



GENERAL APPLICATION FORM

Project Name: Westcreek III at Wolf Ranch DP Existing Zone: PUD Acreage: 33.4
Site Address: N/A Direction from Nearest Street Intersection: Northwest of Tutt Blvd and Cowpoke Road
Tax Schedule Number(s): 5200000429

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

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

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

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

Signature of Property Owner: [Signature] Date: 11-03-2020
Signature of Consultant: [Signature] Date: 11-03-2020
Signature of Developer: [Signature] Date: 11-03-2020

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: Same as Owner Contact Name:
E-Mail: Phone:
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 Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP

Payment \$ Assigned to: Date:
Receipt No.: City File No: AR FP 20-00735



## 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: <ul style="list-style-type: none"> <li>1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter;</li> </ul>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>2. A justification based on the review criteria addressing why the proposed plat should be approved; and</li> <li>3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat.</li> </ul>	<input type="checkbox"/>
<input 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"/>
N/A <input 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"/>
N/A <input 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.	

**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 or Concept, or Development Plan</b> for the proposed project.	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Utility Line Locates</b> provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities ( <i>refer to content requirements</i> ).	<input type="checkbox"/>
N/A <input type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY).	<input type="checkbox"/>

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

**General Information**

<input 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 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"/>
<b>All plats with public easements and/or tracts must have the dedication statement:</b>	
<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"/>
<b>All plats with public streets shall have the following sentence in the dedication statement:</b>	
<input checked="" type="checkbox"/> <i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
<b>All plats with other tracts being dedicated to the City shall have:</b>	
<input type="checkbox"/> (1) A sentence in the dedication statement similar to <i>"Tract X is hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
<input type="checkbox"/> (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as <i>"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."</i>	<input type="checkbox"/>
N/A <input type="checkbox"/> All plats with private streets shall have the following sentence as a plat note: <i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required	<input type="checkbox"/>
<b>The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:</b>	
<input checked="" type="checkbox"/> <i>"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."</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>

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

Applicant

Planner

**Access Provisions:**

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

Fee block (drainage, bridge, school and park)

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

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

Layout. **The exact layout including:**

**Boundary Lines**

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

**Streets**

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

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

**Easements**

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

**Lots and Blocks**

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

**Identification System**

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

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

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

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

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

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

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**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-waysthat 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 orreserved 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 Basisof 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 notconstitute 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 theCity 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."

N/A  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:

N/A  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.

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

N/A  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:

N/A  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.

N/A  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."

N/A  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."

**Westcreek III at Wolf Ranch Development Plan Major Amendment and  
Westcreek at Wolf Ranch Sub. Filing 13 and Westcreek at Wolf Ranch Sub. Filing 14 Plats  
PROJECT DESCRIPTION  
November 3, 2020**

**LAND USE PROPOSAL**

This development request proposes to amend the Westcreek III at Wolf Ranch Development plan to develop 106 single-family residential units on 33.417 acres of land for a gross density of 3.17 du/ac. The site is located in a B (2.0- 3.49du/ac.) category within the approved Wolf Ranch Master Plan and is currently zoned "PUD". The project falls within the approved master planned density range and therefore is in conformance with the Wolf Ranch Master Plan.

Two plat filings, Wolf Ranch Sub. Filing No. 13 and 14 will be processed concurrent with the development plan. Filings 13 and 14 both contain 53 lots respectively along with various tracts for open space, as well as easements for necessary utility corridors.

**SITE LOCATION**

The parcel of land is generally located south of Abbey Pond Lane and Country Creek Trail in the Westcreek II subdivision. The site is bounded on the west by unincorporated El Paso County property, zoned RR-3. The county property is currently being used for grazing with related ranch home and out building structures. This western boundary is the general location for the future extension of Tutt Blvd. The site is bounded along the north by the Westcreek II subdivision existing with single family detached residential structures also in a "B" master planned category. The site is bounded on the south by a regional detention pond on Cottonwood Creek and the adjacent Cowpoke Rd. south of this pond. The site is bounded along the east by a natural drainage channel called Tributary Four and is a tributary to Cottonwood Creek. The vacant land lying along the east side of the drainage channel is also zoned PUD and is master planned for Community Park and a K-12 School use. Adjacent property further south along the opposite side of the Cottonwood Creek channel is developed with single family homes in the Remington at Wolf Ranch Subdivision within a master planned "C" planning area category for residential homes in the 3.5-7.99 du/ac density range.

**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 entirely with native grasses. The properties natural drainage is to the south and east. There are no significant natural features located on this property.

**LAND USE**

The proposed uses within this development will be 1 and 2 story single-family residences from 2,500 to 7,000 s.f.; residences will have 2 and 3 car garages. The lot sizes range from 6,078s.f. to 23,823s.f. The average lot size is 9,557s.f. The average lot size in this development is larger than any surrounding subdivisions.

**LOT LANDSCAPES**

Each individual lot will have a landscape package that will be provided by the builder of the home, to insure that the landscape is installed when the home is complete. This landscape package will help to provide a finished look to the neighborhood at an earlier date and will provide less disruption to the future residents.

**PHASING**

The development will be phased in two separate phases. The first phase will be the south phase

which will be for 53 lots and all access to those 53 lots will be south along Tutt Blvd. The second phase will be the northern half of the subdivision and will be for 53 lots which will have access both to the south along Tutt Blvd. and north to Country Creek Trail and Recreation Point.

#### **VEHICULAR CIRCULATION**

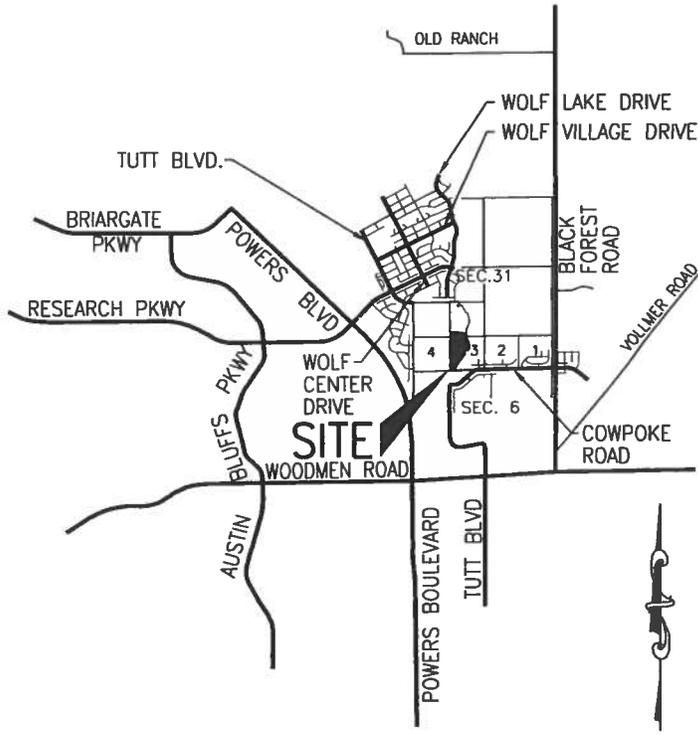
This project will be served initially at two locations along the proposed extension of Tutt Blvd. from the south. The second filing and phase of the subdivision will connect to two existing access points along the north end of the project at Country Creek Trail and Recreation Point. The southerly access will be by a 30' asphalt street, which will be an extension of the east half of Tutt Blvd. The developer of Westcreek III will post the necessary financial assurances and dedicate the R.O.W. for the construction of the east half of Tutt Blvd. where it is adjacent to the Westcreek III Development. The southern access will be a 30' half street section with full curb and gutter and deceleration lanes with appropriate related utility main lines and storm drain facilities as necessary. The west side of the half street section will be constructed with a temporary asphalt curb until such time as Tutt Blvd. can be developed to its full cross section. The west half of the proposed Tutt Blvd. R.O.W. is owned by the adjacent property owner to the west and is still County property.

#### **DEVELOPMENT SCHEDULE**

The development of this project is anticipated to begin in the Spring of 2021. The anticipated build out would be approximately 2 years.

#### **SUMMARY**

The project is in conformance with the Wolf Ranch Master Plan and PUD Plan. The street classifications are in conformance with the currently approved Wolf Ranch Traffic Study, and current 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.



# Vicinity Map

NOT TO SCALE

JOB NO. 17-025

FILE: 17025fp.DWG  
DATE: 5/16/17



**ROCKWELL CONSULTING, Inc.**

ENGINEERING • SURVEYING  
1955 N. UNION BLVD., SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 475-2575 • FAX (719) 475-9223

# WESTCREEK AT WOLF RANCH FILING NO. 13 LEGAL DESCRIPTION

That Westcreek 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 being portions of the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and of Government Lot 3 (NE1/4NW1/4) of Section 6, Township 13 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 Southwest corner of said SE1/4SW1/4; thence N00°28'36"W on the West line of said SE1/4SW1/4, a distance of 183.77 feet; thence N89°31'24"E a distance of 252.00 feet; thence S00°28'36"E a distance of 15.00 feet; thence N89°31'24"E a distance of 75.00 feet; thence S83°37'42"E a distance of 251.46 feet; thence N89°31'21"E a distance of 39.72 feet; thence S00°54'45"W a distance of 127.21 feet; thence S56°45'33"W a distance of 28.16 feet to a point on a curve, from which a radial line bears S56°45'33"W; thence on a curve to the right having a central angle of 46°07'52", a radius of 50.00 feet for an arc distance of 40.26 feet, whose chord bears S10°10'31"E; thence S77°06'35"E a distance of 28.10 feet; thence S23°53'22"E a distance of 221.46 feet; thence S14°29'54"E a distance of 64.10 feet; thence S10°08'21"E a distance of 33.56 feet; thence S02°15'03"E a distance of 30.05 feet; thence S07°27'21"W a distance of 61.58 feet; thence S22°25'47"W a distance of 66.80 feet; thence S36°43'44"W a distance of 57.57 feet; thence N89°40'34"W a distance of 96.12 feet; thence S00°25'54"W a distance of 150.00 feet; thence S45°58'57"W a distance of 60.81 feet to the Northwest corner of the tract of land recorded at Reception No. 219031386 of the records of said El Paso County, the following seven (7) courses are on the Northwesterly line of said tract of land; thence: 1) S35°35'10"W a distance of 160.54 feet; 2) S34°51'23"W a distance of 128.96 feet; 3) S38°18'28"W a distance of 65.44 feet; 4) S38°20'38"W a distance of 70.74 feet; 5) S38°13'15"W a distance of 27.91 feet; 6) S24°43'37"W a distance of 109.17 feet; 7) S14°06'50"W a distance of 24.00 feet to the North line of the tract of land recorded at Reception No. 214045953 of the records of said El Paso County; thence S89°24'34"W on the North line of said tract of land, a distance of 214.43 feet to the West line of said Government Lot 3; thence N00°19'26"E on said West line, a distance of 1221.63 feet to the POINT OF BEGINNING and containing 17.526 acres of land, more or less.

