



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

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

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

Administrative Special Use (mark one)

- Extended Family Dwelling
- Temporary Mining or Batch Plant
- Oil and/or Gas Operations
- Rural Home Occupation
- Tower Renewal
- Other _____

Construction Drawing Review and Permits (mark one)

- Approved Construction Drawing Amendment
- Review of Construction Drawings
- Construction Permit
- Major Final Plat
- Minor Subdivision with Improvements
- Site Development Plan, Major
- Site Development Plan, Minor
- Early Grading or Grading
- ESQCP

Minor Vacations (mark one)

- Vacation of Interior Lot Line(s)
- Utility, Drainage, or Sidewalk Easements
- Sight Visibility
- View Corridor

Other: _____

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

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

Property Address(es):	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres: Tract A: 13.91 Acres Parcel B: 0.22 Acres
Existing Land Use/Development:	Zoning District:

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

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

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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

For PCD Office Use:

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



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

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZATION FOR OWNER’S APPLICANT(S)/REPRESENTATIVE(S):

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

OWNER/APPLICANT AUTHORIZATION:

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

Owner (s) Signature: _____

Date: _____

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____



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**EL PASO COUNTY PLANNING AND
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SITE DEVELOPMENT PLAN LETTER OF INTENT CHECKLIST

Revised: Jnury 2022

Site Development Plan		
The letter of intent for a site development plan should summarize how the plan is in compliance with any of the requirements for approval of a site development plan in Chapter 6 of the LDC. The letter of intent should also specifically address any proposed alternative requests.		
The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.		
	Applicant	PCD
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.	✓	Office use only
Letter of Intent		
1	Owner name, contact telephone number, and email for responsible party	✓
2	Applicant name (if not owner), contact telephone number, and email for responsible party	✓
3	Property address	✓
4	Property tax schedule number	✓
5	Current zoning of the property	✓
6	A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.	✓
7	A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.	✓
8	A discussion regarding the provision of utilities.	✓
9	A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.	✓
10	A discussion and justification for any alternatives being requested.	N/A



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SITE DEVELOPMENT PLAN CHECKLIST

Revised: January 2022

Site Development Plan		
<p>In order to establish a use or obtain a building permit, in most cases, the LDC requires Site Development Plan Review for more complex uses (most often including multi-family, commercial, and industrial uses) to determine conformance of the proposed use(s) or structure(s) with the provisions of the LDC, ECM, or any other applicable regulations or any specific land use approvals or permits, and other rules, regulations, codes and ordinances administered by the PCD. Specifically, many of the requirements for approval of a site development plan can be found in Chapter 6 of the LDC. The use tables in Chapter 5 of the LDC (Table 5-1 and 5-2) identify when the applicant shall submit a Site Development Plan and when a PCD planner and engineer shall review a Site Development Plan to establish a use or to construct a structure. Site Development Plans are approved administratively by the PCD Director, unless otherwise modified by a condition of approval.</p>		
<p>Minimum Map Contents: Must contain adequate information to determine compliance of the proposed use with the LDC and ECM, as applicable. If inadequate information is provided to determine whether or not the proposed action conforms to the LDC, more information will be requested. A PUD Development Guide associated with PUD zoning, if applicable, may require additional information and/or specifications to be addressed with the residential site plan application.</p>		
<p>Typically, a parking plan, sign plan, landscape plan, lighting plan, elevation drawings, floor plan, grading and erosion control plan, and drainage plan are submitted concurrently as a separate plan set.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	✓	Office use only
<p>A Summary table or page to include the following information: COVER</p>		
1	Owner name, contact telephone number, and email for responsible party	✓
2	Applicant name (if not owner), contact telephone number, and email for responsible party	✓
3	Plan preparer name, telephone number, and email	✓
4	Property address	✓
5	Property tax schedule number	✓
6	Legal description	✓
7	Lot/parcel size	✓
8	Lot area coverage calculation	
9	Existing/proposed land use and zoning	✓
10	Total gross building square footage	✓
11	Open space, landscaping, and impermeable surface percentage	✓
12	Density and total number of dwelling units (residential)	N/A
13	Parking computations (required, provided, etc.)	N/A
<p>Site Plan Drawing to include the following elements: UTILITY PLAN</p>		
1	Date, north arrow, and a graphic scale	✓
2	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	✓
3	Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	✓
4	Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches	✓
5	The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines	✓
6	Location of all sidewalks, trails, fences and walls, retaining walls, or berms	✓
7	Location and dimensions of all existing and proposed signage on site	✓
8	Traffic circulation on site including all points of ingress/egress into the property	✓
9	The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.	N/A



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SITE DEVELOPMENT PLAN CHECKLIST

Revised: January 2022

10	The layout and location of all landscaping, including landscape setbacks, unless otherwise depicted in detail on a separate landscape plan. If depicted on a separate landscape plan then depiction of the landscape areas are required.	N/A	
11	Location of all ADA spaces, ramps and signs, including ADA pathways	N/A	
12	Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable	✓	
13	Location of all no-build areas, floodplain, drainageways and facilities	✓	
14	Location of all garbage receptacles with a graphical depiction of the screening mechanism	N/A	
15	Location of all existing and proposed utility lines and associated infrastructure	✓	
16	Any additional information required pursuant to any associated conditions of approval or plat notes.	✓	
17	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	N/A	



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LANDSCAPE PLAN CHECKLIST

Revised: January 2022

Landscape Plan			
<p>The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of landscaping are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding. The landscape plan shall meet the requirements of Chapter 6 of Land Development Code.</p>			
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
		Applicant	PCD
	<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	<p>✓</p>	<p>Office use only</p>
1	Owner name, contact telephone number, and email	✓	
2	Applicant name (if not owner), contact telephone number, and email	✓	
3	Plan preparer contact telephone number and email	✓	
4	Date, north arrow, and a graphic scale		
5	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	✓	
6	Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	✓	
7	Location and classification of all existing and proposed internal and adjacent roadway(s).	✓	
8	The outlines of all structures, parking areas, outside storage areas, loading areas, and refuse collection area(s) in relation to the landscaping.	✓	
9	The existing zoning of the subject property and the existing zoning of surrounding properties.	✓	
10	Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required)	✓	
11	The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).	✓	
12	Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.	N/A	
13	The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated groundcover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated.	N/A	
14	All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.	✓	
15	Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion. All requests for phasing of landscaping shall be expressly approved by the PCD Director prior to submittal of the associated application.	N/A	
16	If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in the letter of intent.	N/A	



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LANDSCAPE PLAN CHECKLIST

Revised: January 2022

17	Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.	✓	
18	Legend with plant species, quantity, maturity height, ball and burlap size, caliper, symbol and name	✓	
19	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	N/A	



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LIGHTING PLAN CHECKLIST

No exterior lighting proposed as part of this project. Lighting plan not applicable.

Revised: January 2022

Lighting Plan		Applicant	PCD
The purpose of the lighting plan is to address the physical effects of lighting and the effects lighting may have on the surrounding neighborhood and public rights-of-way. The lighting plan shall meet the standards of Chapter 6 of the Land Development Code.			
The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.			
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.		V	Office use only
1	Owner name, contact telephone number, and email		
2	Applicant name (if not owner), contact telephone number, and email		
3	Plan preparer contact telephone number and email		
4	Property address		
5	Date, north arrow, and a graphic scale		
6	Vicinity map showing the property in relation to major roadways, if not otherwise provided with the associated site plan		
7	The building footprint for all structures depicted and labeled.		
8	The location and height of all existing and proposed illuminating devices, including but not limited to, all parking area lights and external structural lights.		
9	Detailed description of illuminating devices, fixtures, lamps, supports, reflectors, installation, and electrical details and other devices to include an elevation drawing. The description may include, but is not limited to, manufacturers specifications and catalog cuts sheets, and drawings. A key and legend may be required at the discretion of the PCD.		
10	Photometric data and plan, including maps and diagrams furnished by manufacturers or similar showing the angle of the cut off or light emission.		
11	Photometric plan depicting the lighting levels (foot candles) throughout the property, at property lines, and along any adjacent rights-of-way.		
12	Location of all existing and proposed easements		
13	Any other additional items as required by the PCD Director:		



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SIGN PLAN CHECKLIST

No signage necessary or proposed as part of this project. Lighting plan not applicable.

