

**GENERAL APPLICATION FORM**

Edited 9/25/18

Project Name:	Revel II A at Wolf Ranch	Existing Zone:	PUD	Acreage:	32
Site Address:	N/A	Direction from Nearest Street Intersection:	Southwest of the intersection of Forestgate Drive and Black Forest Rd.		
Tax Schedule Number(s):	5200000542, 5200000425				

**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 checked="" 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.

Signature of Property Owner	1-26-21	Signature of Consultant	1-26-21
Signature of Developer	1-26-21		

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

Property Owner:	David D. Jenkins	Contact Name:	Tim Seibert
E-Mail:	tseibert@nor-wood.com	Phone:	7195932600
Developer:	Nor'wood Development Group	Contact Name:	Tim Seibert
E-Mail:	tseibert@nor-wood.com	Phone:	7195932600
Consultant/Main Contact name:	Nass Design Associates	Contact:	Jim Nass
		Phone:	7194752406
Address:	111 S. Tejon Street, Suite 312		
	City: Colorado Springs		
State:	CO	Zip Code:	80903
E-Mail:	jim@nassdesign.net		

**PLANNER AUTHORIZATION: (CITY USE ONLY)**

<input checked="" type="checkbox"/> Checklists	<input checked="" type="checkbox"/> Distribution Form	<input checked="" type="checkbox"/> Project Blurb	<input checked="" type="checkbox"/> E-mail to Admin.	Initial Review Level:	<input checked="" type="checkbox"/> AR	<input type="checkbox"/> CPC	<input type="checkbox"/> DRB	<input type="checkbox"/> HP
Payment \$	Assigned to: Katelynn Wintz			Date:	2/2/21			
Receipt No.:	City File No:			AR FP 21-00071				



# Final Plat Application Requirements

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

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

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

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

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

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

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

**General Information**

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

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

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

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

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

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

**Access Provisions:**

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

- ☒ Fee block (drainage, bridge, school and park) ☐

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

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

- ☒ Layout. **The exact layout including:** ☐

**Boundary Lines**

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

- ☒ length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number). ☐

**Streets**

All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

- ☒ (1) Within the proposed subdivision, and ☐
- (2) Immediately abutting the proposed subdivision, and
- (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

**Easements**

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

- ☒ shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. ☐

**Lots and Blocks**

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

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

**Identification System**

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

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

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

- ☒ sheet. Labels will be of the nature "See Sheet \_\_\_ of \_\_\_". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets. ☐

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

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

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



**Inundation Mark:**

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

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

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

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

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

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

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

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

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

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

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

☒ All other information required by Colorado State law.

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

☒ Scale Bar

☒ North arrow

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-way that intersect the subdivision boundary or are adjacent to said

☒ boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation

☒ defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

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

Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and

☒ Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

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

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

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

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

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

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

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

Applicant

Planner

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

"The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the

☒ accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief."

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

Replat should include the following information:

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

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

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

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

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

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

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

**Revel II A at Wolf Ranch Development Plan  
and Revel Filing No. 6 Subdivision Plat  
PROJECT DESCRIPTION  
January 29, 2021**

**LAND USE PROPOSAL**

This development proposal lies within an approved Planning Area “B” category on the Wolf Ranch Master Plan and is designated for low to medium density residential units with a projected density of between 2.0 and 3.49 DU/AC. The property is zoned PUD (Planned Unit Development) under Ordinance 05-39.

This development application request proposes a new development plan for 103 single-family detached residential units on 31.95 acres of land for a gross density of 3.2 du/ac. This development plan area will be developed with detached residential homes on individual fee simple lots. The average lot size for this development plan area will be 9,065sf. The largest lot will be 19,488sf. with the smallest lot being 6,000sf. The development plan is intended to be traditional single family detached homes with both single and multi-level living. Two and three car garages will be provided based upon the specific model of home. The entire development plan area will be phased and platted into two separate subdivision filings.

