GENERAL APPLICATION FORM

COLORADO SPRINGS OLYMPIC CITY **USA**

Project Name: Mulligan Pines Subdivision

Existing Zone: R1-9/CR DF **Acreage:** 1.61

Site Address: 2150 Mulligan Drive, CS, CO 80920

Direction from Nearest Street Intersection: east of the Intersection of Mulligan Drive and Brassie Court

Tax Schedule Number(s): 6228305004

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. ○1 ○2 ○3
- [ ] Concept Plan ○New ○MJ ○MN ○MM
- [ ] Conditional Use ○New ○MJ ○MN ○MM
- [ ] Coordinated Sign Plan (CSP)
- [ ] Development Agreement
- [x] Development Plan ⊙New ○MJ ○MN ○MM
- [ ] Historic Preservation ○Re-roof ○Hearing Request
- [ ] Landscape Plan ○Preliminary ○Final ○Irrigation
- [ ] Master Plan ○New ○MJ ○MN ○MM
- [ ] Nonuse Variance
- [ ] Preservation Easement Adjustment

- [ ] Property Boundary Adjustment
- [ ] PUD Concept Plan ○New ○MJ ○MN ○MM
- [ ] PUD Development Plan ○New ○MJ ○MN ○MM
- [ ] PUD Zone Change
- [ ] Street Name Change
- [x] Subdivision Plat ○Prelim ○Prelim & Final ⊙Final
- [ ] Subdivision Waiver ○Design ○Process
- [ ] Use Variance ○New ○MJ ○MN ○MM
- [ ] Vacation of Plat
- [ ] Waiver of Replat
- [ ] Zone Change; Proposed Zone:_____
- [ ] FBZ Development Plan ○New ○MJ ○MN ○MM
- [ ] FBZ Conditional Use ○New ○MJ ○MN ○MM
- [ ] 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. 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.

_____ 7/27/2020   _____ 7/27/2020
Signature of Property Owner   Date   Signature of Consultant   Date

_____ 7/27/2020
Signature of Developer   Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Lot Number 2150 LLC

Contact Name: Barry Farah

E-Mail: BarryFarah@Gmail.com

Phone: (719) 510-

Developer: Cascade Financial International, LLC my

Contact Name: Barry Farah

E-Mail: BarryFarah@Gmail.com

Phone: (719)-510-9222

Consultant/Main Contact name: M.V.E., Inc / David Gorman

Phone: (719) 635-

Address: 1903 Lelaray Street, Suite 200

City: Colorado Springs

State: CO **Zip Code:** 80909 **E-Mail:** DaveG@MVECivil.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

- [ ] Checklists
- [ ] Distribution Form
- [ ] Project Blurb
- [ ] E-mail to Admin.

Initial Review Level: [ ] AR [ ] CPC [ ] DRB [ ] HP

Payment $_____

Assigned to: HVN

Date:_____

Receipt No.:_____

City File No: AR DP 20-00556

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

☐ **General Development Application Form** ☐

☐ 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.

☐ 1 copy of a **Development Plan** showing all "Plan Contents" below ☐

☐ **Mineral Estate Owner Notification Certification Affidavit** (Public Hearing Items ONLY) ☐

☐ All plans, documents, and reports uploaded to **Dropbox folder** (Planner to send folder invite link through email) ☐

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.*

☐ 2 copies of a **Geologic Hazard Study** (EDRD & LUR) ☐

☐ 2 copies of a **Drainage Study** (WRE) ☐

☐ 2 copies of a **Traffic Impact Analysis** (EDRD) ☐

☐ 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 719-668-5651prior to application submittal.

☐ Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU) ☐
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.

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

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

☐ Development Plan name ☐

☐ City File Number ☐

☐ Sheet number (i.e. 1 of X, 2 of X, etc.) ☐

☐ North arrow ☐

☐ Scale, both written and graphic ☐

☐ Space for City stamp in the bottom right corner ☐

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

☐ Vicinity Map ☐

☐ Sheet Index Map (for multiple sheets) ☐

☐ Project name and description ☐

☐ Owner, Developer, and Applicant name ☐

☐ Date of preparation ☐

☐ Total development plan area in acres or square feet ☐

☐ Legal description ☐

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☐ Site address, if known   ☐

☐ Tax Schedule Number   ☐

☐ Name of master plan and City File Number (if applicable)   ☐

☐ Name of concept plan and City File Number (if applicable)   ☐

☐ FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.   ☐

☐ Proposed land uses and buildings with respective footprint and gross square footage and/or acreage   ☐

☐ Notes describing any existing or proposed easements permitting the use of property by others   ☐

☐ 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.   ☐

☐ Zone district and any applicable conditions of record with City Ordinance number   ☐

☐ Notes describing additional standards for specific uses (if applicable)   ☐

☐ Notes describing any approved variances which apply to the property, including City file number and approval date   ☐

☐ Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)   ☐

☐ Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)   ☐

☐ 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."   ☐

☐ 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 "*Subdivision Plat Name*" 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."   ☐

☐ Approximate schedule of development   ☐

☐ Public Facilities - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.   ☐

☐ PUD Projects: indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.   ☐

☐ Residential Projects: 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.   ☐

☐ Non-residential Projects: 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.   ☐

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

LAND USE:

☐ City boundaries (when the development plan area is adjacent to a city boundary)   ☐

☐ Property boundaries and dimensions   ☐

☐ Existing and proposed lots and tract lines, with dimensions   ☐

☐ Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).   ☐

☐ Existing and proposed zone district boundaries   ☐

☐ Existing and proposed public or private open space and common areas. Provide sizes and dimensions.   ☐

Applicant   Planner

- ☐ Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas. ☐
- ☐ Existing historic sites and resources ☐
- ☐ Existing and proposed topography at two-foot maximum contour intervals ☐
- ☐ Show existing and proposed easements, indicating dimensions, use and maintenance information ☐
- ☐ Location and dimensions of building and landscape setbacks and buffers ☐
- ☐ Subdivision name labels for all lots adjacent to the site ☐
- ☐ Show the locations of any water quality features ☐

STREETS & ALLEYS:

- ☐ Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements ☐
- ☐ Identify all streets as "public" or "private" ☐
- ☐ Show and label all access points to the property from adjacent streets and alleys ☐
- ☐ Show and label all speed line of sight visibility areas at all street intersections ☐
- ☐ All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilties ☐
- ☐ Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width ☐
- ☐ Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit ☐
- ☐ Provide typical cross-sections for all proposed streets and alleys ☐

SIDEWALKS & TRAILS:

- ☐ Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities. ☐
- ☐ Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type ☐
- ☐ Show any and all sidewalks connecting building entries to exterior and public sidewalks ☐
- ☐ Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas ☐
- ☐ For detached sidewalks, show the distance from the back of curb to the edge of sidewalk ☐
- ☐ If applicable, show the size and location and provide a detail of bicycle storage/parking racks ☐

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

- ☐ Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements. ☐
- ☐ Show and label any access easements, existing or proposed ☐
- ☐ Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well. ☐
- ☐ Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s) ☐
- ☐ For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk ☐
- ☐ Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable ☐

PARKING LOTS, AREAS, & SPACES:

- ☐ Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material. ☐
- ☐ Location and number of all regular, compact, and handicapped spaces and access aisles. ☐
- ☐ Provide a typical or detail with dimensions of typical regular and compact parking spaces types ☐

Applicant   Planner

- ☐ Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage ☐
- ☐ Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands ☐

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

☐ **Preliminary Grading Plan**   ☐

☐ **Preliminary Utility and Public Facility Plan**   ☐

☐ **Preliminary** or **Final** **Landscape Plan**   ☐

☐ **Coordinated Sign Plan (CSP)**   ☐

☐ **Hillside** or **Streamside** **Compliance Plan**   ☐

☐ **Land Suitability Analysis**   ☐

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.

MVE , *Inc.*

July 31, 2020

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PROJECT STATEMENT
Mulligan Pines Subdivision
A Vacation and Replat of Lot 15 Pine Creek Subdivision Filing No. 2

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PROJECT DESCRIPTION

The proposed Mulligan Pines Subdivision is located on the north side of Mulligan Drive, west of Chapel Hills Drive on the north side of Colorado Springs. The site contains 1.61± acres and is zoned R1-9/CR DF (Single-Family Residential, 9000 SF Lots with Conditions of Record and Design Flexibility Overlay). The property is owned by Lot Number 2150 LLC and located within the Southwest ¼ of Section 28, Township 12 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The current El Paso County Assessor's Schedule Number for the site is 62283-05-004. The address of the property is 2150 Mulligan Drive.

The street adjacent to the south side of the site is Mulligan Drive, a 36 foot wide improved asphalt surfaced public street with concrete curb and gutter in a 60 foot wide right-of-way. Lots 4-6 Pine Creek Subdivision Filing No. 2 (zoned R1-9/CR DF) lies to the south of Mulligan Drive. Lot 16, Pine Creek Subdivision Filing No. 2, the site of an existing residence (zoned R1-9/CR DF) is adjacent to the site on the west side. Brassie Court is a 28 foot wide improved asphalt surfaced public street with Type 1 concrete curb and gutter in a 50 foot wide right-of-way (local residential) is also adjacent to the site on the northwest corner along with Lot 19, Pine Creek Subdivision Filing No. 2 (zoned R1-9/CR DF). Lot 1 Martinez Place subdivision (zoned R) is located along the north side of the site. Lot 14, Pine Creek Subdivision Filing No. 2 lies east of the site and has an existing residence zoned R1-9/CR DF.

The property was originally platted in 1992 as Lot 15, Pine Creek Subdivision Filing No. 2 as recorded under Reception Number 2215387 of the records of El Paso County Colorado. The site is vacant single-family residential lot that appears to be in natural condition with natural topography, native vegetation consisting coniferous trees, grasses and low-lying brush.

The Land Use request is for approval of a replat and associated Development Plan for the 1.61± acre site that would create a total of three (3) single-family residential lots. Lot 1 will contain 0.67± acres, Lot 2 will be 0.53± acres and Lot 3 will be 0.41± acres in area. Lot 1 will have access from Brassie Court on the west, utilizing the existing shared driveway access point with adjacent Lot 16 Pine Creek Subdivision Filing No. 2 according to existing easements and agreements. Lots 2 and 3 will access Mulligan Drive with new driveway access points. Building Envelopes are designated on each lot by on the Development Plan. Total potential area of disturbance for all three lots, including building envelopes and driveway accesses, is less than 0.5 acres. The majority of the existing topography, trees and ground cover are to be preserved in the developed conditions in keeping with the surrounding neighborhood. No overlot grading or clearing will occur on the site and disturbance during residential construction will be kept to a minimum.

JUSTIFICATION

The purpose of the proposed replat and development plan is to replace the current large 1.61± acre single-family residential lot with three lots having a more characteristic size for the neighborhood. The three

<div align="center">

Engineers ● Surveyors
1903 Lelaray Street, Suite 200 ● Colorado Springs, CO 80909 ● Phone 719-635-5736
Fax 719-635-5450 ● e-mail mve@mvecivil.com

</div>

new lots will have an average size of 0.54 acres with resulting density 1.86 units per acre of land. The six existing lots that surround the site on the east, west and south sides also have an average size of 0.54 acres with resulting density 1.86 units per acre. The neighboring lot to the north is 1.5 acres and located in El Paso County jurisdiction with RR2.5 zone designation. The replat will allow full use of the property for the single-family residential without expanding City maintenance responsibilities for public infrastructure. The new lots will utilize the existing streets and utility mains. The homes in the subdivision will constructed in a manner that preserves the existing character of natural landscape as much as possible. The designated building envelopes within each lot will encourage future builders to construct homes that are designed to coincide with the natural landscape. All existing utilities will be preserved with the replat, adequate public utility easements are being provided and all minimum setback requirements will be ob served. Development on the site will be in accordance with City codes and policies.

ISSUES

A Pre-Application conference was conducted for this project to outline the land use application process appropriate for the desired replat. Building Setbacks and topographic challenges were mentioned in the Pre-Application Meeting. The Development Plan demonstrates compliance with the applicable building setbacks and provides buildable space. Custom architectural designs will allow proposed residences to conform to the restraints of the existing topography while preserving the natural landscape of the site.

Z:\51478\Documents\Correspondance\51478 Replat Project Statement.odt

PRE-APPLICATION MEETING SUMMARY

Area: North   Date: 3/2/2020

Pre-Application No.: N20-034

Applicant(s) Present: Barry Farah (by telephone)

Lot Size: 1.599 ac.

Site Location: 2150 Mulligan

TSN: 6228305004

Project Description: Replat for three lots

Zone: R-1 9000 DFOZ CR MIL

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

- ☐ 2020 Land Use Map Amendment
- ☐ Administrative Relief
- ☐ Amendment to Plat Restriction
- ☐ Annexation
- ☐ Building Permit to Unplatted Land
- ☐ CMRS No. ☐
- ☐ Concept Plan ○MJ ○MN ○MM
- ☐ Conditional Use ○MJ ○MN ○MM

- ☐ Development Agreement (PUD Zone)
- ☒ Development Plan ○MJ ○MN ○MM
- ☐ Historic Preservation Board
- ☐ Master Plan ○MJ ○MN ○MM
- ☐ Minor Improvement Plan
- ☐ Nonuse Variance / Warrant
- ☐ Preservation Easement Adjustment
- ☐ Property Boundary Adjustment

- ☐ Street Name Change
- ☒ Subdivision Plat ○PP ●FP ○PFP
- ☐ Subdivision Waiver ○Design ○Process
- ☐ Use Variance ○MJ ○MN ○MM
- ☐ Vacation of Plat
- ☐ Vacation of Public Right-of-Way
- ☐ Waiver of Replat
- ☐ 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: Pine Creek Neighborhood; no HOA   ☐ Neighborhood Meeting

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

- ☐ Pre-Application Stage
- ☒ Postcard
- Buffer Distance: ☐ 150 ft.

- ☒ Internal Review Stage
- ☒ Poster
- ☐ 500 ft. ☒ 1,000 ft.

- ☐ Public Hearing Stage
- ☐ No Public Notice Required
- ☐ Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- ☐ Geo-Hazard Report
- Contact: _____
- ☐ Hydraulic Grade Line
- ☐ Elevation Drawings

- ☒ Traffic Impact Analysis
- Contact: Zaker Alazzeh, 719-385-5468
- ☐ Wastewater Master Facility Report
- ☐ Mineral Estate Owner Notification

- ☒ Drainage Report
- Contact: Anna Bergmark, 719-385-5613
- ☐ Land Suitability Analysis
- ☐ Other: _____

LDTC MEETING: ☒ Yes ☐ No   **Date:** 3/18   **Time:** 9:15-10 a.m.

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

Three-lot replat in The Greens at Pine Creek Subdivision
Plat notes indicate USAFA avigation easement is already recorded; other note concerns public/private easements

Plat-established setbacks--front: 18' garage; house: 15'; side 5'; rear 25'; max. lot coverage 25%; min. lot width at front/rear setback line 50'

Standard R-1 9000 setbacks--front: 25'; side 10'; rear: 30'; max. building height 30'; max. lot coverage 30%; min. lot width 70'
DFOZ requires DP

Proposed lots 1 and 3 have flatter building areas; 2 has a decent amount of slope

Proposal aims to minimize effects of development on the property's trees

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: TBA after LDTC

Number of Plans: One printed (two copies of reports/studies) + digitals

Matthew Lepke
Senior Planner
Land Use Review
Planning & Community Development
30 S. Nevada Avenue, Suite 701   Phone: (719) 385-5090
P.O. Box 1575, MC 155   Fax: (719) 385-5167
Colorado Springs, CO 80901-1575   Matthew.Lepke@ColoradoSprings.gov

Date: August 10, 2020
Planner: Hannah Van Nimwegen
Planner email: Hannah.VanNimwegen@coloradosprings.gov
Planner phone number: (719) 385-5365
Applicant Email: DaveG@MVECivil.com
Applicant Name: Dave Gorman
TSN: 6228305004
Site Address (to be used on postcard): 2150 Mulligan Drive

PROJECT:

☐	Pre-application Notice	☒	Standard Notification
☐	Pre-application Neighborhood Meeting Notice	☐	Standard with Neighborhood Meeting Notice
☐	No notice	☐	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.

Development Plan
Request by Lot Number 2150, LLC, with representation by M.V.E., Inc, for approval of the Mulligan Pines Subdivision proposing to subdivide into three residential lots. The site is zoned R1-9000/CR/DF (Single-family residential with conditions of record and a design flexibility overlay), is 1.61 acres in size, and is located at 2150 Mulligan Drive.

Final Plat
Request by Lot Number 2150, LLC, with representation by M.V.E., Inc, for approval of the Mulligan Pines Subdivision. The site is zoned R1-9000/CR/DF (Single-family residential with conditions of record and a design flexibility overlay), is 1.61 acres in size, and is located at 2150 Mulligan Drive.

POSTCARD

Include 3-5 highlighted points to best describe the project.
- This project proposes to subdivide the existing 1.61 acre property into three lots intended for detached single-family residential. Two lots will be accessed from Mulligan Drive, and one will be accessed by a shared access tract to Brassie Court.
- A geologic hazard report has been submitted for review.

POSTER
Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):
Subdivide into 3 Residential Lots

Planning and Development Distribution Form
Concept Plan, Conditional Use, <mark>Development Plan</mark>, PUD, PUP, Use Variance, and Major Amendments

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

Planner Intake Date: <mark>8/10/20</mark>   Admin Receive Date: 8/10/20

Project Name: <mark>Mulligan Pines Subdivision</mark>

2. Date buckslip comments are due (21 calendar days after submittal): <mark>8/31/20</mark>

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

4. STANDARD DISTRIBUTION:
☒ Include all standard distribution recipients *(either check here or individually check boxes below)*

ID#	Division Name	Email/Distribution Notes
	☐ None	
85	☐ Utilities Development Services	Buckslips@csu.org
9	☐ Fire Prevention	Steven.Smith@coloradosprings.gov
24	☐ DR&S	SAPPLEGATE@coloradosprings.gov
21	☐ Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	☐ Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	☐ Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	☐ CSU Customer Contract Administration	Buckslips@csu.org
11	☐ CSPD	bjones2@springsgov.com
13	☐ Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	☐ Enumerations	addressing@pprbd.org
29	☐ Flood Plain	Keith@pprbd.org
98	☐ USPS	Elaine.f.kelly@usps.gov
45	☐ Zaker Alazzeh, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	☐ Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	☐ Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	☐ Transit	Roger.Austin@coloradosprings.gov

25	☐ County Health Department	catherinemcgarvy@elpasoco.com
88	☐ Parking Enterprise	Scott.Lee@coloradosprings.gov
3	☐ CONO	rdavis@cscono.org mcupp@cscono.org
92	☐ Forestry	jcooper@coloradosprings.gov
30	☐ Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	☐ PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	☒ None	
35	☐ Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	☐ Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	☐ None	
36	☐ School District # 2	mwilsey@hsd2.org
68	☐ School District # 3	neald@wsd3.k12.co.us
37	☐ School District # 11	johnstp@d11.org
38	☐ School District # 12	cooper@cmsd12.org
39	☒ School District # 20	tom.gregory@asd20.org
69	☐ School District # 22	terryebert@ellicottschools.org
41	☐ School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	☐ None	
84	☐ Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil

46	☐ 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	☒ 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	☐ Peterson	Michael.Shafer.4@us.af.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
	☐ None	
59	☐ StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com **BLR & Flying Horse (ONLY)**
54	☐ Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov **For Major MP Amendments**
27	☐ CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	☒ Colorado Geological Survey	cgs_lur@mines.edu
33	☐ SECWCD, Garrett Markus	garrett@secwcd.com
18	☐ Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	☐ Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	☐ Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	☐ Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	☐ Airport	kandrews@springsgov.com
63	☒ El Paso County Dev. Services Division	Craigdossey@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	☐ Wescott Fire District (adjacent only)	admin@wescottfire.org
5	☒ Briargate SIMD Metro District	Metro District Email
71	☐ Falcon Fire Protection District	tharwig@falconfirepd.org
72	☐ Black Forest Fire Protection District	chief@bffire.org

81	☐ Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	☐ CSURA – Urban Renewal	Jwalker@springsgov.com;
65	☐ Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	☐ Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	☐ 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	☐ UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	☐ Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov **QOZ**
	☐ Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

9. LAND USE REVIEW:
Hard Copy Full sized plans

	☒ Planner	Traffic Report, Drainage Report, Geo-Hazard Report

Special notes or instructions: