

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Revel II B at Wolf Ranch

Existing Zone: PUD

Acreage: 36

Site Address: N/A

Direction from
Nearest Street
Intersection: Northeast of the intersection of Wolf
Valley Road and Gallery Place

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"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <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"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <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"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> FBZ Warrant |

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

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

Date

Signature of Consultant

Date

Signature of Developer

Date

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: Norwood 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)☐ Checklists ☐ Distribution Form ☐ Project Blurb ☐ E-mail to Admin. Initial Review Level: ☐ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ _____

Assigned to: _____

Date: _____

Receipt No.: _____

City File No: AR PUD 21-00072



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

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

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

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

<input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>

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

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

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

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

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

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

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

LAND USE:

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

PLAN CONTENTS: *continued from previous page.*

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

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

ADA SITE ACCESSIBILITY:

- ☐ Provide ADA accessible route from public right-of-way with clear identification of the corridor
(**Note: 60% of all public entrances must meet the ADA Standards 206.4.1**) ☐
- ☐ Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry) ☐
- ☒ Provide ADA accessible ramps along all ADA accessible corridors ☐

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

- ☒ The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner. ☐

BUILDINGS & STRUCTURES:

- ☒ Indicate the use for all buildings ☐
- ☒ Show the exact location, dimensions, footprint, size and height of buildings ☐
- ☒ Show the exact distance to the closest property line(s) ☐
- ☒ Location and type for all freestanding and low-profile signs ☐
- ☒ Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls ☐
- ☐ Location, type, materials, size and height with detailed exhibit for all trash enclosures ☐

BUILDING ELEVATION DRAWINGS:

- ☐ Show all sides of the building, indicating height, scale, design, materials, and colors. *Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.* ☐

SITE LIGHTING:

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

PHASING PLAN:

- ☒ Phase area boundaries and sequence ☐
- ☒ Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area. ☐
- ☐ Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable) ☐

ADDITIONAL PLAN COMPONENTS:

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

DEVELOPMENT PLAN REVIEW CRITERIA:

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

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

CONDITIONAL USE REVIEW CRITERIA

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

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

USE VARIANCE REVIEW CRITERIA

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

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

Revel II B at Wolf Ranch Development Plan
PROJECT DESCRIPTION
January 29, 2021

LAND USE PROPOSAL

This development proposal lies within an approved Planning Area “C” category on the Wolf Ranch Master Plan and is designated for low to medium density residential units with a projected density of between 3.5 and 7.99 DU/AC. The property is zoned PUD (Planned Unit Development) under Ordinance 05-39.

This development application request proposes a new development plan for 91 single-family detached residential units on 36.03 acres of land for a gross density of 2.5 du/ac. This development plan also includes 6.93 acres of open space or 19% of the total land area. 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 9,931sf. The largest lot will be 22,205sf. with the smallest lot being 5,500sf. 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. An 8' concrete community trail will be constructed along the reaches of the open space which is located along the eastern side of the development and runs north/south centrally through the eastern half of the Master Plan. The open space and trail system is consistent with the trail alignment as approved on the Wolf Ranch 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 Wolf Valley Drive and Forestgate Drive R.O.W's. These tracts will be landscaped and irrigated with maintenance and ownership being through the Wolf Ranch Homeowners Association.

Per the approved master plan this development plan also includes a private pocket park, which will be developed along with this subdivision. The pocket park will be for the use of the residents of Wolf Ranch and will be constructed by the developer and owned and maintained by the Old Ranch Metropolitan District.

SITE LOCATION AND SURROUNDING LAND USES

The parcel of land is generally located northeast of the intersection of Gallery Place and Wolf Valley Drive. The site is bounded on the west by Wolf Valley Drive (a proposed collector street) and vacant land proposed for single family residential lots, under development in the Elan at Wolf Ranch Subdivision. Lot sizes are similar in size and type as within this adjacent subdivision. The site is bounded along the north by an existing 50' wide gas line easement and trail corridor and vacant land located in both a “D” and “C” land use planning area in the Wolf Ranch Master Plan. The “D” planning area will most likely be developed with a single family attached product type while the “C” vacant land will most likely be developed with a similar lot size and type of single family detached residential units. The gas easement/ trail corridor will provide a buffer area to separate the two separate land use areas. The site is bounded on the south by the approved Enclave III Development under construction with single family detached homes on similar lot sizes. The development plan is bordered on the east by the previous mentioned open space/ trail corridor that runs north/south through this master plan area. The adjacent land use is a “B” land use planning area in Wolf Ranch and is planned for single family detached residential units of like size. Portions of the northern part of the development plan lie adjacent to a proposed

City Neighborhood Park land area, to be developed by the City in the future.