Common open space tracts are being provided throughout the development and will be maintained by the Old Ranch Metropolitan District. Trail connections along the eastern boundary will connect to a proposed lineal open space with 8’ concrete community trails which will be constructed along the reaches of the open space which is located along the western edge of this development and will continue through the eastern half of the Wolf Ranch Master Plan and connect with other community trails creating a loop system throughout the entire master plan. The trails and open space will be constructed by the developer for pedestrian access to all Wolf Ranch residents. The development will also have landscaped double frontage street tracts that run along Black Forest Road and Forestgate Drive. These tracts will be landscaped and irrigated with maintenance and ownership being through the Wolf Ranch Homeowners Association and Old Ranch Metropolitan District, depending upon location.

**REVEL FILING NO. 6 SUBDIVISION PLAT**

Concurrent with the submittal of the development plan, we will be submitting the first subdivision filing as captioned above. This subdivision filing is for primarily the eastern half of the development plan area. The subdivision plat is for 55 single family lots on 16.6ac. and includes the street connections to Black Forest Road at Forestgate Drive and the extension of Bugaboo Drive out of Wolf Ranch East Filing No. 5.

**SITE LOCATION AND SURROUNDING LAND USES**

The parcel of land is generally located southwest of Black Forest Road and Forestgate Drive. The site is bounded on the west by vacant land proposed for single family residential lots of similar size and type in the Wolf Ranch Master Plan. The site is bounded along the north by an existing 50’ wide gas line easement/trail corridor and vacant land also located in the “B” land use planning area in the Wolf Ranch Master Plan and planned for similar lot product as proposed in this development. The site is bounded on the south by both the approved Enclave III Development under construction with single family detached homes, and the Wolf Ranch East Development Plan under construction with single family detached homes also similar in size and type. The development plan is bordered on the east the City limits and Black Forest Road. The lands adjacent to the eastern side of Black Forest Road are zoned in the County for both 2.5 acre lots and 5 acre lots. Portions of the land have been developed with single family homes and some portions remain vacant.

## **NATURAL FEATURES**

The property to be developed is a parcel of land exhibiting slopes ranging in steepness from 2% to 4%. The property is vegetated almost entirely with native grasses. The property's natural drainage is to the south and southwest. The development is located within the Cottonwood Creek Drainage Basin. No significant natural features exist on this property.

## **VEHICULAR CIRCULATION**

This project will be served by one access onto Black Forest Road at the intersection of Forestgate Drive. The project will be accessed on the south side by Bugaboo Drive an extension out of the Wolf Ranch East Filing No. 5 development.

