Planning and Community Development Department
2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Appeal
- ☐ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment, Major
- ☐ Preliminary Plan, Major or Minor
- ☑ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- Special Use
  - ☐ Major
  - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- Vacation
  - ☐ Plat Vacation with ROW
  - ☐ Vacation of ROW
- Variances
  - ☐ Major
  - ☐ Minor (2nd Dwelling or Renewal)
  - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO

☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):	
12740 Black Forest Road, Colorado Springs, CO 80908	
Tax ID/Parcel Numbers(s) 5207000004	Parcel size(s) in Acres: 4.77 Acres ✓
Existing Land Use/Development: A-5 Agricultural	Zoning District: A-5

☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.

☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization):	
Black Forest, LLC, Rob Haddock	
Mailing Address: 8655 Table Butte Road, Colorado Springs, CO 80908	
Daytime Telephone: 719-325-0382	Fax:
Email or Alternative Contact Information: rob@rmhaddock.com	

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: *(submit additional sheets if necessary):*

Description attached as exhibit

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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Black Forest, LLC, Rob Haddock	
Mailing Address: 8655 Table Butte Rd, Colorado Springs, CO 80908	
Daytime Telephone: 719.325.0382	Fax:
Email or Alternative Contact Information: rob@rmhaddock.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Tom Davis, AIA, PWN Architects and Planners	
Mailing Address: 4949 S. Syracuse St., Denver, CO 80237	
Daytime Telephone: 303.649.9880 ext 106	Fax:
Email or Alternative Contact Information: tdavis@pwnarchitects.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):
An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____ Date: _____

Owner (s) Signature: _____, OWNER Date: 07-27-20

Applicant (s) Signature: BLACK FOREST LLC _____ Date: 07-27-20

PWN

Architects & Planners Inc.

August 13, 2020

El Paso County
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

RE: Project Description for Proposed Rezoning and Site Development Plan for 12740 Black Forest Rd., Parcel #5207000004

The owner proposes to develop a single story 8,800 sf office building with a full walk out basement and 3,250 sf studio/shop building on approximately 4.77 acres, which formerly had a commercial special use under A-5 zoning (a veterinary clinic). The property is currently zoned A-5 (Agricultural) and the owner proposes to rezone the property to CC- Community Commercial consistent with expected commercial uses within the Black Forest Rd./Shoup Road commercial Node identified in the local Small Area Plan, the Black Forest Preservation Plan.

The office building will house the Owner's corporate offices for Metal Roof Innovations, Ltd. company. The studio/shop building will be used for research and development functions as well as video demonstrations for the company's roof specialties.

An average daily usual occupant load will be 12 people (fewer during Covid pandemic). Within that number, six are residents of Black Forest. Although 4 to 6 others will also "report" to this office they are rarely physically present as they are business-travelling.

At quarterly intervals specific peak times of the year, the company has corporate staff meetings for a duration of one workweek from Monday noon through Friday noon. At those times, 8 to 10 remote staff members will visit for corporate meetings. These individuals live reside and work in different states around the United States and carpool from/to the airport for these quarterly meetings.