Revised: January 2022

Sign Plan		Applicant	PCD
<p>The purpose of the sign plan is to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. The sign regulations are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of signs. The sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics, traffic, and pedestrian safety. The sign regulations are designed to serve substantial governmental interests and, in some cases, compelling governmental interests such as traffic safety and warning signs of threats to bodily injury or death.</p>			
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		<p>✓</p>	<p>Office use only</p>
<p>Sign Plan Drawing to include the following elements:</p>			
1	Date, north arrow, and a graphic scale		
2	Vicinity map showing the property in relation to major roadways, unless otherwise shown on the site development plan		
3	Location of the property line, right-of-way, and all existing and proposed easements		
4	The outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration		
5	Depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs		
6	Location of any existing and proposed signage on site		
7	Depiction of any loading and other vehicular use areas located near any existing or proposed freestanding signs		
8	Location, height and intensity of all outdoor illumination for the sign		
9	Depiction of any no-build areas, floodplain, drainage facilities located near any existing or proposed freestanding signs		
10	Depiction of all garbage receptacles located near any existing or proposed freestanding signs		
11	Depiction of all existing and proposed utility lines and associated infrastructure located near any existing or proposed freestanding signs		
12	Depiction of any sight triangles when located near any existing or proposed freestanding signs		
<p>Sign Plan to include the following elements:</p>			
1	Sign elevation and detail.		
2	Dimensions and location of all existing and proposed sign		
3	Summary of square footage of the total allowed signage and existing and proposed signage for the property		
4	Setback distances from all lot line to all existing and proposed signs		
5	If illuminated, detailed description of illuminating devices and how the proposed illumination will be in compliance with the lighting standards.		
6	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:		



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PARKING LOT PLAN CHECKLIST

No additional traffic or parking associated with proposed upgrades. Parking plan not applicable

Revised: January 2022

Parking Lot Plan		
The parking, loading, and maneuvering standards are designed to provide safe and efficient parking and maneuvering, encourage good circulation, discourage parking on roads, and reduce the potential for a land use to impact an adjacent land use or road due to an insufficient number of parking spaces or poor parking lot design. The parking plan shall meet the standards of Chapter 6 of the Land Development Code.		
The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.		
	Applicant	PCD
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.		Office use only
Parking Lot Site Map to include the following elements:		
1	Owner name, contact telephone number, and email	
2	Applicant name (if not owner), contact telephone number, and email	
3	Plan preparer contact telephone number and email	
4	Vicinity map showing the property in relation to major roadways, if not otherwise provided with the associated site plan	
5	Location of all property lines, rights-of-way, and all existing and proposed easements.	
6	The outlines of all structures, parking lot lighting facilities, outside storage and display areas including seasonal display, and refuse collection area(s) in relation to the parking area.	
7	Width, depth, and angle of all parking bays, and graphical depiction of all drive aisles, easements, and points of ingress/egress onto property, including dimensions for each.	
8	Identification and percentage of all compact spaces.	
9	Location of all ADA parking spaces, ramps, pathways, and signs	
10	Location and dimensions of all sidewalks, trails, pedestrian crossings, ADA access points and routes.	
11	Traffic circulation on site including all points of ingress/egress into the property.	
12	Sight distance triangles and any plantings, signs, walls and fences, structures, or other visual obstructions within the triangles where applicable.	
13	If a drive-thru is proposed, show drive-thru lanes, menu board location(s), order location(s), and pick-up window location(s) with dimensions, including stacking spaces.	
14	Wheelstops and curbs with dimensions.	
15	Parking lot islands including proposed landscaping, unless a separate landscape plan has been provided.	
16	Parking lot surface materials, striping plan, and any drainage improvements located within the parking area (e.g., crosspans).	
17	Truck loading and turnaround areas and dimensions.	
18	Bicycle parking area and detail.	
19	Parking Plan Summary Table to include the following elements: •Parking stall calculation based on square footage of building and corresponding land use •Number of required and proposed parking stalls •Number of required and proposed ADA stalls •Number of proposed compact parking stalls •Number of proposed bike parking stalls	
Typical Sections and Details		
1	Typical drive aisles and roadway sections, properly drawn, dimensioned, and labeled.	
2	Typical parking detail (compact, standard, and ADA including van accessible).	
3	Typical curb and sidewalk detail.	
4	Driveway entrance detail.	
5	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	



PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY

Site Development Plan for the Equipment Storage Facility Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

PAINT BRUSH HILLS METROPOLITAN DISTRICT
9985 TOWNER AVENUE
FALCON, CO 80831
ROBERT GUEVARA, DISTRICT MANAGER
(719) 495-8188
PBHMD@PBHMD.COM

PLANNING

KIMLEY-HORN & ASSOCIATES
6200 S SYRACUSE WAY, SUITE 300
DENVER, CO 80111

ENGINEERING

KIMLEY-HORN & ASSOCIATES
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
ADAM MONCHAK: (720) 943-9961
ADAM.MONCHAK@KIMLEY-HORN.COM

SURVEYING

BARRON LAND
2790 N. ACADEMY BOULEVARD, SUITE 311
COLORADO SPRINGS, CO 80917
(710) 360-6827

PAINT BRUSH HILLS METRO DISTRICT EQUIPMENT STORAGE FACILITY (SDP) SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 5225305053 & 5225209007

Area/Acreage: ±37,093SF / ±0.886 AC

Existing Zoning: RS-6000

Location: The development limits are located in the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 25, Township 12 South, Range 65 West of the Sixth Principal Meridian. Southeast of the Londonderry Drive and Devoncove Drive Intersection. The property address is 10028 Jaggar Way.

REQUEST

The Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

PROJECT SUMMARY

The development incorporates a portion of parcel 5225305053 & a portion of parcel 5225209007 for a total amount of ±0.886 AC. Site developments consist of the installation of one (1) 36' x 70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk, a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive, and site grading.

ACCESS: Vehicular access to the Paint Brush Hills Metropolitan District proposed equipment storage facility shall be achieved via the existing access drive on Londonderry Drive. The access drive shall be improved to be one full movement access, consisting of one (1) 15' wide gravel drive.

LAND USE: The minimum lot size is 6,000 SF for all lots. Permitted and accessory single-family residential uses include public buildings, ways or spaces, residential accessory uses (per LDC Chapter 5, Table 5-1 and 5-2 allowances), parking, storage and repair of vehicles and machines, personal. Separate and privately owned detached accessory structures are not permitted on individual residential lots.

LOT DIMENSIONAL STANDARDS:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 6,000SF**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 5'**
 - **Rear Yard: 25'**

PUBLIC SERVICES AND UTILITIES (tax entity and levy info from EPC)

Public services and utilities are, or will be, provided by the following

- Water Services: Paint Brush Hills Metro District
- Wastewater Services: Woodmen Hill Metro District
- Fire Protection: Falcon Fire Protection District
- Public Schools: El Paso County School District No. 49
- Library Services: Pikes Peak Library
- Roads: El Paso County Road and Bridge (Unshared)
- Special District Services: El Paso County Public Improvement District #2

JUSTIFICATION

Approval to develop said equipment storage facility under the RS-6000 zoning criteria set out in Section 5.2.23 (A) as follows.