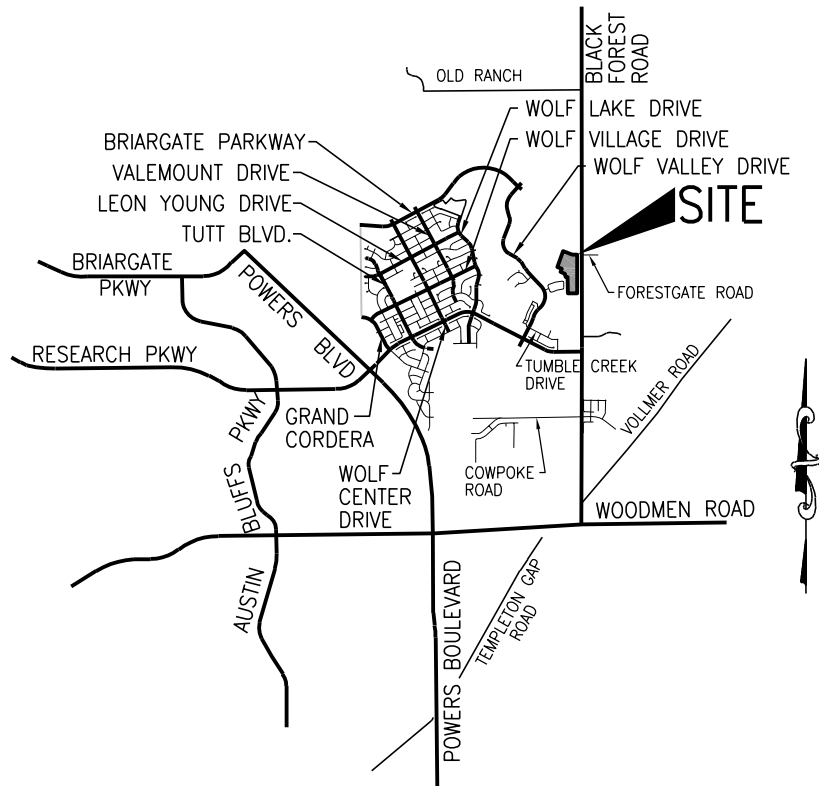
## **DEVELOPMENT SCHEDULE**

The development of this project is anticipated to begin in the fall of 2021. The anticipated build out would be approximately 2 years dependent upon market conditions. The project will be built in two phases.

## **SUMMARY**

The project is in conformance with the Wolf Ranch Master Plan and PUD Plan. The street classifications are in conformance with the Wolf Ranch Traffic Study and designed to City of Colorado Springs standards. The project is compatible with adjacent planned and existing subdivisions. Lot development and home construction will be performed per the Wolf Ranch PUD Design Guidelines contained within the approved PUD documents. The mix of home type options will provide a variety of home product types to Wolf Ranch and will enhance the overall master plan area by providing diversity of lifestyle options to the buying public at varying price points.





## Vicinity Map

NOT TO SCALE

**FIGURE 1**

JOB NO. 21-002

FILE: 21002FP.DWG  
DATE: 01/29/21

 <p><b>ROCKWELL CONSULTING, Inc.</b></p>	<p>ENGINEERING • SURVEYING 1955 N. UNION BLVD., SUITE 200 COLORADO SPRINGS, CO 80909 (719) 475-2575 • FAX (719) 475-9223</p>
---	--

## KNOW ALL MEN BY THESE PRESENTS:

That Remington at Wolf Ranch, LLC., a Colorado limited liability company and Old Ranch Metropolitan District being the Owners of the following described Tract of Land:

A tract of land located in a portion of the Northeast quarter (NE1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22, Enclave III at Wolf Ranch Filing No. 1 as recorded at Reception No. \_\_\_\_\_ of the records of said El Paso County; thence N00°06'08"W on the East line of said Enclave III at Wolf Ranch Filing No. 1, the basis of bearings used herein, a distance of 602.00 feet to the Northeast corner of Lot 16 of said Enclave III at Wolf Ranch Filing No. 1; thence S89°53'52"W on the Northerly line of said Enclave III at Wolf Ranch Filing No. 1, a distance of 76.78 feet; thence N09°25'51"W a distance of 119.83 feet; thence N69°58'11"W a distance of 180.00 feet; thence N20°01'49"E a distance of 130.00 feet; thence N69°58'11"W a distance of 170.91 feet; thence N20°01'49"E a distance of 619.00 feet to the Northeasterly line of the gas line easement recorded in Book 1623 at Page 606 of the records of said El Paso County; thence S69°58'11"E on said Northeasterly line, a distance of 299.19 feet; thence N89°56'37"E a distance of 150.41 feet; thence N44°54'26"E a distance of 38.62 feet; thence N89°56'37"E a distance of 55.00 feet to the West right-of-way line of Black Forest Road as described in Road Book A at Page 78 of the records of said El Paso County; thence S00°03'23"E on said West right-of-way line, a distance of 1468.42 feet to the Northeast corner of Wolf Ranch East Filing No. 5 as recorded at Reception No. \_\_\_\_\_ of the records of said El Paso County; thence S89°53'52"W on the Northerly line of said Wolf Ranch East Filing No. 5, a distance of 344.59 feet to the POINT OF BEGINNING and containing 16.638 acres of land, more or less.