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. The only natural feature present on this property is the existing drainage channel along the eastern edge of the development. No significant natural features exist on this property.

VEHICULAR CIRCULATION

This project will be served by two accesses onto Wolf Valley Road at Forestgate Drive and at Gallery Place. The project will be served by an additional access at the northern boundary which is proposed to be Bartlett Street. The extension of Forestgate Drive to the east will ultimately allow access onto Black Forest Road.

DEVELOPMENT SCHEDULE

The development of this project is anticipated to begin in the spring of 2022. 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.

CERTIFICATION of PROFESSIONAL QUALIFICATIONS

(To be submitted in conformance with Policies 312, 313 and 314)

I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.

PROFESSIONAL QUALIFICATION	TYPE PLAN:		
	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED INFORMATION: (Please check one box, and complete all the information)

- ☒ **Licensed Landscape Architect**
- ☐ **Licensed Architect**
- ☐ **Registered Professional Engineer**

State COLORADO

License or Registration # LA-766

State Agency Phone No. for verification: () 303-894-7855

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

Year of Certification: Is Certification Active? (Circle one) YES / NO

JAMES P. NASS

Name (PRINT)


Signature

2-1-18
Date

Notes:

- 1) Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.

* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.

- 2) Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).

Soil Test Report



Colorado State University
Soil, Water and Plant Testing Laboratory
Room A319, NESB
Phone: 970-491-5061 / Fax: 970-491-2930

Lab ID Number:	H1314a	Report Date:	3/28/2016
Sample ID:	wolf+research	Invoice #:	
Company Name:	Nass Design Associates	Street Address:	111 S Tejon St, Ste 312
Contact Name:	Jim Nass	City:	Colorado Springs
Phone:	(719) 475-2406	County:	El Paso
Email Address:	jim@hassdesign.net	State:	CO
Client Type:	Consultant	Zip:	80903
Current Plant Type:	Native Vegetation	Date Rcvd:	3/14/2016
Proposed Plant Type:	Landscape: (Flowers - Shrubs - Trees)	Date Tested:	3/16/2016
Current Irrigation:	sprinkler, drip 2x/wk	Test Performed By:	TCP JS TD
Current Amendments:	-		

pH: 8.3

pH is very high. The optimal pH range for plant growth is 6.5 - 7.0. However, most plants including turfgrasses can be grown in high pH soils if properly irrigated and supplemental iron (Fe) and phosphorus (P) are added when needed.

Electrical Conductivity or Salts: 0.2 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

Lime: Low

Low: Lime is less than 1% in the soil. Plants can still grow well at this lime level.

Texture Estimate: Loamy Sand

This soil will drain at a medium to high rate which may cause it to dry out rapidly. Watering times may have to be increased to compensate for the rapid drainage.

Sodium Absorption Ratio:

This value not requested.

Organic Material: 0.5 % Plant Type: Landscape: (Flowers - Shrubs - Trees)

Organic Matter is Low; A good goal for Landscape is to gradually increase the OM content to about 5% over a period of years. For 2-3 years in the fall, apply 2-3 inches depth of plant-based compost, or 1 inch depth of animal-based compost, and incorporate into the top 6-8 inches of the soil.

Nitrate: 2.0 ppm

N is low: Apply 0.3 lb N/100 sq ft to the soil. For each 0.1 lb of N needed, apply about 1/4 lb urea, or 1/2 lb ammonium sulfate, or 3/4 lb bloodmeal, or 1 lb corn gluten meal, or 5 lb alfalfa meal pellets per 100 sq.ft. Other fertilizers can be used as well. Check with your local garden center or home improvement store to determine what fertilizers are available in your area. When calculating fertilizer rates take the amount of N needed and divide by the % N in the fertilizer. For example, if your fertilizer contains 30% N, take 0.30 lbs (N needed) divided by 0.30 (N in the fertilizer) to get 1 lb of the 30% N fertilizer that is needed to apply per 100 sq.ft. For rates per 1000 sq. ft multiply the

quantities by 10.