- **Paint Brush Hills Metropolitan District is in conformance with the goals, objectives and policies of the master plan established by El Paso County.**
- All lots are a minimum of 6,000 SF per the land development code section 5.4.2 Table 5-4.
- The proposed equipment storage facility is in general conformance with the goals, objectives and policies of the El Paso County Master Plan;

The public equipment storage facility conforms to the goals, objectives, and policies of the Master plan, which include the Your El Paso Master Plan and Water Master Plan. Conformance with the Master Plan is discussed separately below.

Findings of Master Plan conformity regarding land use and densities have been made in support with the adjacent developments; those being Paint Brush Hills Filing No. 13C, Paint Brush Hills Filing No. 13D and Paint Brush Hills Filing No. 13E with existing land use densities for the Paint Brush Hills Metropolitan Exemption Plat. This application remains consistent with those filings and with the following policies from the Your El Paso Master Plan, County Policy Plan and County Water Master Plan:

Paint Brush Hills Metropolitan District’s proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions

and in-so-doing promote the rural-residential character of eastern El Paso County and will also satisfy the following policies of Your El Paso Master Plan:

Core Principle 1: Continue to coordinate with local and regional agencies to provide well-managed, high quality community facilities and services.

Goal CF11 – Coordinate with agencies to provide high quality community facilities, services and infrastructure to enhance quality of life.

This new development shall participate in and join the closest fire district.

Key Areas:

The site is not located within any Key Areas.

Areas of Change:

The site is located in the area expected for Minimal Change. These areas are designated as areas that are lacking development with the presence of significant natural areas. It is expected that these areas will experience some redevelopment of select underutilized or vacant site adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.

Placetypes:

The site is located within the Suburban Residential placetype. The land use is designated for Single Family Detached residential units, 2.5 acres or smaller and up to 5 units per acre. The Suburban Residential placetype generally supports accessory dwelling units as well. See chapter 5.2.2 for further details.

It has been recognized and meets the requirements from the said section. The existing accessory structure is to remain as such on the proposed portion of parcel 5225305053 as well as the proposed portion of parcel 5225209007.

DRAINAGE REPORT

The total disturbance of the site is less than one (1) acre, and as such does not warrant a drainage report per El Paso County Development Code. A drainage letter has been provided to the County though to document the site improvements.

FALCON FIRE PROTECTION DISTRICT COMMITMENT LETTER

Per the Falcon Fire Department’s Community Wildfire Protection Plan, dated January 20th, 2016, the entirety of the project site resides within the bounds of the Falcon Fire Protection District, and as such will be under the protection of said district in the event of a wildfire. See falconfirepd.org for extensive wildfire protection plan.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION

- Said Site is mapped as moderate-high to high per the wildfire risk public viewer.



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Burn Probability

Annual probability of any location burning due to wildfire.

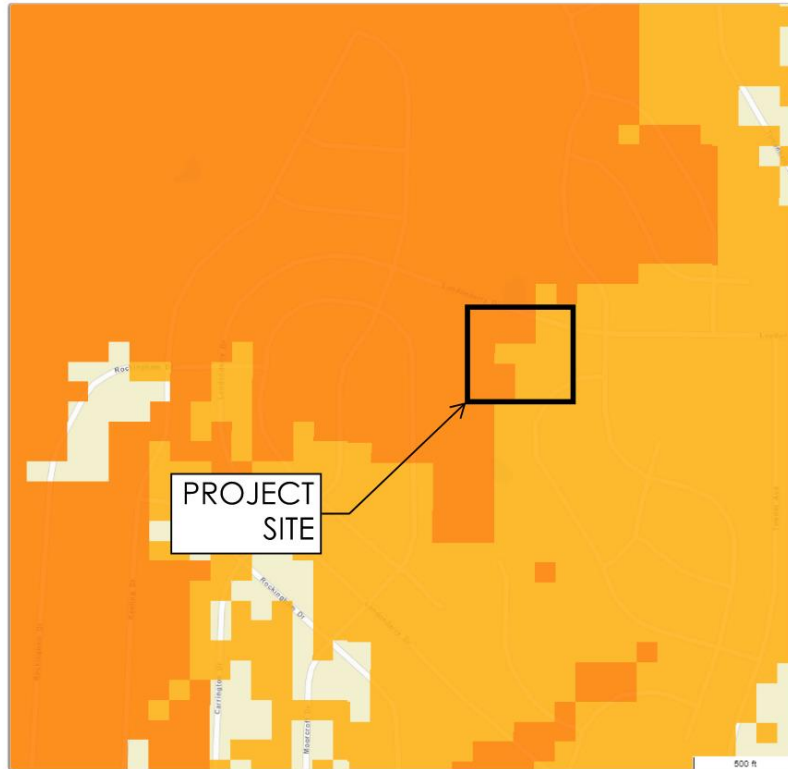
Created on:
6/27/2023, 4:17 PM

Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Public Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.



Legend

<https://co-pub.coloradoforestatlas.org>

Burn Probability

- Non-Burnable
- Very Low
- Very Low-Low
- Low
- Low-Moderate
- Moderate
- Moderate-High
- High
- High-Very High
- Very High

County Boundaries

< 1:1,500,000

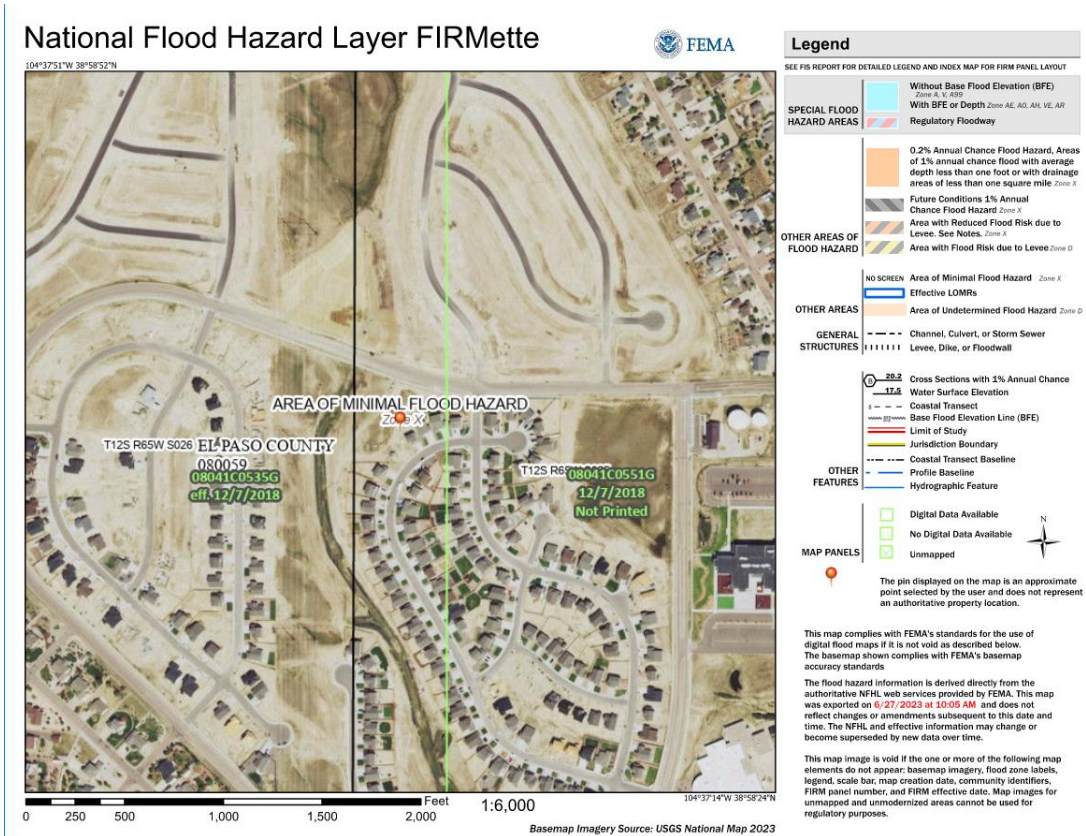
NATURAL OR PHYSICAL SITE FEATURES:

The Zone Change will support the preservation of the natural features and drainages of the site and surrounding lands:

- **Site Natural Features:**
 - **Site is located within the Falcon drainage basin (CHWS1400). Data provided by Muller Engineering Company; (1988)**



- **The topography of the site is a moderate slope, the grade declines on average at 2.37% in a northwesterly direction.**
- **The site consists of;**
 - **An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0535G)**
 - **An area of minimal flood hazard Zoned X per the National Flood Hazard Layer FIRMette (08041C0551G)**



WILDLIFE:

Wildlife impacts are expected to be generally very-low

A Summary of anticipated traffic generation and access

- A traffic study is not required in accordance with the ECM Section B.1.2.D, all criteria has been satisfied.
- It is planned that driveway access will be limited to the adjacent public right of ways and in compliance per ECM standards and provisions. To be defined with future site development plans and platting.

NOXIOUS WEED

Weed Control Objective: Through Rural development, the use of properly timed herbicide applications, grazing, maintenance, and the possible establishment of a community of predacious insects within the property, any emerging noxious weeds can be mitigated early and the onset of dense growth can be greatly reduced in the following years. Also, well-defined thresholds are a critical element of integrated vegetation management.

Distinguishing Plant Features: At this time, there have been no known noxious weeds identified within the Site by El Paso County weed management personnel. The property is currently undergoing Urban development. Shall any evidence of noxious weeds emerge eradication efforts will begin utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Control Methods: Key control is to prevent noxious weeds from spreading. There are several options for noxious weed mitigation that include the use of integrated vegetation management techniques to control spread.

a. Biological

- i. **Insects:** The Colorado Department of Agriculture Insectary in Palisade, CO can recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property. Call the insectary at (866) 324-2963 or see the Colorado Department of Agriculture website – Divisions – Conservation Services – Biological Pest Control Program. Once the insect community is well established on the property, they can have a great influence reducing noxious weed infestation.
- ii. **Population establishment:** An appropriate population of feeding insects may take 2-4 years to become established in an area protected from mowing and herbicide application such as under a grove of scrub oak or other woody shrubs.

b. Mechanical/cultural

Mowing: Recommended regular mowing and maintenance is outlined to keep weeds from overgrowing and spreading.

c. **Chemical:**

- i. Aminopyralid (Milestone)
- ii. Clopyralid plus triclopyr (Redeem R&P)
- iii. 2,4-D plus Dicamba (Weedmaster)

(The above control methods and the below timeframe are all listed on the State of Colorado Department of Agriculture Website search noxious weeds and fact sheets.)

Timeframe: Herbicide control is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall (September) herbicide application following the rainy season will successfully treat the new seedlings and rosettes.

CONCLUSION

In conclusion, the Paint Brush Hills Metropolitan District is seeking approval to further develop portions of two (2) lots in the RS-6000 Zone for public improvements, utilities and drainage. In addition, the Paint Brush Hills Metropolitan District is also seeking authorization of pre-development site grading.

The proposed development will incorporate portions of parcels 5225305053 and 5225209007; totaling an area of ±0.886 AC. Proposed developments shall consist of the installation of one (1) 36'x70' pre-fabricated metal equipment storage facility, an adjoining 6' sidewalk and a 15' wide gravel drive to connect the proposed developments to an existing driveway located on Londonderry Drive to the north. Vehicular access to the proposed development via Jagger Way to the south has been identified as unobtainable due to existing site features.

Paint Brush Hills Metropolitan District's proposed addition of an equipment storage facility would promote the maintenance of the adjacent rural-residential subdivisions and in-so-doing promote the rural-residential character of eastern El Paso County as well as satisfy the relevant goals and objectives of Your El Paso Master Plan.