JOB NO. 21-002

FILE: 21002FP.DWG  
DATE: 01/29/21



**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 52000-00-425

**2020 TAXES PAYABLE 2021**

Owner Per Tax Record: JENKINS DAVID D  
C/O NOR'WOOD DEV

Property Type: Real

Property Location: BRIARGATE PKWY

Property Description: TR OF LAND BEING PORT OF SECS 25 &  
36-12-66 & SECS 30 & 31-12-65 DESC AS  
FOLS: COM AT NW COR SE4 SEC 36, TH N  
>> SEE REVERSE FOR SUPP. INFORMATION <<

**Alerts:**

**Assessed Value**

Land	\$	3640
Imp.	\$	0
Other	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>3640</b>

**Tax District:** JEN

	<b><u>Tax Rate</u></b>	<b><u>Tax Amount</u></b>
* EL PASO COUNTY	0.007755	29.66
EPC ROAD & BRIDGE SHARE	0.000165	0.60
CITY OF COLORADO SPRINGS	0.004279	15.58
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	0.60
* ACADEMY SCHOOL NO 20 - GEN	0.041840	150.87
ACADEMY SCHOOL NO 20 - BOND	0.018376	66.89
* PIKES PEAK LIBRARY	0.003855	14.03
SOUTHEASTERN COLO WATER CONSERVANCY	0.000942	3.43
BLACK FOREST FIRE PROTECTION (OPS)	0.000639	2.33
UPPER COTTONWOOD CREEK METRO #4	0.055662	202.61
EL PASO COUNTY TABOR REFUND	0.000000	-1.43

\*TEMPORARY TAX RATE REDUCTION/TAX CREDIT

**TOTAL** 0.133678 485.17

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

**Balance due on 2020 taxes:**

0.00

**Amount due valid through** FEBRUARY 26th, 2021:

\$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 27th day of JANUARY A.D. 2021

Issued to: DESIGN COLLABORATIVE

Mark Lowderman

Treasurer, El Paso County

Fee for issuing this certificate \$10.00

CFC - 20210127 5984453

By: 

## Supplemental Information

**Schedule (Account) No:** 52000-00-425    **Date of Issue:** 27th day of JANUARY A.D. 2021

### Full Property Description:

TR OF LAND BEING PORT OF SECS 25 & 36-12-66 & SECS 30 & 31-12-65 DESC AS FOLS:  
COM AT NW COR SE4 SEC 36, TH N 00<34'40'' W ON W LN OF SE4 2118.05 FT FOR POB,  
TH CONT N 00<34'40'' W 817.77 FT TO NW COR NE4 SEC 36, TH N 00<28'19'' W ON  
N-S C/L SEC 25 3964.73 FT TO SW COR NW4NE4 SEC 25, TH N 89<24'59'' E ON S LN  
NW4 1320.39 FT TO THE SW COR NE4NE4 SEC 25, TH N 00<27'59'' W 1322.46 FT TO NW  
COR NE4NE4 SEC 25, TH N 89<27'27'' E ON N LN NE4NE4 995.52 FT, TH S 00<27'27''  
E 30.00 FT, TH N 89<27'27'' E 325.00 FT TO PT ON E LN SEC 25, TH N 89<17'07''  
E 2764.63 FT TO A PT ON N-S C/L SEC 30, TH N 89<16'52'' E 2609.29 FT TO A PT  
30 FT S & 30 FT W OF THE NE COR SEC 30, TH S 00<02'53'' E 5269.46 FT TO A PT  
30 FT W OF THE SE COR SEC 30, TH S 00<03'24'' E 1419.45 FT, TH S 89<17'14'' W  
~~5325.25 FT, TH N 00<34'48'' W 611.17 FT, TH S 89<28'04'' W 2639.75 FT TO POB,~~  
EX THAT PT CONV BY REC #202166047, & PT CONV TO CITY BY REC# 204123731, EX PT  
PLATTED TO VILLAGES AT WOLF RANCH SUB FIL NO 7, 8, 9, 10, 13, EX THAT PT LY  
W/N REC #\ (206074021\ ) & EX THAT PT DESC BY REC 216061658 & 218100859

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 52000-00-542

**2020 TAXES PAYABLE 2021**

Owner Per Tax Record: JENKINS DAVID D  
C/O NOR'WOOD DEV  
Property Type: Real  
Property Location: BLACK FOREST RD  
Property Description: TR OF LAND IN E2 SEC 31-12-65 DES AS  
FOLS: COM AT NW COR OF SE4 SEC 36-12-66,  
TH S 00<34'40'' E 1323.05 FT TO SW COR OF  
>> SEE REVERSE FOR SUPP. INFORMATION <<

**Alerts:**

**Assessed Value**

Land	\$	103970
Imp.	\$	0
Other	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>103970</b>

**Tax District:** JEN

	<b><u>Tax Rate</u></b>	<b><u>Tax Amount</u></b>
* EL PASO COUNTY	0.007755	847.15
EPC ROAD & BRIDGE SHARE	0.000165	17.16
CITY OF COLORADO SPRINGS	0.004279	444.89
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	17.16
* ACADEMY SCHOOL NO 20 - GEN	0.041840	4309.25
ACADEMY SCHOOL NO 20 - BOND	0.018376	1910.55
* PIKES PEAK LIBRARY	0.003855	400.80
SOUTHEASTERN COLO WATER CONSERVANCY	0.000942	97.94
BLACK FOREST FIRE PROTECTION (OPS)	0.000639	66.44
UPPER COTTONWOOD CREEK METRO #4	0.055662	5787.18
EL PASO COUNTY TABOR REFUND	0.000000	-40.86

\*TEMPORARY TAX RATE REDUCTION/TAX CREDIT

**TOTAL 0.133678 13857.66**

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

**Balance due on 2020 taxes:**

0.00

**Amount due valid through** FEBRUARY 26th, 2021:

\$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 27th day of JANUARY A.D. 2021

Issued to: DESIGN COLLABORATIVE

Mark Lowderman  
Treasurer, El Paso County

Fee for issuing this certificate \$10.00

CFC - 20210127 5986667

By: 



## Supplemental Information

**Schedule (Account) No:** 52000-00-542    **Date of Issue:** 27th day of JANUARY A.D. 2021

**Full Property Description:**

TR OF LAND IN E2 SEC 31-12-65 DES AS FOLS: COM AT NW COR OF SE4 SEC 36-12-66,  
TH S 00<34'40'' E 1323.05 FT TO SW COR OF NW4SE4 SEC 36, TH N 89<28'04'' E  
2640.08 FT TO SW COR OF NW4SW4 SEC 31-12-65, TH N 89<16'01'' E 1399.97 FT TO  
SE COR OF NW4SW4, N 89<18'45'' E 1310.18 FT, N 89<17'08'' E 2098.83 FT FOR  
POB, N 00<42'46'' W 2537.51 FT, N 89<17'14'' E 519.94 FT TO A PT 30.00 FT W OF  
E LN OF NE4 OF SD SEC 31, S 00<03'24'' E 1217.98 FT, S 00<11'52'' E 1319.64  
FT, S 89<17'08'' W 494.13 FT M/L TO POB, EX THAT PT CONV BY REC #202166048, EX  
THAT PT PLATTED TO WOLF RANCH EAST FIL NO 3

---

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 52000-00-543

**2020 TAXES PAYABLE 2021**

Owner Per Tax Record: JENKINS DAVID D

Property Type: Real  
Property Location: 31-12-65  
Property Description: TR IN NE4SE4 SEC 31-12-65 DESC AS FOLS,  
COM AT THE NW COR SE4 SEC 36, TH S  
00<34'40'' E ON W LN SE4 1323.05 FT TO SW  
>> SEE REVERSE FOR SUPP. INFORMATION <<