JOB NO. 17-025

FILE: 17025fp.DWG  
DATE: 10/16/20



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

Date: November 16, 2020

Planner: **Katie Carleo**

Planner email: [katie.carleo@coloradosprings.gov](mailto:katie.carleo@coloradosprings.gov)

Planner phone number: (719) 385-5060

Applicant Email: [jim@nassdesign.net](mailto:jim@nassdesign.net)

Applicant Name: Jim Nass

Owner (email): Tim Seibert, [tseibert@nor-wood.com](mailto:tseibert@nor-wood.com) (as representative to be contacted)

TSN: 5200000429 \*\*\*PARTIAL – need custom buffer

Site Address (to be used on postcard): N/A

**PROJECT: WESTCREEK III AT WOLF RANCH (and Plats Westcreek #13 and #14)**

<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**

**Development Plan Major Amendment**

Request by Nor'wood Development, with representation by Nass Design, for approval of a major amendment to the Westcreek III at Wolf Ranch Development Plan. The proposed amendment would establish changes to street pattern to reduce infrastructure, addition of 11 residential lots with a gross density of 3.17 DU/AC (in conformance with the approved Wolf Ranch Master Plan) and updated landscape plans for Tutt Blvd. frontage. The site is zoned PUD (Planned Unit Development) consisting of 33.417 acers located northwest of Tutt Boulevard and Cowpoke Road.

**Final Plat – Filing #13**

Request by Nor'wood Development, with representation by Nass Design, for approval of the Westcreek at Wolf Ranch Filing No. 13. The proposed will establish 53 single-family residential lots in conformance with the Westcreek III at Wolf Ranch Development Plan as amended. The site is zoned PUD (Planned Unit Development) consisting of 17.526 acers located northwest of Tutt Boulevard and Cowpoke Road.

**Final Plat – Filing #14**

Request by Nor'wood Development, with representation by Nass Design, for approval of the Westcreek at Wolf Ranch Filing No. 14. The proposed will establish 53 single-family residential lots in conformance with the Westcreek III at Wolf Ranch Development Plan as amended. The site is zoned PUD (Planned Unit Development) consisting of 15.891 acers located northwest of Tutt Boulevard and Cowpoke Road.

**POSTCARD**

- Major amendment to the approved Westcreek III at Wolf Ranch Development Plan; changes establish updated street pattern to reduce infrastructure, addition of 11 residential lots with a gross density of 3.17 DU/AC (in conformance with the approved Wolf Ranch Master Plan) and updated landscape plans for Tutt Blvd. frontage.

- Subdivision plat for associated lots within this development plan area

## **POSTER**

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Proposed amendment to previously approved Westcreek III at Wolf Ranch Development Plan would establish changes to street pattern to reduce infrastructure, addition of 11 residential lots with a gross density of 3.17 DU/AC (in conformance with the approved Wolf Ranch Master Plan) and updated landscape plans for Tutt Blvd. frontage.

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

Planner Intake Date: **11/16/2020 – KAC** Admin Receive Date: \_\_\_\_\_

Project Name: **WESTCREEK AT WOLF RANCH FILING NO. 13**

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

**2. Date buckslip comments are due (21 calendar days after submittal):** December 10, 2020

**3. HOA:** (Note HOA number or write N/A)  
*(Add emails for HOA to mailing list if no contact email info)*

**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:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@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 Alazzeh, Traffic - School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@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:catherine.mcgarvy@elpasoco.com">catherine.mcgarvy@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.USAFDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFDEVREVIEWGRP@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<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>

**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 checked="" type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:Craigdossey@elpasoco.com">Craigdossey@elpasoco.com</a> Review of Plans within 1/2 mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
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:Jwalker@springsgov.com">Jwalker@springsgov.com</a> ;
5	<input type="checkbox"/> Metro District	Metro District email
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	<a href="mailto:kbrady@springsgov.com">kbrady@springsgov.com</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:**