



GENERAL APPLICATION FORM

Edited 9/25/18 ZC

Project Name: Cottages at Woodmen Heights Existing Zone: A SS AO Acreage: 39.0

Site Address: 0 E Woodmen Road Direction from Nearest Street Intersection: East of Adventure Way and Nevada Ln

Tax Schedule Number(s): 5308000131

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 checked="" 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 type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input checked="" type="checkbox"/> Landscape Plan <input checked="" type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Preservation Easement Adjustment | |

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

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

[Signature] ^{FOR} Wayne & Dale Kinzler [Signature] 2/26/20
 Signature of Property Owner Date Signature of Consultant Date

[Signature] 2/21/20
 Signature of Developer Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Kinzler Trust Contact Name: Wayne + Dale Kinzler

E-Mail: _____ Phone: _____

Developer: GK Development Contact Name: Mark Johnson

E-Mail: 8605 Explorer Drive, Ste 250 Phone: 719-598-5190

Consultant/Main Contact name: N.E.S. Inc. / Kelly Marshall Phone: (719) 471-0073

Address: 619 N. Cascade Ave., Suite 200 City: Colorado Springs

State: CO Zip Code: 80903 E-Mail: kmarshall@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ 9289.- Assigned to: LEPKE Date: 2/28/2020

Receipt No.: 36533 City File No: CPC P U Z 20-00053



Zone Change Application Requirements

REVIEW CRITERIA: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

Existing Zone: A/SS/AO

Proposed Zone: PUD/SS/AO

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a change of zone.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input checked="" type="checkbox"/> 1. A clear description of the proposed zone change;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2. A justification based on the review criteria why the proposed zone change should be approved; and	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 3. A description of how each issue, as communicated by the reviewing Planner, has been addressed.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit	<input checked="" type="checkbox"/>
1 copy of either a Concept Plan or Development Plan showing all "Plan Contents" listed in their respective checklists. A Concept Statment may be an acceptable alternative to the above plans if rezoning to either of the following districts: A, R, R1-9000, R1-6000, R-2, PF, or PK.	
<input checked="" type="checkbox"/> <i>If rezoning to:</i>	<input checked="" type="checkbox"/>
PF: A development plan must be approved prior to the issuance of a building permit	
OR: A development plan is required at the time of the request to establish the zone district	
DFOZ Overlay: A development plan is required at the time of the establishment of the parent zone district	
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input checked="" type="checkbox"/>
A legal description and drawing of the property to be rezoned. Subdivision names must be as shown on the recorded plat	
<input checked="" type="checkbox"/> and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds for the entire boundary of the Zone Change. Easements not on the parcel should not be included.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>
REPORTS & STUDIES: (requirement to be determined at the pre-application or LDTC meetings) These reports and studies must be prepared by an appropriate qualified professional.	
<input checked="" type="checkbox"/> 2 copies of a Drainage Report	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Study	<input checked="" type="checkbox"/>

1A

COTTAGES AT WOODMEN HEIGHTS

PROJECT STATEMENT

FEBRUARY, 2020

REQUEST

N.E.S. Inc. on behalf of Goodwin Knight requests approval of the following applications:

1. A Zone Change request from A/SS/AO to PUD/SS/AO.
2. A PUD Development Plan for Cottages at Woodmen Heights, containing multifamily residential, personal improvement (driving school), and commercial development.

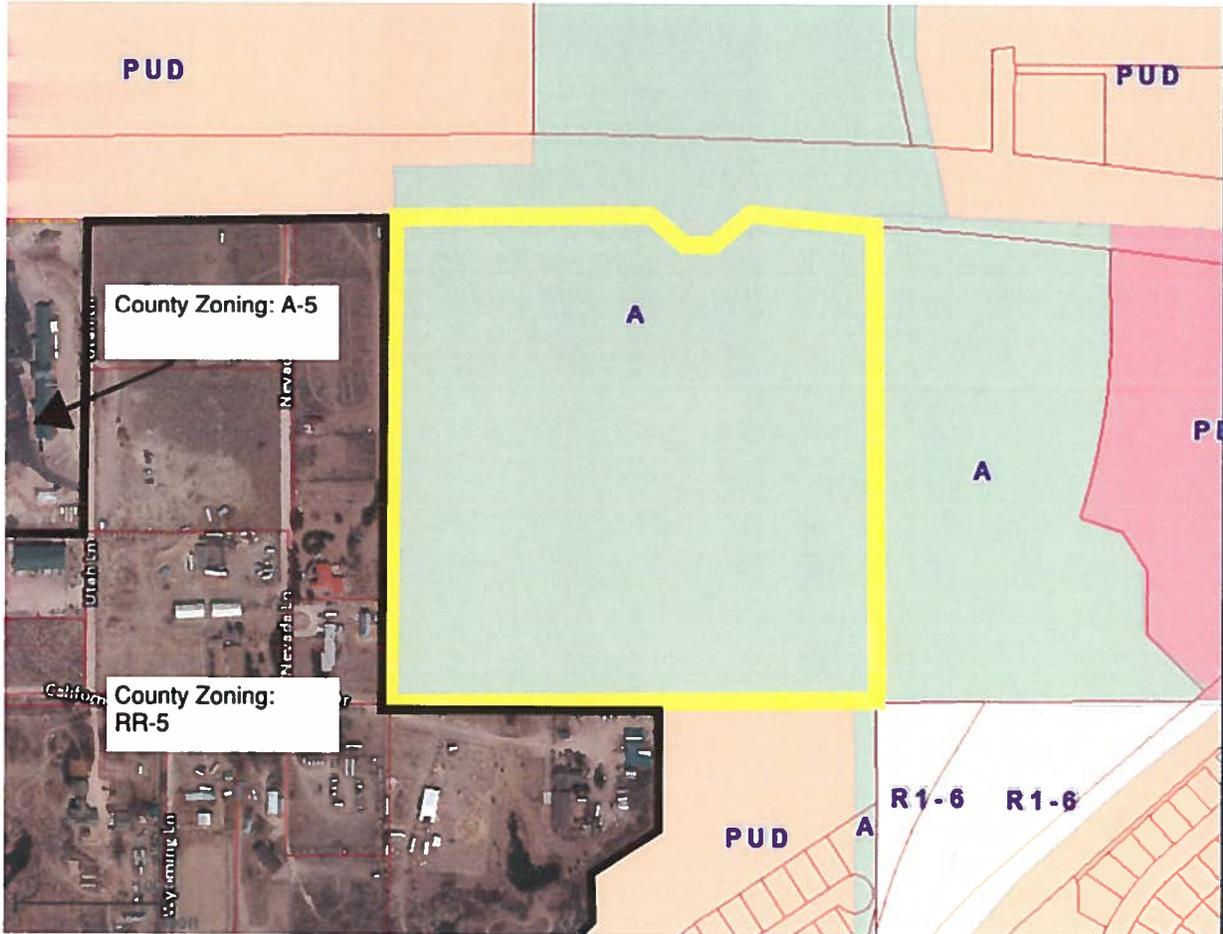
LOCATION

The 38.5 acres site is located on E Woodmen Road, west of the Marksheffel Road and Woodmen Road intersection. East and southeast of the site is Sand Creek, beyond which is single family residential lots, and proposed commercial development at southwest corner of Woodmen and Marksheffel Road. To the west and southwest are County rural residential lots. Woodmen Road and Adventure Way border the site to the North, townhome and commercial development characterize the area north of Woodmen Road. The site is largely vacant land with the eastern portion used for a driving academy. A single trailer serving as an office space for the driving academy is currently at the site.



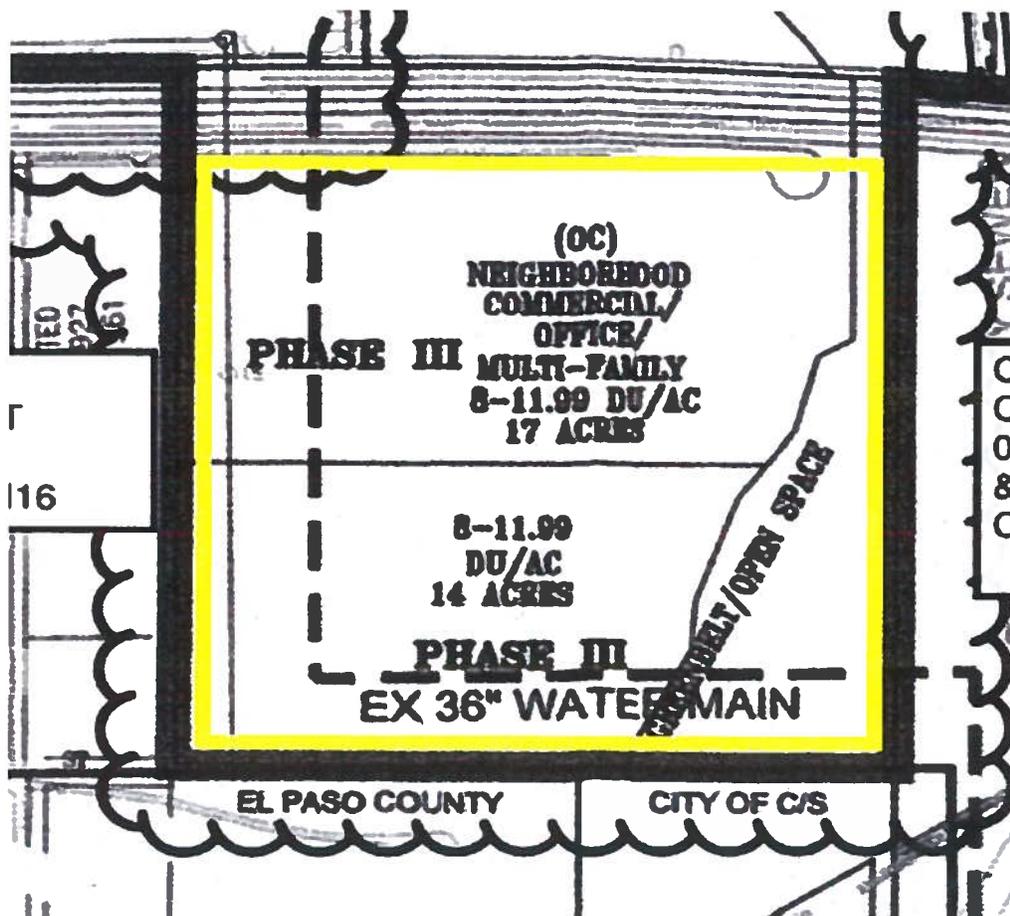
ZONE CHANGE

The site is currently zoned A/SS/AO and contains the existing Master Drive driving school and one modular home that serves as an office space for the driving school. The A zoning is a standard holding zone when property is annexed into the City. The proposed zone change from A/SS/AO to PUD/SS/AO provides for two different forms of multi-family residential (for rent and for sale) and commercial development. The surrounding zoning includes RR-5 CAD-O, R1-6/CR/AO/SS, and A/SS/AO.



MASTER PLAN

The approved Woodmen Heights Master Plan as amended in 2019 identifies the site as including a mix of neighborhood commercial, office and multi-family (8-11.99 du/ac) on the northern half of the property and multi-family residential (8-11.99 du/ac) on the southern half of the site. This land use designation has remained unchanged since the Master Plan was originally approved in 2005. The proposed commercial lot and relocation of the driving school is consistent with the neighborhood commercial/office commercial on the Master Plan land use designation and the proposed cottages and townhomes at a density of 9.1 units per acre is consistent with multi-family residential designation on the Master Plan. The Master Plan also includes a right-in/right-out into the site off Woodmen Road.



PROJECT DESCRIPTION

The project proposes a Development Plan containing a mix of uses including 202 cottages (lot 2), 78 townhomes (lots 3-80), Master Drive driving school (lot 1) which is classified as a personal improvement service, and a 1-acre site for future commercial (lot 81) along E Woodmen Road on a total of 38.5 acres. This proposed development is conveniently located along the Woodmen Road corridor that has employment centers and commercial uses, including St. Francis Medical Center and Walmart. Amenities provided at the site are a clubhouse, pool, plazas, greenway "allé" and "tot lot".