Phosphorus: 3.3 ppm

Phosphorus is Very Low; Add 0.5 lbs. P₂O₅/100 sq.ft. or 5 lbs. P₂O₅/1000 sq.ft. Bone meal can be added at 3.5 lbs/100 sq.ft. or triplesuperphosphate can be added at 1 lb/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

Potassium: 50.6 ppm

Potassium is Very Low; Add 0.3 lbs K₂O per 100 sq.ft. or 3 lbs of K₂O/1000 sq.ft. Potassium can be added as potassium chloride at 0.6 lbs/100 sq.ft. as composted manure @ 0.1 - 0.3 cubic yards/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

Zinc: 0.6 ppm

Zinc is Low; Add 4 oz. of Zn per 1000 sq.ft. or 10 lbs Zn/acre.

Iron: 9.9 ppm

Iron is Low; Add 2 oz. of Iron (Fe) per 1000 sq.ft. as iron chelate.

Manganese: 1.7 ppm

Manganese is Adequate; No additional Mn is needed.

Copper: 0.9 ppm

Copper is Adequate; No additional Cu is needed.

Boron: 0.50 ppm

Boron is High. No additional boron is needed.

Gypsum:

Gypsum is NOT Needed.

Additional Comments:

More information on landscaping and gardening can be found at www.ext.colostate.edu Be sure to check out our website at www.soiltestinglab.colostate.edu for a list of garden centers where you can find a variety of fertilizers and soil amendments.

James R Self, Ph.D, Director, Soil, Water and Plant Testing Lab



FINAL LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information; however, the completed checklist does not need to be submitted with the application, but is used as part of Staff plan review.

PROJECT NAME & CITY FILE #: Revel II B at Wolf Ranch

APPLICANT

PLANNER

- | | | |
|------------|---|-----------------------------|
| <u>X</u> | 1. Certification of Professional Qualifications (Appendix I)
<i>This establishes the project Designer of Record, and who is to perform the Landscape Inspection.</i> | <u> </u> |
| <u>X</u> | 2. Soil Analysis Report from an established soil analysis laboratory (by treatment type) provided | <u> </u> |
| <u>X</u> | 3. Accurate soil preparation and amendments notes, per the soil analysis recommendations | <u> </u> |
| <u>X</u> | 4. Schematic Landscape Diagram (on the plan) (Ref. Appendix E) | <u> </u> |
| <u>X</u> | 5. Site Category Calculation Chart with requirements and how they are met (Appendix F) | <u> </u> |
| <u>X</u> | 6. Plant Schedule (Per Policy 312, Appendix G) with Percentage of Signature Plants listed
All plant material will be called out with the key abbreviation and quantity
All trees will include the Category (abbreviation) they satisfy, as reflected in the chart. | <u> </u> |
| <u>X</u> | 7. Planting Details (Appendix H: Tree, shrub, perennial, and groundcover, Revised 2006) | <u> </u> |
| <u>X</u> | 8. Sheet Base Information: Vicinity Map, North Arrow, bar scale, Sheet Match Lines | <u> </u> |
| <u>X</u> | 9. Label Landscape Setbacks and Dimension Property Lines on the Landscape Plan | <u> </u> |
| <u>X</u> | 10. Zoning Information: Existing and Proposed Zoning of the site and surrounding properties | <u> </u> |
| <u>X</u> | 11. Streets and Right of Way (existing and proposed): Names, Classification, R.O.W. changes
Show speed lines of site for each intersection and access point (Ref. City Traffic Manual) | <u> </u> |
| <u>X</u> | 12. Irrigation Notes: Types of equipment and method(s) to be used to irrigate the site. | <u> </u> |
| <u>N/A</u> | 13. Delineation of Streamside Buffers, 100 year Floodplain, and non tidal wetlands, as applicable. | <u> </u> |
| <u>N/A</u> | 14. Show existing major vegetation to be retained and to be removed, by size and species.
Provide protection methods (with details) to be used. Show new locations of transplanted materials.
In Hillside and Streamside, provide existing elevations of plants to be retained. | <u> </u> |
| <u>X</u> | 15. Show and label all <i>other</i> structures. Show and label all landscape light types. | <u> </u> |
| <u>N/A</u> | 16. Parking: Show covered & uncovered stalls, loading and fueling areas, and vehicular drives | <u> </u> |
| <u>X</u> | 17. Private pedestrian walks and pedestrian-oriented areas. Label adjacent (PR&CS) Public Trails. | <u> </u> |
| <u>X</u> | 18. Show Retaining walls with spot elevations, screening walls and fences (with type, ht, & material) | <u> </u> |
| <u>X</u> | 19. Proposed plants shown within ranges of <u>mature width</u> | <u> </u> |
| <u>X</u> | 20. Identify all ground plane treatments (plants, paving, mulches by type and depth | <u> </u> |
| <u>X</u> | 21. Plants not required by Code may be labeled as "Extra" and excluded from Financial Assurances | <u> </u> |
| <u>X</u> | 22. Identify non-living materials; boulders, sculptures, etc | <u> </u> |
| <u>X</u> | 23. Show and identify existing natural features to remain, i.e. rock outcrops, ponds, lakes and streams | <u> </u> |

LANDSCAPE PLAN CHECKLIST (continued)

<u>APPLICANT</u>		<u>PLANNER</u>
<u> X </u>	24. Accurately represent water quality facilities (location and type); include maintenance access	_____
<u> X </u>	25. Berms and slopes: Show proposed contours, and slope percentage, and slope protection	_____
<u> X </u>	26. Swales: Show proposed contours	_____
<u> X </u>	27. Reclamation and erosion control area labeled	_____
<u> X </u>	28. Locations of existing and proposed utilities and utility easements	_____
<u> N/A </u>	29. Overhead power lines clearly labeled	_____
<u> N/A </u>	30. Buffers & Screens (7.4.323):	
	Provide vegetative screen for all <u>refuse collection areas</u> from adjacent streets and properties	_____
	Screen of loading and utility service areas, vehicle repair bays and vehicle fueling areas from adjacent streets and properties (vegetative or structural, 7.4.323)	_____
	A detailed design of screening structures	_____
_____	31. Submit a written Request for Alternative Compliance , as applicable (Appendix L)	_____

**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
TOTAL	\$	3640

Tax District: JEN

	<u>Tax Rate</u>	<u>Tax Amount</u>
* 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
TOTAL	\$	103970

Tax District: JEN

	<u>Tax Rate</u>	<u>Tax Amount</u>
* 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
TOTAL	\$	82260

Tax District: JEN

	<u>Tax Rate</u>	<u>Tax Amount</u>
* 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
TOTAL	\$	86550

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

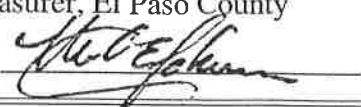
Mark Lowderman

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.: N21-014

Applicant(s) Present: Jim Nass

Lot Size: 36 acres

Site Location: west of Black Forest Road & Forestgate Drive

TSN: 5200000425

Project Description: Revel II B PUD

Zone: PUD

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 type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input 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 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: _____ |

LDTTC 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 91 single-family residential units on 36 acres to be platted in two filings. The PUD DP will also include tracts of land and a greenway trail proposed along the eastern boundary of this development and the proposed Revel II A.

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.

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: \$5,844

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

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

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

PROJECT: Revel II B at Wolf Ranch PUD

<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 91 single-family detached residential units and ancillary site improvements. The size is zoned PUD (Planned Unit Development), is 36 acres in size, and is located northeast of the intersection of Wolf Valley Road and Gallery Place.

POSTCARD

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

- This project proposes 91 single-family detached residential units

POSTER

Fill out applicable information below:

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

91 Single-Family Detached Residential Lots

Planning and Development Distribution Form

PUD Development Plan

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

Planner Intake Date: **KW 2/2/21**

Admin Receive Date: **[filled in by Cindy]**

Project Name: **Revel II B at Wolf Ranch**

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	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	Michelle.Ontiveros@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov

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

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us

37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input checked="" type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <a href="mailto:<ayoka.paek@spaceforce.mil>"><ayoka.paek@spaceforce.mil> Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us

34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	Kandrews@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ;
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

9. LAND USE REVIEW:

Hard Copy Full sized plans

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