



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Flying Horse Parcels 13 & 17

Existing Zone: PUD/Ag

Acreage: 67.35

Site Address: NA

Direction from Nearest Street Intersection: NW of New Life Dr. and Hwy 83

Tax Schedule Number(s): 6200000640, 6200000714

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: PUD
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.

Signatures and dates for Property Owner, Consultant, and Developer.

APPLICANT CONTACT INFORMATION (please print or type)

Contact information for Property Owner (Pulpit Rock Investments, LLC), Developer (Stillwater Classic Flying Horse, LLC), and Consultant (Brent Martin).

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists, Distribution Form, Project Blurb, E-mail to Admin, Initial Review Level, Payment \$4,806.00, Assigned to: Hannah Van Nimwegen, Date: 6/2/21, Receipt No.: 39409, City File No.: CPC MP 06-00219-A10MJ21



## New Master Plan or Major Amendment to an existing Master Plan Application Requirements

**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
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<input type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
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1 copy of a **Project Statement** identifying the following:

1. **Description:** Describe the project and/or land uses proposed
2. **Justification:** Provide the following information.
  - a. How does the project address the review criteria at the end of this checklist?
  - b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?
  - c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.
  - d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.
3. **Issues:** Explain how the identified issues have been addressed or mitigated

<input type="checkbox"/> 1 copy of a <b>Master Plan</b> showing all Plan Content Requirements" below	<input type="checkbox"/>
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<input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
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<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>
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Required **Reports and Studies** (Unless specifically waived in writing by the departments noted in parentheses below). *Each study listed below must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a <b>Geologic Hazards Study</b> or <b>Waiver</b>	<input type="checkbox"/>
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<input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input type="checkbox"/>
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<input type="checkbox"/> 2 copies of a <b>Drainage Study</b>	<input type="checkbox"/>
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<input type="checkbox"/> Submittal of the <a href="#">Hydraulic Grade Line (HGL) Request Form</a> to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
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<input type="checkbox"/> Submittal of the <a href="#">Wastewater Facilities Master Report</a> to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>
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<input type="checkbox"/> 1 copy of a <b>Land Suitability Analysis</b> .	<input type="checkbox"/>
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A **Fiscal Impact Analysis** including the following information (Budget Office):

1. Estimated total number of traffic lane miles;
2. Estimated number of residential units by type and market value;
3. Estimated square footage and market value of commercial, office and industrial uses;
4. Estimated yearly build-out by land use type; and
5. Current assessed valuation of the property.

**PLAN CONTENTS:** All plans shall be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plan sheets must not exceed 36 in. x 48 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

### General Information

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

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Master Plan Name                        | <input type="checkbox"/> |
| <input type="checkbox"/> City File Number                        | <input type="checkbox"/> |
| <input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc) | <input type="checkbox"/> |

**PLAN CONTENTS:** *continued from previous page*

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Space for approval stamp	<input type="checkbox"/>

Provide a **Cover Sheet** with the following information:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Master Plan name	<input type="checkbox"/>
<input type="checkbox"/> Subdivision Plat name, if applicable	<input type="checkbox"/>
<input type="checkbox"/> Project description summary	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input type="checkbox"/> Total master plan area	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>
<input type="checkbox"/> Existing land uses by classification and their respective acreage (if applicable) with densities and number of DUs	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses by classification and their respective acreage with densities and number of DUs	<input type="checkbox"/>

**Specific Master Plan Drawing Information** (may include multiple sheets)

<input type="checkbox"/> Boundaries of master plan area	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed City boundaries (if submitted concurrently with an Annexation)	<input type="checkbox"/>
<input type="checkbox"/> Depiction of proposed master plan land uses by defined area (land use classifications are set forth in Section 7.5.406 of the Zoning Code)	<input type="checkbox"/>
<input type="checkbox"/> For residential uses, note the proposed number of dwelling units per defined area	<input type="checkbox"/>
<input type="checkbox"/> For commercial, office and industrial uses, note the proposed square footage of commercial and/or industrial space per defined area	<input type="checkbox"/>
<input type="checkbox"/> Show any existing significant natural features, geologic hazards, drainageways and floodplains as shown in the Land Suitability Analysis	<input type="checkbox"/>
<input type="checkbox"/> Show zone districts and land uses on adjacent properties	<input type="checkbox"/>
<input type="checkbox"/> Show the existing and proposed major street (collectors and above) rights-of-way, and trails and bicycle route corridors	<input type="checkbox"/>
<input type="checkbox"/> Show the existing and proposed major utilities, storm sewer systems and facilities and major easements and other rights-of-way	<input type="checkbox"/>
<input type="checkbox"/> Provide a <b>Master Utility</b> and <b>Public Facility Plan</b> drawings	<input type="checkbox"/>
<input type="checkbox"/> Provide a <b>Land Suitability Analysis</b>	<input type="checkbox"/>

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## **MASTER PLAN REVIEW CRITERIA**

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The City will review your master plan application according to the criteria below. *Note: the master plan approval does not entitle the project to any future approvals.*

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.
2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.
3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.
4. Housing types are distributed so as to provide a choice of densities, types and affordability.
5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.
6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.
7. Land uses conform to the definitions contained in section 7.5.410 of this part.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.
2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.
3. The proposed school sites meet the location, function and size needs of the school district.
4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.
5. Proposed public facilities are consistent with the strategic network of long range plans.
6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.
2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.
3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
4. The transportation system is compatible with transit routes and allows for the extension of these routes.
5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.
6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.
2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.
3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.
4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

F. Fiscal:

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.
2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.
3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportional to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.
4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.
5. Any proposed special districts are consistent with policies established by the City Council.

# DOWNTOWN FLYING HORSE – PARCEL #17

## PROJECT STATEMENT

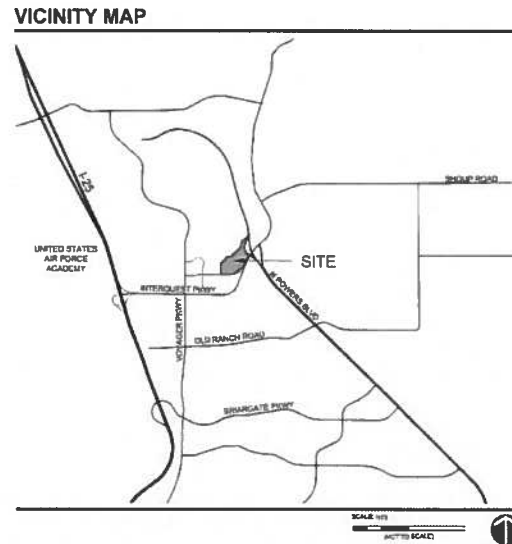
May 14, 2021

### Request:

1. PUD Concept Plan for a Mixed-Use Development

### Location:

The 67.424 acre site is located northwest of CO Highway 83 and New Life Drive. Proposed Powers Boulevard and including ramps are at the northeast corner of the parcel. Master planned open space borders the property on the north. The developing Capri subdivision forms the western boundary.



### Project Description:

Downtown Flying Horse is planned as a mixed use project consisting of residential (single-family and multi-family), commercial, office and hospitality land uses. The focal point of the development will be a 3.5 acre active open space surrounded by hotel, restaurant, residential and office uses. The project is oriented so that views to Pike Peak will be along the axis of the main public 2-lane collector road which will be the primary internal street. Mixed-use buildings, with commercial on the ground floor and residential above will line main public 2-lane collector road. A maximum of 1,800 residential units are envisioned in 2-3 product types. A mix of surface parking and structured parking is envisioned for the property depending on the product type.

The parcel is bound on the north by the Black Squirrel Creek Open Space, the creek being approximately 60 vertical feet below the building sites of the Parcel. Commercial land use with a planned small grocer is planned at the southeast portion of the site visible from Highway 83 with additional access off of New Hope Drive.

#### Proposed Land Use:

Hotel – 250 max rooms, 50,000 sq. ft. max meeting space, 2-3 restaurants

Commercial –90,000 – 300,000 sq. ft.

Residential – 1,500 max dwelling units (mix of single family attached and multi-family)

Office – 800,000 sq. ft.

Flying Horse Parcel 13 is currently zoned for multi-family residential 3.5-8 units per acre on the Flying Horse Master Plan. Flying Horse Parcel 17 is currently designated as regional commercial on the Flying Horse Master Plan. A master plan amendment is proposed to allow a planned mixed-use development proposed on Flying Horse Parcels 13 and 17 with the flexibility for locating commercial, residential (both single family and multi-family), office, and hospitality land uses within Parcel 13 and 17. Maximum residential unit count of 1,500 units is proposed on a total of 67 acres.

The proposed change in land use is consistent with and compatible with the adjacent existing land uses and the proposed mixed-use development will promote integration of residential and nonresidential land uses within the development.

Infrastructure is in place to service this project or is proposed. The Land Suitability analysis for this site and all of Flying Horse was prepared with the original Master Plan. This site is relatively flat with no significant features or constraints. The site is suitable for the proposed use.

#### **Development Regulations:**

Lot Coverage: Lot coverage will be determined by individual Development Plans. There will be no maximum lot coverage.

Building Height: Maximum building height 125 feet

Setbacks: Setbacks will vary depending on the parcel

- Along CO Highway 83 and CO Highway 83 Ramp – 25 feet
- Along all private Residential Streets – 10 feet
- Along the Kettle Creek Open Space and Internal Open Space – 0 feet

Build Within: Build Within will vary depending on the parcel

- Along the 2 Entrance Public Collector Roads with ground floor residential – 0-15 feet
- Along Main Public Collector Road with ground floor commercial – 0-15 feet

Parking: Parking standards will follow mixed-use parking requirements in Section 7.3 in the Colorado Springs City Code with the following variances:

- Attached Dwelling Units
  - Studio, efficiency or One-bedroom and Two-bedroom: 1.0 spaces per dwelling unit
  - Three-bedroom+ – 2 spaces per dwelling unit
  - Guest parking to be 10% of total for individual dwelling units
- Hotel
  - 0.6 spaces per room, 1 space per 200 sf restaurant and 1 space per 8 seats meeting space
- Restaurant
  - 1 space per 100 sf if not attached to other retail
  - 1 space per 300 sf if attached to other retail
- Parking counts may be reduced with a parking study from a reputable source or change in ULI standards
- Parking may be shared across parcels per standards in Section 7.3.712 in Colorado Springs City Code.

#### **Access:**

Primary access will be a full movement intersection on New Life Drive just east of the stormwater management parcel, Block A

There will be a right-in / right-out on New Life Drive between Block C and Block D.

There will be a right-in / right-out secondary access point that intersects Interquest Pkwy

There will be a future connection to Flying Horse Parcel #28 between Block B and Block D.

**Drainage:**

Based on discussion with City Engineering, a Drainage Report is not needed at this time since the MDDP covers this property.

**Justification:**

**Zone Change Criteria (Section 7.5.603)**

1. The action will not be detrimental to the public interest, health, safety, convenience, or general welfare. The proposed development is consistent with and envisioned by the Flying Horse Master Plan. The site is located at the intersection of two major roads where intense land use is appropriate. The site development as proposed will create a focus for the developing InterQuest Parkway Corridor.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan. The development provides an opportunity for a cohesive mixed use development with infrastructure currently available. The proposed land use is compatible with surrounding uses.

**Plan COS:**

Plan COS identifies this site as being adjacent to the New Developing Corridor of InterQuest Parkway and will be the eastern endpoint of that corridor. The site is located at the intersection of two Intercity Connectors as identified on the Plan. The following direction setting statements are from Plan COS. They support this application.

*Be a City of Places*

This Plan is about community building through place-making everywhere in the city. From Plan COS:

Common Desired Elements (p. 45)

- c. A center of activity with an integrated mix of land uses
- g. A connection with and orientation to the outdoors, parks, public plazas, streets and views to important natural features

Policy UP-4.B. Within unique centers, incorporate density and mixed uses... (p. 58)

The proposed PUD Concept Plan incorporates these features. It proposes mixed use development. The spine street and central park is on an axis for views to Pikes Peak. The development will provide access to the adjacent Black Squirrel Open Space.

*Thriving Economy*

Typology 3. The Experience Economy (p. 69)

- Integrate flagship hotels

The focal land use of the PUD Concept Plan is a flagship hotel with conference space

Typology 4. Life and Style (p. 70)

- Integrate retail and services
- Encourage activated and vibrant spaces
- Encourage high quality and mixed use environment
- Locate supporting housing nearby

The proposed PUD Concept Plan incorporates all of these elements in its vision.

*Focus on Corridors and Centers*

Density, land use diversity, and public spaces need to be key components of these areas if they are to be sustainable, walkable, active, and transit supportive.

2. 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. This site is located within the Flying Horse Master Plan. Proposed uses are consistent with the Flying Horse Master Plan.

**PUD Concept Plan REVIEW CRITERIA:**

***1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?***

The proposed development will create a new urban neighborhood focused on a flagship hotel with supporting commercial, mixed-use and urban residential land use. By planning an integrated neighborhood this criterion will be met.

***2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?***

This is an urban project with integrated land uses. The design details of the subsequent development plan will satisfy this criterion.

***3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?***

Yes. This urban design will promote internal pedestrian connectivity and will have urban (downtown type) landscape treatment.

***4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?***

This criterion does not apply to an urban style development; however, design details will ensure that a compatible use to use relationship is attained.

***5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?***

LSC Consultants has reviewed the proposed land uses and has summarized that the proposed access can adequately serve the proposed development. A Traffic Study is included in the application materials.

***6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?***

This criterion does not apply. This is a very isolated property that will create its own neighborhood.

***7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?***

Uses in this design concentrates the more intense and public use towards the center of the site plan. Towards the extents of the project is where the less intense and more "private" land use(s) are located.

***8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?***

Yes.



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

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Date: June 2, 2021  
Planner: Hannah Van Nimwegen  
Planner email: [Hannah.Vannimwegen@coloradosprings.gov](mailto:Hannah.Vannimwegen@coloradosprings.gov)  
Planner phone number: (719) 385-5365  
Applicant Email: [bamartin@landdesign.com](mailto:bamartin@landdesign.com)  
Applicant Name: Brent Martin  
TSN: 6200000640, 6200000728  
Site Address (to be used on postcard):

**PROJECT:**

<input type="checkbox"/>	Pre-application Notice	<input 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 checked="" type="checkbox"/>	Poster only

**PUBLIC NOTICE:**

150 feet    500 feet    1,000 feet    Modified (attach modified buffer)    No public notice

**PROJECT BLURB**

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

**Major Master Plan Amendment**

**CPC MP 06-00219**

Request by Pulpit Rock Investments, LLC, with representation by Land Design, Inc., for approval of a major master plan amendment to the Flying Horse Master Plan. This amendment proposes an adjustment to Parcels 13 and 17 from Residential Multi-Family and Regional Commercial to Regional Commercial/Multi-Family. The site is 67 acres in size and is located north and west of New Life Drive and Highway 83.

**POSTCARD**

*NA – No postcard*

**POSTER**

*Fill out applicable information below:*

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

Flying Horse Master Plan Amendment to accommodate proposed mixed-use development

**Planning and Development Distribution Form**  
Master Plan Major Amendment

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

Planner Intake Date: **6/2/21**

Admin Receive Date: **[ 6/3/21 ]**

Project Name: **Flying Horse Master Plan Amendment (Downtown Flying Horse)**

**2. Date buckslip comments are due (21 calendar days after submittal): 6/23/21**

**3. HOA: (Note HOA number or write N/A) Wildwood - #298**  
*(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
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire	<a href="mailto:CSFDDevelopmentSMB@coloradosprings.gov">CSFDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@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"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</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"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>

65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@csono.org">rdavis@csono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
54	<input type="checkbox"/> Budget/Finance	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> For: Financial Impact Analysis Preparation

### 5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a> <a href="mailto:JOSH.CHISM@d11.org">JOSH.CHISM@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:chrissmith@d22.org">chrissmith@d22.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 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 checked="" 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:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:ayoka.paek@spaceforce.mil">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:Joseph.elms@us.af.mil">Joseph.elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input checked="" 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 (ONLY)</b>
35	<input type="checkbox"/> Landscape Review	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a>
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.vigil@state.co.us">Valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</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>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
20	<input type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a> <a href="mailto:Kevin.Keith@coloradosprings.gov">Kevin.Keith@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input checked="" type="checkbox"/> Flying Horse Metro District #3	Metro District Email
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:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
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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