The 202 cottages will all be retail units with a centralized leasing area and clubhouse/pool/amenities. The modular units' range in size from 350 sq. ft. to 1550 sq. ft and are a mix of one-story attached units or two story stacked units containing studios, one-bedrooms, two-bedrooms, and three-bedrooms. The maximum height of the 2 story modular is approximately 25' – 4". The unit mix includes 20 Studios, 76 one-bedrooms, 96 two-bedrooms, and 10 three-bedrooms. The cottages on lot 2 have a maximum lot coverage of 40% for the entire site. The cottages have off-street parking that connects to sidewalks to provide access to the cottages, Adventure Way, or the internal perimeter private drive. Provided in the cottages area are 359 surface, 40 garage, and 14 ADA compliant parking spaces, which exceeds the minimum requirement. Landscaping for the cottages will be maintained by the property owner or its designee

The 78 townhomes will be on individual lots for sale and are designed as 3 or 4 bedroom units. The townhome lots are a minimum 1,850 SF with an average size of 2,200 SF, and maximum building coverage for each individual townhome lot is 60%. All townhome buildings are a maximum of 38' in height. The townhomes are accessed via a private drive and include 2-car garages with a driveway that allows parking for 2 cars. Townhomes have 27 surface spaces, 156 driveways spaces, and 1 ADA compliant parking spaces, which exceeds the minimum requirement. All townhome garages are setback a minimum of 20' from the back of sidewalk or curb. Residential access throughout the townhomes is provided by a 24-foot private drive with an attached 5-foot concrete sidewalk on one side. A 4' breeze trail is provided adjacent to Sand Creek that connects the south portion of the townhomes to the north portion of townhomes at Adventure Way and East Woodmen Road. This then connects to an existing 10' concrete walk that extends over Sand Creek to the concrete Sand Creek Trail. Landscaping for the townhomes will be maintained by the HOA of the townhomes.

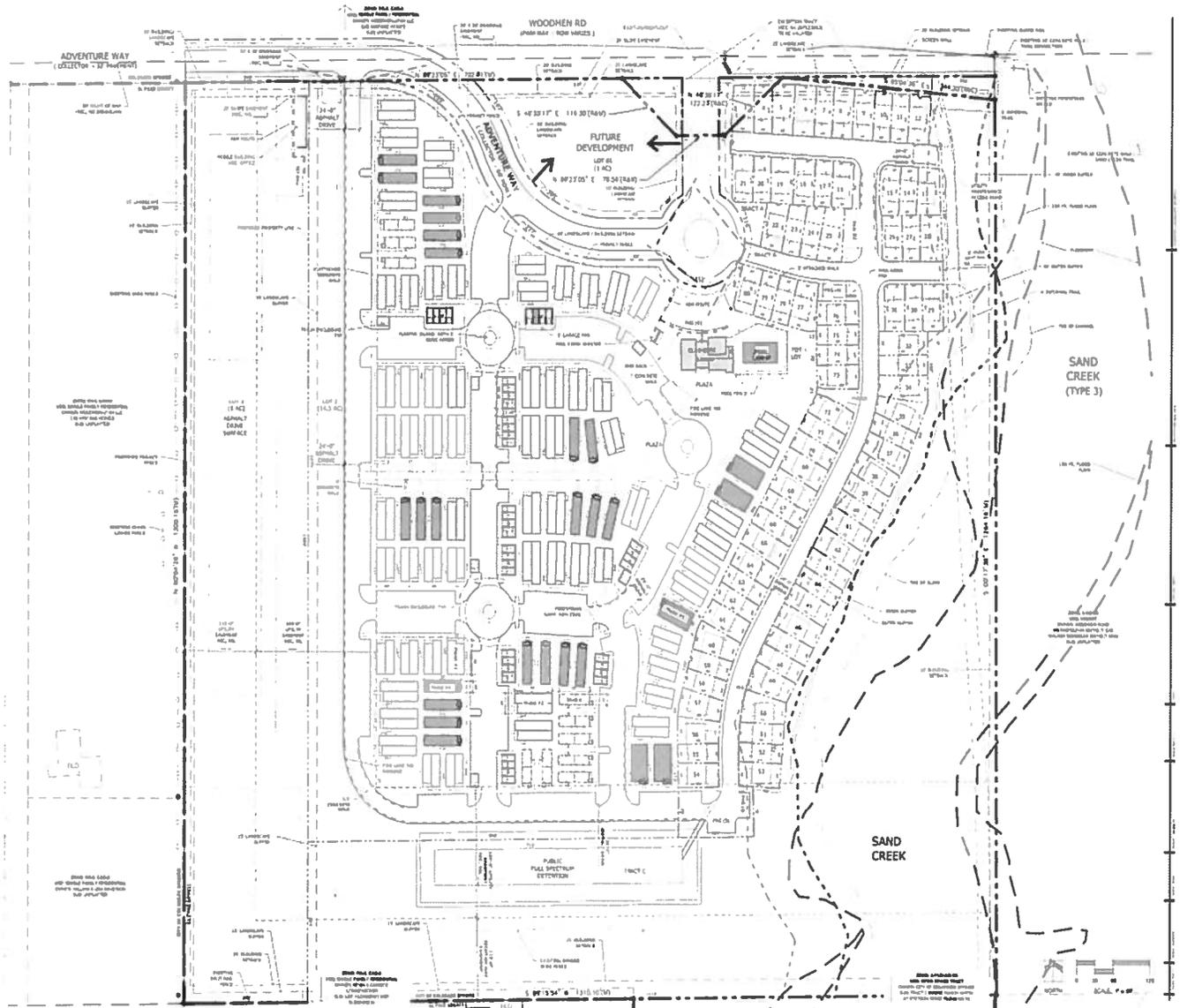
In the Development Plan, a relocation of the "Master Drive Driving School" is included on approximately 6 acres on the western portion of the site. This provides a driving circuit, parking spaces, and a mobile home that will serve as an office. The relocated Master Drive site will be accessed directly by Adventure Way.