**Alerts:**

**Assessed Value**

Land	\$	82260
Imp.	\$	0
Other	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>82260</b>

**Tax District:** JEN

	<b><u>Tax Rate</u></b>	<b><u>Tax Amount</u></b>
* EL PASO COUNTY	0.007755	670.26
EPC ROAD & BRIDGE SHARE	0.000165	13.57
CITY OF COLORADO SPRINGS	0.004279	351.99
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	13.57
* ACADEMY SCHOOL NO 20 - GEN	0.041840	3409.43
ACADEMY SCHOOL NO 20 - BOND	0.018376	1511.61
* PIKES PEAK LIBRARY	0.003855	317.11
SOUTHEASTERN COLO WATER CONSERVANCY	0.000942	77.49
BLACK FOREST FIRE PROTECTION (OPS)	0.000639	52.56
UPPER COTTONWOOD CREEK METRO #4	0.055662	4578.76
EL PASO COUNTY TABOR REFUND	0.000000	-32.33

\*TEMPORARY TAX RATE REDUCTION/TAX CREDIT

**TOTAL** 0.133678 10964.02

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2020 taxes:

0.00

**Amount due valid through** FEBRUARY 26th, 2021:

\$ 0.00

**IN WITNESS WHEREOF**, I hereonto set my hand and seal this 27th day of JANUARY A.D. 2021

Issued to: DESIGN COLLABORATIVE

Mark Lowderman

Treasurer, El Paso County

Fee for issuing this certificate \$10.00

CFC - 20210127 5988771

By: 

## Supplemental Information

**Schedule (Account) No:** 52000-00-543    **Date of Issue:** 27th day of JANUARY A.D. 2021

**Full Property Description:**

TR IN NE4SE4 SEC 31-12-65 DESC AS FOLS, COM AT THE NW COR SE4 SEC 36, TH S  
00<34'40'' E ON W LN SE4 1323.05 FT TO SW COR NW4SE4 SEC 36, N 89<28'04'' E ON  
S LN NW4NE4 SEC 36 2640.08 FT TO SW COR NW4SW4 SEC 31-12-65, TH N 89<16'01'' E  
ON S LN 1399.97 FT TO SW COR NE4SW4 SD SEC 31, N 89<18'45'' E ON S LN NE4SW4  
1310.18 FT, N 89<17'08'' E 1738.01 FT FOR POB, TH N 00<42'46'' W 2537.52 FT, N  
89<17'14'' E 360.82 FT, S 00<42'46'' E 2537.51 FT TO S LN NE4SE4, S 89<17'08''  
W ON S LN 360.82 FT M/L TO POB, EX TH PT CONVEYED BY REC NO 219017709 &  
220010686, EX THAT PT PLATTED TO WOLF RANCH EAST FIL NO 3

---

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 52000-00-545

**2020 TAXES PAYABLE 2021**

Owner Per Tax Record: JENKINS CAROLYN S

C/O NOR'WOOD DEV

Property Type: Real

Property Location: WOLF VALLEY DR

Property Description: N2S2, S2N2, SEC 31-12-65 EX TR OF LAND IN

E2 SEC 31-12-65 DES AS FOLS: COM AT NW

COR OF SE4 SEC 36-12-66, TH S 00<34'40''

>> SEE REVERSE FOR SUPP. INFORMATION <<

**Alerts:**

**Assessed Value**

Land	\$	86550
Imp.	\$	0
Other	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>86550</b>

**Tax District:** JEN

\* EL PASO COUNTY

EPC ROAD & BRIDGE SHARE

CITY OF COLORADO SPRINGS

EPC-COLORADO SPGS ROAD & BRIDGE SHARE

\* ACADEMY SCHOOL NO 20

- GEN

ACADEMY SCHOOL NO 20

- BOND

\* PIKES PEAK LIBRARY

SOUTHEASTERN COLO WATER CONSERVANCY

BLACK FOREST FIRE PROTECTION (OPS)

UPPER COTTONWOOD CREEK METRO #4

EL PASO COUNTY TABOR REFUND

**Tax Rate**

**Tax Amount**

0.007755	705.21
0.000165	14.28
0.004279	370.35
0.000165	14.28
0.041840	3587.24
0.018376	1590.44
0.003855	333.65
0.000942	81.53
0.000639	55.31
0.055662	4817.55
0.000000	-34.01

\*TEMPORARY TAX RATE REDUCTION/TAX CREDIT

**TOTAL 0.133678 11535.83**

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2020 taxes:

0.00

**Amount due valid through** FEBRUARY 26th, 2021:

\$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 27th day of JANUARY A.D. 2021

Issued to: DESIGN COLLABORATIVE

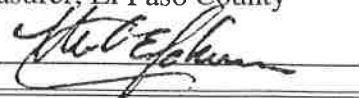
Mark Lowderman

Treasurer, El Paso County

Fee for issuing this certificate \$10.00

CFC - 20210127 5990555

By:



## Supplemental Information

**Schedule (Account) No:** 52000-00-545    **Date of Issue:** 27th day of JANUARY A.D. 2021

### Full Property Description:

N2S2, S2N2, SEC 31-12-65 EX TR OF LAND IN E2 SEC 31-12-65 DES AS FOLS: COM AT NW COR OF SE4 SEC 36-12-66, TH S 00<34'40'' E 1323.05 FT TO SW COR OF NW4SE4 SEC 36, TH N 89<28'04'' E 2640.08 FT TO SW COR OF NW4SW4 SEC 31-12-65, TH N 89<16'01'' E 1399.97 FT TO SE COR OF NW4SW4, N 89<18'45'' E 1310.18 FT, N 89<17'08'' E 2098.83 FT FOR POB, N 00<42'46'' W 2537.51 FT, N 89<89'17'14'' E 519.94 FT TO A PT 30.00 FT W OF E LN OF NE4 OF SD SEC 31, S 00<03'24'' E 1217.98 FT, S 00<11'52'' E 1319.64 FT, S 89<17'08'' W 494.13 FT M/L TO POB, & EX TR OF LAND IN W2 SEC 31-12-65 DES AS FOLS: COM AT NW COR OF SE4 SEC 36-12-66, TH S 00<34'40'' E 1323.05 FT TO SW COR OF NW4SE4 SEC 36, TH N 89<28'04'' E 2640.08 FT TO SW COR OF NW4SW4 SEC 31-12-65 FOR POB, N 00<35'21'' W 1320.26 FT TO NW COR OF SW4 SEC 31, N 00<34'48'' W ON W LN OF NW4 SD SEC 31 A DIST OF 1217.24 FT, N 89<17'14'' E 1616.77 FT, S 00<42'48'' E 2537.09 FT, S 89<18'45'' W 222.47 FT TO SE COR OF NW4SW4 SEC 31, TH S 89<16'01'' W 1399.97 FT M/L TO POB, EX TRS CONV BY REC #\ (99184521\), \ (99185675\), \ (200058951\), 217075931, 219017710, 220010687 & 220152322





# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 1/25/21

Pre-Application No.: N21-013

Applicant(s) Present: Jim Nass

Lot Size: 32 acres

Site Location: west of Black Forest Road & Forestgate Drive

TSN: 5200000542, 5200000425

Project Description: Revel II A PUD & FP

Zone: PUD AO

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

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

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

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

## NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Wolf Ranch ☐ Neighborhood Meeting

## PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage    | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input checked="" type="checkbox"/> Postcard      | <input checked="" type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft.                          | <input checked="" type="checkbox"/> 1,000 ft.      |
|   |   | <input type="checkbox"/> Custom distance: _____    |

## ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report               | <input type="checkbox"/> Traffic Impact Analysis                      | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u>             | Contact: <u>Zaker Alazze, 719-385-5468</u>                            | Contact: <u>Anna Bergmark, 719-385-5613</u>         |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis  |
| <input checked="" type="checkbox"/> Elevation Drawings   | <input type="checkbox"/> Mineral Estate Owner Notification            | <input type="checkbox"/> Other: _____               |

**LDTC MEETING:** ☐ Yes ☒ No

**Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

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

The applicant is proposing a development plan for 103 single-family residential units on 32 acres to be platted in two filings. One concurrent plat is proposed with this application.  
The applicant has provided a traffic study & satisfied the traffic study requirements through the master planning effort. The proposed development's density is less than the projected density of the previous traffic study & no additional changes are required at this time. Parkland dedication is satisfied through the master planning effort, there is no proposed land dedication with this filing.

The proposed plat will consist of 16.2 acres of the proposed 32 acres of the PUD Development plan area.  
A portion of the site is part of the Airport overlay, please ensure the appropriate avigation easements are noted on the plans.  
A final drainage report is required, please coordinate with Anna Bergmark or Dana Davison (Dana.Davison@coloradosprings.gov) to submit those documents for review.

A dropbox folder is created for this project. Please coordinate with me when all materials are uploaded.

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

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

Fee Estimate: \$7,854

Number of Plans: 1 hard copy & digital submission of all materials

## Katelynn Wintz, AICP

Senior Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5192  
P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 [katelynn.wintz@coloradosprings.com](mailto:katelynn.wintz@coloradosprings.com)

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

Date: February 2, 2021  
Planner: Katelynn Wintz  
Planner email: [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov)  
Planner phone number: (719) 385-5192  
Applicant Email: [jim@nassdesign.net](mailto:jim@nassdesign.net)  
Applicant Name: Jim Nass  
TSN: 5200000542, 5200000425

**PROJECT:** Revel II A at Wolf Ranch, Revel at Wolf Ranch Filing No 6

<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 Nor'Wood Development Group, with representation by Nass Design Associates, for approval of a PUD development plan. If approved the proposed application would allow for 103 single-family detached residential units and ancillary site improvements. The size is zoned PUD (Planned Unit Development), is 32 acres in size, and is located southwest of the intersection of Forestgate Drive and Black Forest Road.

**Final Plat**

Request by Nor'Wood Development Group, with representation by Nass Design Associates, for approval of a final plat. If approved the proposed application would allow for 55 single-family lots, tracts and includes street connections to Black Forest Road at Forestgate Drive and the extension of Bugaboo Drive. The size is zoned PUD (Planned Unit Development), is 16.2 acres in size, and is located southwest of the intersection of Forestgate Drive and Black Forest Road.

**POSTCARD**

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

- This project proposes a development plan for 103 single-family detached units
- A concurrent final plat to create 55 single-family lots

**POSTER**

*Fill out applicable information below:*

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

**103 Single-Family Detached Residential Lots**

**Planning and Development Distribution Form**  
**Final Plat**

Planner Intake Date: KW 2/2/21

Admin Receive Date: 2/2/21

Project Name: **Revel at Wolf Ranch Filing No 6**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **2/24/21**

**3. HOA: Wolf Ranch**

**4. STANDARD DISTRIBUTION:**

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

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

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

#### 5. SCHOOL DISTRICT:

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

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

ID#	Division Name	Email/Distribution Notes
	<input 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.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>
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:10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFADDEVREVIEWGRP@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>

## 7. 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</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@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>
20	<input type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@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 ½ 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>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.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:Jarrah.Walker@coloradosprings.gov">Jarrah.Walker@coloradosprings.gov</a>



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

## 8. LAND USE REVIEW:

### Hard Copy Full sized plans

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