF 2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°21'23"W, A DISTANCE OF 3956.48 FEET TO THE POINT OF BEGINNING.

THENCE S89°58'25"E, A DISTANCE OF 50.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 7.50 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 46.26 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°58'25", A RADIUS OF 383.50 FEET AND A DISTANCE OF 200.62 FEET TO A POINT OF TANGENT;  
THENCE S60°00'00"E, A DISTANCE OF 168.60 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°51'15", A RADIUS OF 522.50 FEET AND A DISTANCE OF 272.25 FEET TO A POINT OF TANGENT;  
THENCE S89°51'15"E, A DISTANCE OF 111.01 FEET;  
THENCE N29°51'15"E, A DISTANCE OF 33.29 FEET;  
THENCE N00°08'45"E, A DISTANCE OF 32.45 FEET;  
THENCE S89°51'15"E, A DISTANCE OF 158.00 FEET;  
THENCE S27°55'23"E, A DISTANCE OF 55.94 FEET;  
THENCE S00°08'45"W, A DISTANCE OF 90.00 FEET;  
THENCE S30°08'45"W, A DISTANCE OF 36.65 FEET;  
THENCE S00°08'45"W, A DISTANCE OF 731.93 FEET;  
THENCE S30°08'45"E, A DISTANCE OF 74.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD BEING ALSO A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;  
THENCE S89°51'29"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1060.77 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 3 SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF PARCEL NO. 210 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510;  
THENCE N00°42'25"E, ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 3 BEING ALSO THE EASTERLY BOUNDARY OF SAID PARCEL NO. 210 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, A DISTANCE OF 81.01 FEET;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL NO. 210 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 THE FOLLOWING TWO (2) COURSES:

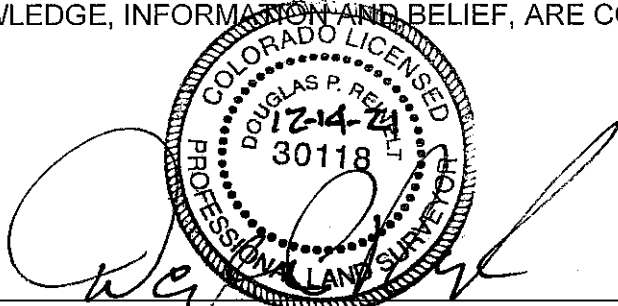
1. S89°51'12"W, A DISTANCE OF 149.72 FEET;
2. S00°42'24"W, A DISTANCE OF 81.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD  
BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE  
SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 213.97 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 108.40 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 116.63 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 166.20 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 275.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 40.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 10.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 50.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 30.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 184.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.51 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 30.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.51 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 156.29 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 30.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 85.01 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 13.48 FEET;  
THENCE N00°04'52"W, A DISTANCE OF 67.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 13.60 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 24.533 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED  
EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY  
KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



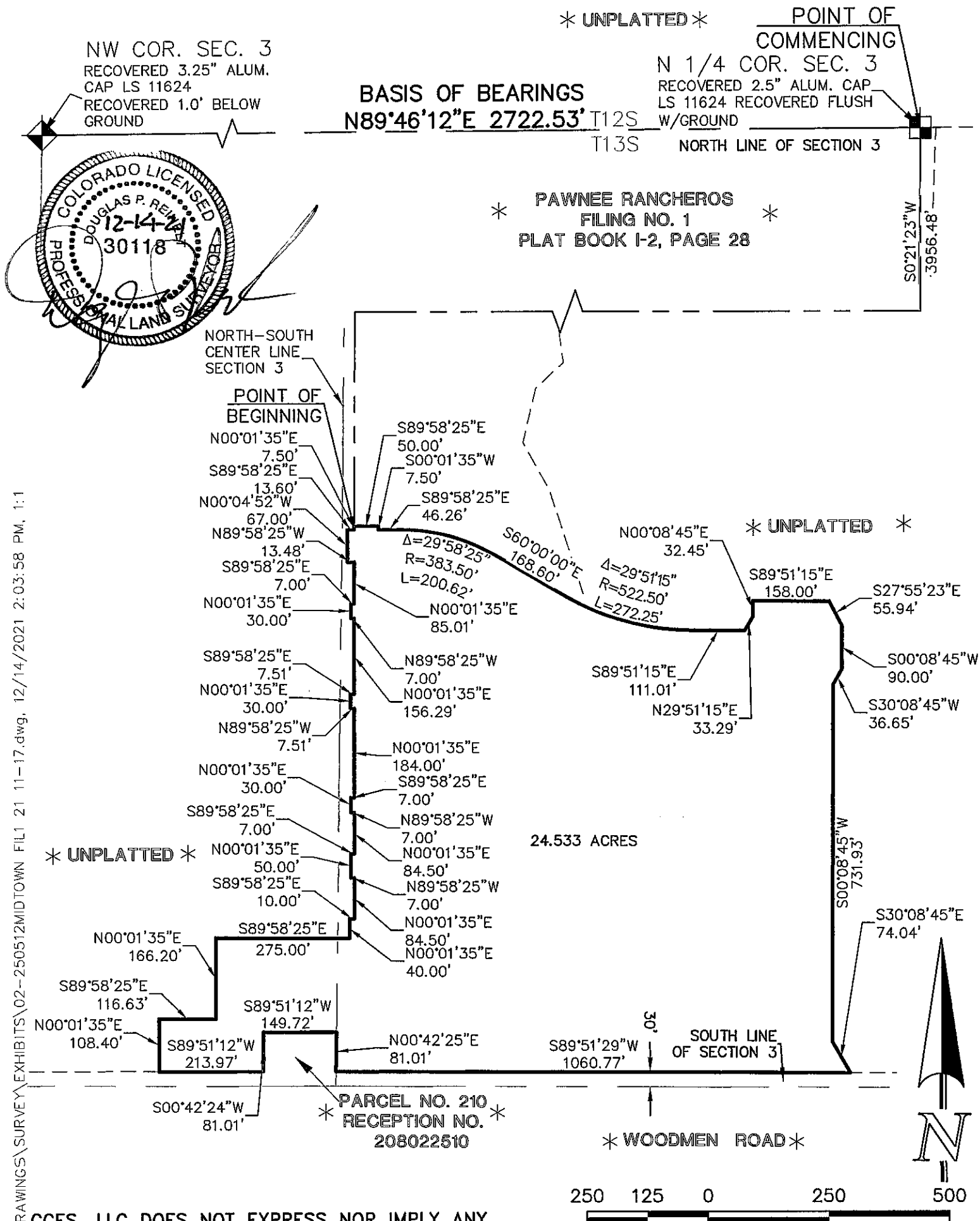
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

DEC 14, 2021  
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

MIDTOWN AT PERCHERON  
FILING NO. 1  
JOB NO. 2505.12-02  
DECEMBER 14, 2021  
SHEET 3 OF 3



N:\250512\DRAWINGS\SURVEY\EXHIBITS\02-250512MIDTOWN FIL1 21 11-17.dwg, 12/14/2021 2:03:58 PM, 1:1



JOB NO. 2505.12-03  
DECEMBER 14, 2021  
PAGE 1 OF 2

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION: MIDTOWN AT PERCHERON FILING NO. 2**

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1, RECORDED IN PLAT BOOK I-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF 2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

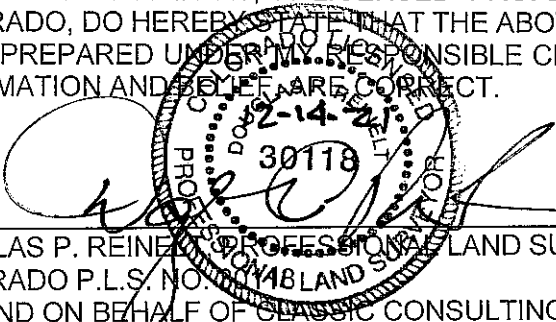
THENCE S00°19'16"W, A DISTANCE OF 4431.77 FEET TO THE POINT OF BEGINNING.

THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 30.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 50.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 10.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 40.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 275.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 166.20 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 116.63 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 108.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;  
THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 809.93 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N00°08'48"W, HAVING A DELTA OF 89°49'38", A RADIUS OF 311.50 FEET AND A DISTANCE OF 488.36 FEET TO A POINT OF TANGENT;  
THENCE N00°01'35"E, A DISTANCE OF 339.05 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 901.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11.780 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.

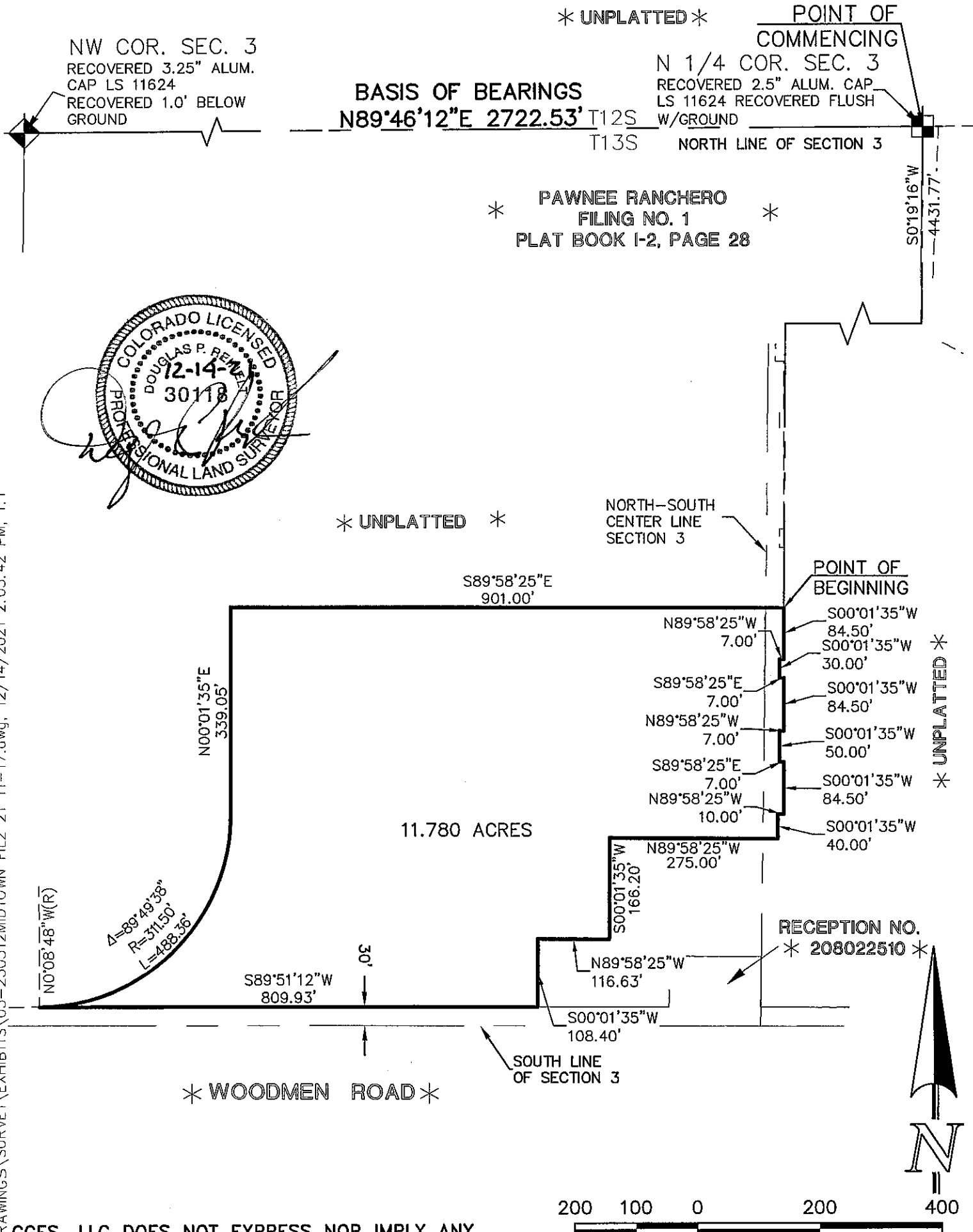
  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

DEC 14, 2021  
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

MIDTOWN AT PERCHERON  
FILING NO. 2  
JOB NO. 2505.12-03  
DECEMBER 14, 2021  
SHEET 2 OF 2



N:\250512\DRAWINGS\SURVEY\EXHIBITS\03-250512MIDTOWN FIL2 21 11-17.dwg, 12/14/2021 2:03:42 PM, 1:1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

SCALE: 1" = 200'  
U.S. SURVEY FOOT



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

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Date: December 30, 2021  
Planner: Katelynn Wintz  
Planner email: [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)  
Planner phone number: (719) 385-5192  
Applicant Email: [kjohnson@nescolorado.com](mailto:kjohnson@nescolorado.com)  
Applicant Name: Kim Johnson  
TSN: 5300000726  
Site Address (to be used on postcard): n/a

**PROJECT:**

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

**PUBLIC NOTICE:**

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

**PROJECT BLURB**

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

**PUD Development Plan**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of the Midtown at Percheron Filing No. 1 & 2 PUD Development Plan. If approved the proposed application would allow for 162 single-family detached residential units with concurrent final plats and ancillary site improvements. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 36.2-acres in size, and located north of Woodmen Road and east of Mohawk Road.

**Final Plat – Midtown at Percheron Filing No. 1**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of Midtown at Percheron Filing No. 1 final plat. If approved the proposed application would allow for 69 residential lots and 6 tracts. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 24.53-acres in size, and located north of Woodmen Road and east of Mohawk Road.

**Final Plat – Midtown at Percheron Filing No. 2**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of Midtown at Percheron Filing No. 2 final plat. If approved the proposed application would allow for 93 residential lots and 7 tracts. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 11.78-acres in size, and located north of Woodmen Road and east of Mohawk Road.

**POSTCARD**

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

- This project proposes a development plan for 162 single-family detached residential units
- Two concurrent final plats are proposed to support the creation of 162 residential lots
- The development will include site features including open spaces, trails, pedestrian access and other improvements.

[Type text]

## POSTER

---

*Fill out applicable information below:*

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

**162 single-family detached residential units**

## Planning and Development Distribution Form

### PUD Development Plan

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

Planner Intake Date: KW 12/30/21

Admin Receive Date: [ 12/30/21 ]

Project Name: Midtown at Percheron Filings No. 1 and Filing No. 2 Development Plan

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

**2. Date bucksliip comments are due** (21 calendar days after submittal): 1/20/22

**3. HOA:** 85, 86, 120

#### 4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:landusenotice@cscono.org">landusenotice@cscono.org</a>
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Bucksliips@csu.org">Bucksliips@csu.org</a>
9	<input type="checkbox"/> Fire Department	<a href="mailto:CSFDDevelopmentSMB@coloradosprings.gov">CSFDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT / EDRD	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@CenturyLink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Bucksliips@csu.org">Bucksliips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>

98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@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>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:Justins.Fejeran@comcast.com">Justins.Fejeran@comcast.com</a> <a href="mailto:WSTMWR_MDSUBMISSIONS@comcast.com">WSTMWR_MDSUBMISSIONS@comcast.com</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic Engineering	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a> <b>This is for CP / DP/ CU</b>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

## 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input checked="" type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> 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	<a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:dpeak@cmsd12.org">dpeak@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:chrismith@esd22.org">chrismith@esd22.org</a>
41	<input checked="" type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

## 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	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.ems@us.af.mil">joseph.ems@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:&lt;ayoka.paek@spaceforce.mil&gt;">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:Joseph.Elms@us.af.mil">Joseph.Elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

## 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	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:valerie.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>



18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within 1/2 mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input checked="" type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> 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	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Economic Development	<a href="mailto:Bob.Cope@coloradosprings.gov">Bob.Cope@coloradosprings.gov</a> <a href="mailto:Sherry.Hoffman@coloradosprings.gov">Sherry.Hoffman@coloradosprings.gov</a> <a href="mailto:Shawana.Lippert@coloradosprings.gov">Shawana.Lippert@coloradosprings.gov</a>
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	<a href="mailto:Michael.Killebrew@coloradosprings.gov">Michael.Killebrew@coloradosprings.gov</a>

## 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:**