A 1 acre lot is provided adjacent to Woodmen on the north side of Adventure Way for future commercial development. Development of this commercial site will require a new Development Plan or Development Plan amendment.

The main point of access to the site is via a new right-in/right-out access off Woodmen Road onto a new roundabout intersecting Adventure Way. A private drive that is on the perimeter of the development provides access to the residential area. The main internal streets through the development are private. 5' attached sidewalks are provided along the internal streets of the site and throughout the development to allow access to homes and amenities.

Landscape setbacks and buffers internally and on the perimeter of the site along Adventure Way and E Woodmen Road are consistent with the City's landscape policy. There is a 300' of utility easements along the west and south boundaries of the site, which provides a buffer to County RR-5 zoning. This area also includes a number of non-conforming/special commercial uses within the rural residential area, such as landscape contractors. Buffers adjacent to Sand Creek are designed to preserve as much of the existing vegetation and natural features as possible.

A public full spectrum detention pond is provided on the south portion of the site within the existing utility easement, which will serve the entire development.



PROJECT JUSTIFICATION

Zone Change Criteria (Section 7.5.603)

The request is to change the current zoning of A/SS/AO to PUD/SS/AO to allow development of a mixed multi-family residential and commercial development. The proposed zone change meets the Zone Change criteria as set out in Section 7.5.603 of the Zoning Code as follows:

1) THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.

The proposed mixed use development is not detrimental to public interest, health, safety, convenience, or general welfare. The surrounding uses include a variety of residential densities to the south, west, southeast, and north of Woodmen Road. To the north and northeast is existing and proposed commercial development. There is a substantial buffer to the adjacent County lots in the form of a 300' utility easement along the west and south boundaries. The mixed uses at the site are consistent with the surrounding variety of zoning and existing uses along the Woodmen Road corridor.

2) THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

The PlanCOS Vision Map and Neighborhoods Framework Map identify this area as a Newer Developing Neighborhood Area. This project supports the goals of future neighborhoods by promoting a mix of uses, a variety of housing for all, and providing connections to regional trails and open space. The development provides an opportunity for a cohesive residential and commercial development with available infrastructure and surrounding compatible uses.

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

3) WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

The project is consistent with the Woodmen Heights Master Plan which identifies the uses of the site as neighborhood commercial/office and multi-family at a density range of 8-11.99 du/ac.

DBC

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Since 1949

1800 38th St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

February 24, 2020

DBC Project: 21369-00

COTTAGES AT WOODMEN HEIGHTS

LEGAL DESCRIPTION: ZONING PUD-PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

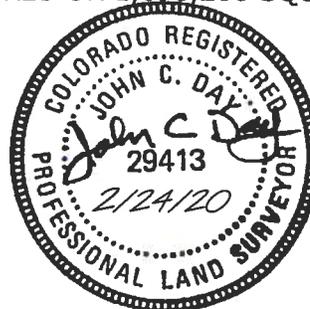
COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF SAID NE 1/4 IS ASSUMED TO BEAR S00°17'38"E, SAID LINE IS MONUMENTED AT THE NORTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W S5 S4 S8 S9 2015 PLS 38256" AND MONUMENTED AT THE SOUTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO SAID LINE;

THENCE S00°17'38"E, 30.00 FEET ALONG SAID EAST LINE OF THE NE 1/4 TO THE POINT OF BEGINNING, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS SHOWN ON THE RIGHT-OF WAY PLANS THEREOF RECORDED UNDER RECEPTION NO. 205900244 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SECTION 8;

THENCE S00°17'38"E, 1297.38 FEET, CONTINUING ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 8, TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE/14 OF SECTION 8; THENCE S89°15'54"W, 1310.10 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N00°04'28"W, 1300.16 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE NE 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED ABOVE; THENCE N89°23'05"E, 1305.10 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 38.985 ACRES OR 1,698,200 SQUARE FEET, MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET



COLORADO SPRINGS, COLORADO 80905



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$819.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,170.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,170.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$195.00		
Tech Fee	IT-GIS	\$25.00		
<u>Total Fees</u>		<u>\$9,289.00</u>		

Intake Staff:

Date: 2/28/2020
Planner: Matthew Lepke
Receipt Number: 36533
Check Number: 3773
Amount: \$9,289.00
Received From: Goodwin Knight, LLC--Cottages at Woodmen Heights

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: February 28, 2020
Planner: Matthew Lepke
Planner email: matthew.lepke@coloradosprings.gov
Planner phone number: (719) 385-5090
Applicant Email: kmarshall@nescolorado.com
Applicant Name: Kelly Marshall, N.E.S.
TSN: 5308000131

PROJECT: Cottages at Woodmen Heights

<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(S)

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

PUD Zone Change

Request by Kinzler Trust, with representation by N.E.S., for a zone change from A (Agricultural, streamside buffer, airport overlay) to PUD (Planned Unit Development 9.1 d.u./ac., 38' max. height; streamside buffer, airport overlay). The site is located south of Woodmen Road at the eastern terminus of Adventure Way, and consists of 38.97 acres.

PUD Development Plan

Request by Kinzler Trust, with representation by N.E.S., for approval of the Cottages at Woodmen Heights PUD Development Plan. If approved, the proposal would create a PUD development plan for the property to construct 202 cottage units and 78 townhome units (9.1 d.u./ac., 38' max. height) and other on-site amenities, as well as move the MasterDrive site to the west side of the property, and reserve a one-acre commercial pad at the north end of the property for future development. The site is zoned A (Agricultural, streamside, airport overlay), located south of Woodmen Road at the eastern terminus of Adventure Way, and consists of 38.97 acres.

POSTCARD

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

- This project proposes a zone change and development plan for the construction of 202 cottages, 78 townhomes, MasterDrive, and pad for a future commercial site.
- The project will include a clubhouse, green space and other site improvements on 38.97 acres.
- MasterDrive would move to the west side of the property
- The site would be served by private, internal drives

POSTER

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

Residential properties, MasterDrive, and commercial pad site

Subtext (below bold letters, file number or additional information approx. 55 characters):

Zone change and PUD development plan

Planning and Development Distribution Form
Zone Change – ZC & PUZ

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

Planner Intake Date: **2/28/20**

Admin Receive Date: **2/28/20**

Project Name: Cottages at Woodmen Heights PUD Zone Change

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters): **1000 Ft.**

2. Date buckslip comments are due (21 calendar days after submittal): 3/20/20

3. HOA: NA

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	Buckslips@CSU.org
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
9	<input type="checkbox"/> Fire	Steven.Smith@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
13	<input type="checkbox"/> Parks and Recreation	bihaley@springsgov.com Constance.Perry@coloradospringsgov.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
88	<input type="checkbox"/> Parking Enterprise	Lee.Scott@coloradosprings.gov
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. 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 type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

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	john.i.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil Kim.van_treadway@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
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
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
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	Chris.Staley@coloradosprings.gov
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
28	<input type="checkbox"/> ADA	Anna.Kangas@coloradosprings.gov Michael.Killebrew@coloradospring.gov
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input checked="" type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.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	Jarlah.Walker@coloradosprings.gov Kayla.Battles@coloradosprings.gov
70	<input checked="" type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co

65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
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

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	
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Special notes or instructions: