

**GENERAL APPLICATION FORM**

Edited 9/25/18



Project Name: Jovenchi-1 Annexation Existing Zone: unzoned Acreage: 2.088 Ac.  
 Site Address: NA Direction from Nearest Street Intersection: NW of New Life Dr. and Hwy 83  
 Tax Schedule Number(s): 6200000516

**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 type="checkbox"/> PUD Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input checked="" type="checkbox"/> Annexation   | <input 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 type="checkbox"/> Landscape Plan <input 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 of Property Owner: [Signature] Date: 10/10/19  
 Signature of Consultant: [Signature] Date: 10/9/19  
 Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: Jovenchi-1 LLC Contact Name: Dean Venezia  
 E-Mail: Dean@vintagedev.com Phone: (719) 528-5000  
 Developer: Vintage Communities Contact Name: Dean Venezia  
 E-Mail: Dean@vintagedev.com Phone: 7195285000  
 Consultant/Main Contact name: NES, Inc./John Maynard Phone: (719) 471-0073  
 Address: 619 N. Cascade Ave. Ste. 200 City: Colorado Springs  
 State: CO Zip Code: 80903 E-Mail: jmaynard@nescolorado.com

**PLANNER AUTHORIZATION: (CITY USE ONLY)**

Checklists  Distribution Form  Project Blur  E-mail to Admin. Initial Review Level:  AR  CPC  DRB  HP  
 Payment \$ \$7,447.00 Assigned to: KATIE CARLEO Date: 2-6-2020  
 Receipt No.: 36305 City File No.: CPC A 19-00157



# Annexation (Post-Petition) Application Requirements

**REVIEW CRITERIA:** 7.6.203: CONDITIONS FOR ANNEXATION:

- A. The area proposed to be annexed is a logical extension of the City's boundary;
- B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;
- C. There is a projected available water surplus at the time of request;
- D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;
- E. The annexation can be effected at the time the utilities are extended or at some time in the future;
- F. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist;
- G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements; and
- H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.

**SUBMITTAL CHECKLIST:** The following items will need submitted for review of an Annexation Application. *Note that this Annexation Application Checklist is submitted after the Annexation Petition has been accepted by the Land Use Review Division, City Attorney and City Council*

Applicant

Planner

**General Development Application Form**

Copies of a **Project Statement** identifying the following:

- 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan;
- 2. A Justification based on the review criteria addressing why the proposed project should be approved; and
- 3. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the approved development plan.

1 copy of the **Annexation Plat**

A copy of the **Pre-Application Meeting Summary** from the assigned City Planner

**Annexation Petition** (original and two copies)

**Legal Description** of the boundaries of the proposed area to be annexed. Subdivision names must be noted as shown on the recorded plat and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds. Easements not on the parcel should not be included. *SAME FOR ZONE CHANGE*

**Vicinity Map** showing the parcel outlined with adjacent streets within the neighborhood

**Mineral Estate Owner Notification Certification Affidavit**

*To be provided when hearing date is known*

**Fiscal Information Impact Analysis** (12 copies) for projects in which a Fiscal Impact Analysis is not required as part of a Master Plan submission. For small project and projects of limited impact, the FIA information may be waived with a FIA completed by City staff utilizing base information and comments provided by City agencies. *NA*

Submittal of **Master Plan, Zone Change, Concept Plan** and/or **Development Plan**. *Concept Statement*

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

**2020 Land Use Map Amendment Graphic**

Provide a graphic illustrating the proposed land use designations used in the 2020 Land Use Map.

As part of the approval of the annexation, the applicant will provide a final 2020 Land Use Map graphic reflecting any changes as a result of the review and approval process.

## Project Statement

### Jovenchi-1 Annexation

December 2019

#### Project Description

This 2.088 acre parcel is located at the intersection of State Highway 83 and New Life Drive. It is northwest of the intersection. The parcel was previously CDOT right-of-way for Highway 83 prior to relocation of the highway to its current location. Adjacent land to the northwest is within the Flying horse Master Plan and is proposed for commercial use and mixed use. Land to the southeast was a part of the Briargate annexation and is owned by the petitioner. Surrounding land use is vacant and is zoned A (Agricultural) as a holding zone for both adjacent parcels.

This 2.088 acre parcel was created by CDOT when Highway 83 was realigned. Right-of-way for the existing highway was obtained from the petitioner, and this parcel was obtained from CDOT when declared excess right-of-way.

This parcel will be combined with the adjacent property to the southeast when developed. It will be zoned to a commercial use at the time that development is proposed. This application will zone the property A (Agricultural) as a holding zone until development is proposed. The parcel along with the adjacent parcel owned by the petitioner may be combined with the larger Flying Horse parcel but this is not guaranteed.

#### REVIEW CRITERIA: 7.6.203: CONDITIONS FOR ANNEXATION:

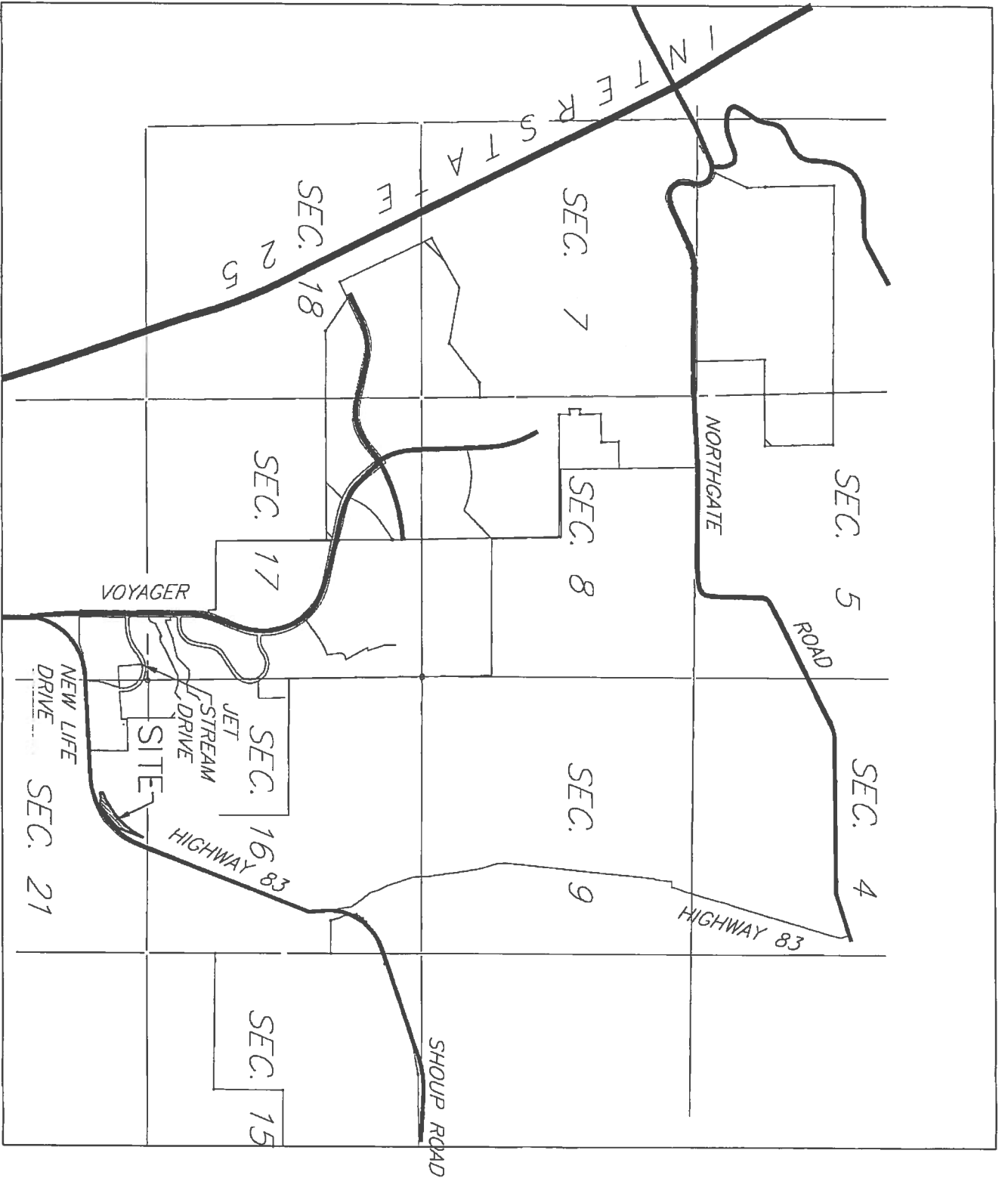
- A. The area proposed to be annexed is a logical extension of the City's boundary; ***Area to be annexed is an enclave, surrounded by city boundaries***
- B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City; ***The proposed use is commercial development.***
- C. There is a projected available water surplus at the time of request; ***Water is available to this site***
- D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City; ***This 2 acre parcel will have minimal water use. Water is available at the time of annexation.***

E. The annexation can be effected at the time the utilities are extended or at some time in the future; ***Development of this site will occur in conjunction with adjacent City property at which point in time utilities will be available.***

F. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist; ***Any water associated with this 2 acre parcel will be deeded to CSU.***

G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements; and ***Applicant agrees.***

H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City. ***Applicant agrees.***



VICINITY MAP  
N.T.S.



City of Colorado Springs

Stormwater Division

30 S. Nevada Ave

Colorado Springs, CO 80901

**RE: Jovenchi – 1 Annexation (Former Highway 83 Right-of-way)**

To Whom It May Concern:

The Jovenchi-1 Annexation consists of 2 acres and was formerly CDOT right-of-way. The applicant owns a parcel of land adjacent to this annexation that is currently in the City Limits and in the future subsequent to annexation will combine the two ownership parcels into one development proposal. At that time, applicant will prepare any stormwater and drainage related documents required by the City in the review of development related zoning, development plans and plats. Applicant, in conjunction with annexation, will be requesting A Agricultural zoning as a holding zone pending development proposals.

Sincerely,



John Maynard

Consultant for the applicant



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2081.25-01  
OCTOBER 1, 2019  
REVISED NOVEMBER 4, 2019  
PAGE 1 OF 2

**LEGAL DESCRIPTION: JOVENCHI-I**

A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" FLUSH WITH GROUND AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" FLUSH WITH GROUND IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S44°57'12"E, A DISTANCE OF 3455.01 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE FLYING HORSE RANCH ADDITION RECORDED UNDER RECEPTION NO. 204011499 AND THE NORTHERLY BOUNDARY OF PARCEL 1REVX-E AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF CURVE TO THE LEFT ON SAID SOUTHERLY LINE OF FLYING HORSE RANCH ADDITION AND SAID NORTHERLY BOUNDARY OF PARCEL 1REVX-E, WHOSE CENTER BEARS N19°52'01"W, HAVING A DELTA OF 44°22'31", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 1062.99 FEET TO A POINT ON CURVE;

THENCE S20°15'38"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL 1REVX-E A DISTANCE OF 235.05 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL ONE AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;

THENCE S20°14'46"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL ONE A DISTANCE OF 234.33 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHERLY BOUNDARY OF SAID PARCEL ONE AND THE NORTHERLY LINE OF BRIARGATE ADDITION NO. 5, AS DESCRIBED IN A DOCUMENT RECORDED IN PLAT BOOK S-3 AT PAGE 10;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON SAID SOUTHERLY BOUNDARY OF PARCEL ONE AND THE NORTHERLY LINE OF BRIARGATE ADDITION NO. 5, WHOSE CENTER BEARS N46°00'53"W, HAVING A DELTA OF 17°31'07", A RADIUS OF 1492.50 FEET AND A DISTANCE OF 456.34 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID BRIARGATE ADDITION NO. 5 AND THE NORTHEASTERLY CORNER OF PARCEL NO. 1REVX-EA AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;

THENCE S00°15'05"W, ON THE WESTERLY LINE OF SAID BRIARGATE ADDITION NO. 5 AND THE EASTERLY BOUNDARY OF SAID PARCEL NO. 1REVX-EA A DISTANCE OF 32.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL NO. 1REVX-EA SAID POINT BEING THE NORTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 217713917;

THENCE N76°16'13"W, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL NO. 1REVX-EA AND THE NORTHERLY LINE OF SAID THE RESERVE AT NORTH CREEK ANNEXATION PLAT A DISTANCE OF 43.91 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 1REVX-E;

THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 1REVX-E BEING ALSO THE NORTHERLY AND EASTERLY LINE OF SAID THE RESERVE AT NORTH CREEK ANNEXATION PLAT THE FOLLOWING (3) THREE COURSES:

1. CONTINUING N76°16'13"W, A DISTANCE OF 10.67 FEET TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 24°15'22", A RADIUS OF 441.27 FEET AND A DISTANCE OF 186.81 FEET TO A POINT ON CURVE;
3. N10°31'34"W, A DISTANCE OF 36.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.088 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

NOV 04, 2019  
DATE



**APPLICATION FOR ASSENT  
FOR PROPOSED INCLUSIONS INTO THE  
SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT  
AND ABILITY TO RECEIVE OF FRYINGPAN-ARKANSAS PROJECT WATER**

Please send this completed questionnaire to:

Mr. Garrett Markus  
Water Resource Engineer  
Southeastern Colorado Water Conservancy District  
31717 United Avenue  
Pueblo, CO 81001

If you have any questions regarding this questionnaire, please contact Mr. Markus at (719) 766-4261 or [garrett@secwcd.com](mailto:garrett@secwcd.com)

- 1) Proposed inclusion petitioner(s) name, address, phone number, and e-mail address (also include the proposed inclusion parcel(s) address and applicant contact information, if different than that of the petitioner(s)):**

Petitioner: Jovenchi – 1 LLC. 4779 N. Academy Blvd. Colorado Springs, CO 80918  
[Dean@vintagedev.com](mailto:Dean@vintagedev.com) 719 528-5000

Parcel Address: NA

Applicant: NES, Inc. 619 N. Cascade Ave. Ste. 200, Colorado Springs, CO 80903  
[jmaynard@nescolorado.com](mailto:jmaynard@nescolorado.com) 719 471-0073

- 2) Commonly known name for the Inclusion (must be the official name on the ordinance for an annexation)**

Jovenchi-1 Annexation

- 3) Proposed inclusion parcel(s) legal description (Township, Range, Section and County) and proposed inclusion parcel(s) acreage:**

See attached Legal Description. Acreage is 2.088 Acres

- 4) **Attach a proposed inclusion parcel(s) location map (either topographic or aerial map from appropriate county assessor's website) showing parcel(s) boundaries. If petitioner's county or municipality utilizes GIS, send parcel shapefile with commonly known name to [margie@secwcd.com](mailto:margie@secwcd.com).**

See attached Annexation Plat which includes a Vicinity Map

- 5) **How does the proposed inclusion parcel(s) currently receive water? For example, does the parcel(s) receive municipal or industrial water from a public water system?**

Should this property be annexed into the City of Colorado Springs, it will be served water by Colorado Springs Utilities.

- 6) **Identify the water right(s) associated with the proposed inclusion parcel(s). If the parcel receives municipal and industrial water, state the water supplier. Otherwise, provide the water right decree.**

Colorado Springs Utilities

- 7) **Can any or all of the proposed activities resulting from the inclusion occur without your ability to receive Fryngpan-Arkansas Project Water?**

If yes, you **DO NOT** need to answer questions 8-15.

If no, please describe AND answer questions 8-15:

Yes

- 8) Describe the proposed inclusion Parcel(s) current land use and/or zoning (e.g., residential, rural residential, agricultural, etc.) and any existing infrastructure (e.g., buildings, ditches, roads, etc.) within the proposed inclusion parcel(s):

N/A

- 9) Are there any proposed changes to the proposed inclusion parcel(s) current land use and/or zoning (e.g., agricultural to residential, etc.) or any ground-disturbing activities within the proposed inclusion parcel(s) that will result from the proposed inclusion?

N/A

If yes, please describe the extent of ground disturbance (eg., excavation, trenching, tree removal, construction, demolition, etc.), the approximate dimensions of the proposed ground disturbance (eg., length, width, and depth of trenching, etc.), and attach a map showing the approximate area of disturbance within the proposed inclusion parcel(s).

- 10) Describe how the water will be used (e.g., provide water to an existing structure, provide water to a proposed commercial/industrial development, etc.) within the proposed inclusion parcel(s):

N/A

If a pipeline is required to provide water to an existing structure, please provide the approximate length and diameter of the pipeline:

- 11) Is there any existing infrastructure (eg., buildings, structures, canals, ditches, etc.) or are there any known archaeological sites within the proposed inclusion parcel(s) that are at least 50 years old?

N/A

**If yes, please describe:**

**12) Are there any known threatened or endangered species or their designated critical habitat within the proposed inclusion parcel(s)?**

N/A

**If yes, please describe:**

**13) Are there any known wetlands within the proposed inclusion parcel(s)?**

N/A

**If yes, please describe:**

**14) Are there any anticipated water quality impacts within the proposed inclusion parcel(s) resulting from the proposed inclusion (e.g., sewage disposal, construction impacts, etc.)?**

N/A

**If yes, please describe:**

**15) Is there any prime and unique farmland within the proposed inclusion parcel(s)?**

N/A

**If yes, please describe:**

El Paso County - Community: Property Search  
Schedule Number: 6200000516





JOB NO. 2081.25-01  
OCTOBER 1, 2019  
PAGE 1 OF 2

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION: JOVENCHI-I**

A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" FLUSH WITH GROUND AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" FLUSH WITH GROUND IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S44°57'12"E, A DISTANCE OF 3455.01 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE FLYING HORSE RANCH ADDITION RECORDED UNDER RECEPTION NO. 204011499 AND THE NORTHERLY BOUNDARY OF PARCEL 1REVX-E AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF CURVE TO THE LEFT ON SAID SOUTHERLY LINE FLYING HORSE RANCH ADDITION AND SAID NORTHERLY BOUNDARY OF PARCEL 1REVX-E, WHOSE CENTER BEARS N19°52'01"W, HAVING A DELTA OF 44°22'31", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 1062.99 FEET TO A POINT ON CURVE;

THENCE S20°15'38"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL 1REVX-E A DISTANCE OF 235.05 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 40X AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;

THENCE S20°14'46"W, A DISTANCE OF 234.33 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHERLY BOUNDARY OF SAID PARCEL 40X AND THE NORTHERLY LINE OF BRIARGATE ADDITION NO. 5, AS DESCRIBED IN A DOCUMENT RECORDED IN PLAT BOOK S-3 AT PAGE 10;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON SAID SOUTHERLY BOUNDARY OF PARCEL 40X AND THE NORTHERLY LINE OF BRIARGATE ADDITION NO. 5, WHOSE CENTER BEARS N46°00'53"W, HAVING A DELTA OF 17°31'07", A RADIUS OF 1492.50 FEET AND A DISTANCE OF 456.34 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID BRIARGATE ADDITION NO. 5 AND THE NORTHEASTERLY CORNER OF NO. 1 REVX-EA AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;

THENCE ON THE WESTERLY LINE OF SAID BRIARGATE ADDITION NO. 5 AND THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID NO. 1 REVX-EA THE FOLLOWING (2) TWO COURSES:

1. S00°15'05"W, A DISTANCE OF 32.94 FEET;
2. N76°16'13"W, A DISTANCE OF 43.91 FEET TO THE SOUTHERLY CORNER OF 1 REVX-E, AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;



THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID 1 REVX-E THE FOLLOWING (3) THREE COURSES:

1. CONTINUING N76°16'13"W, A DISTANCE OF 10.67 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 24°15'22", A RADIUS OF 441.27 FEET AND A DISTANCE OF 186.81 FEET TO A POINT ON CURVE;
3. N10°31'34"W, A DISTANCE OF 36.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.088 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



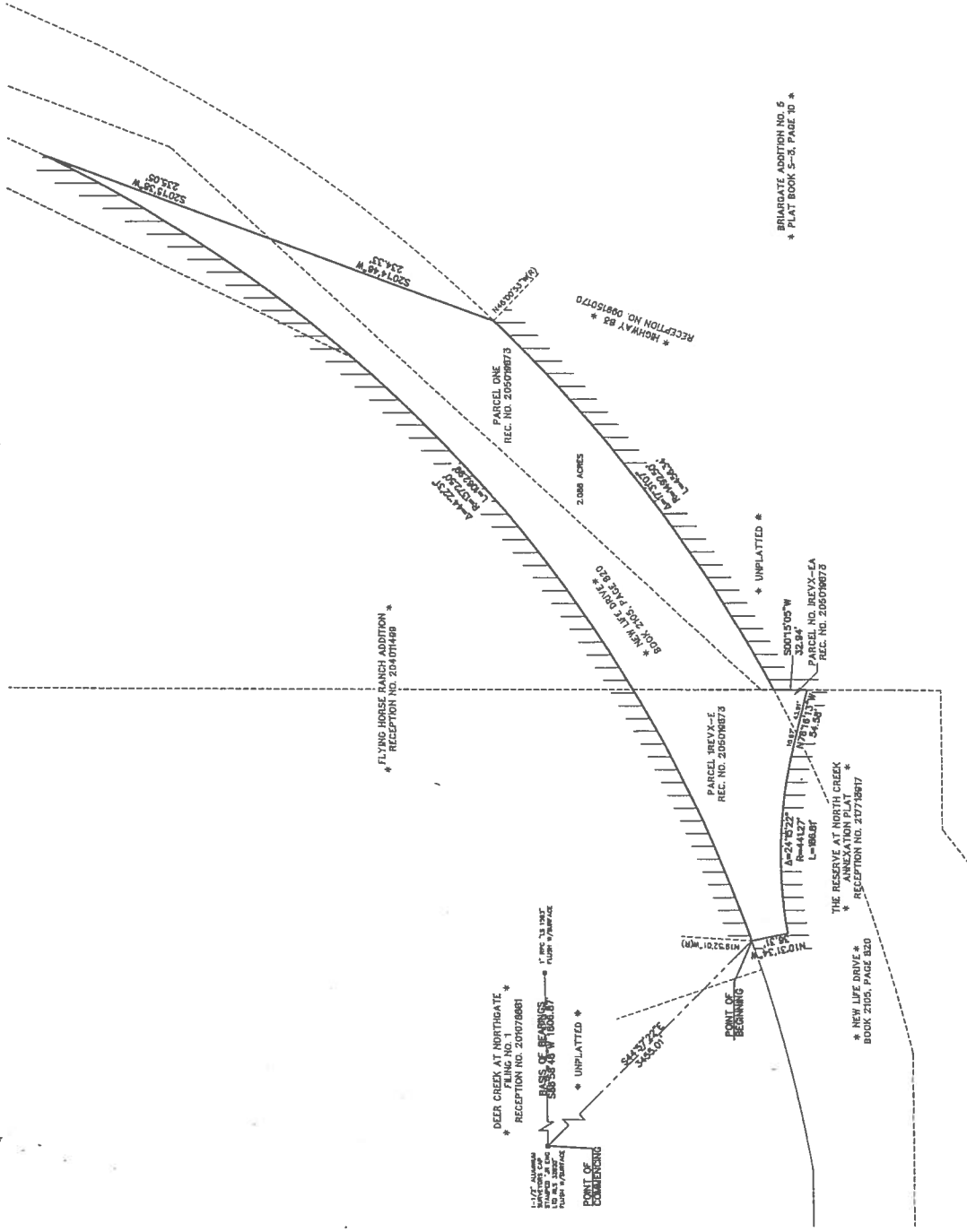
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

Oct 07, 2019  
DATE





**ANNEXATION PLAT  
JOVENCHI-  
INTO THE CITY OF COLORADO SPRINGS,  
EL PASO COUNTY, COLORADO**



**LEGEND**  
 \* NET PART OF THIS SURVEY  
 // CITY LIMITS

**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED



SCALE: 1" = 50'  
 U.S. SURVEY FEET

JOVENCHI-1  
 JOB NO. 208125  
 MARCH 25, 2019  
 SHEET 2 OF 2



CLASSIC ENGINEERS & SURVEYORS  
 635 Corporate Blvd., Suite 100  
 Colorado Springs, Colorado 80909  
 (719) 594-2700  
 (719) 594-2701 Fax

\* FLYING HORSE RANCH ADDITION \*  
 RECEPTION NO. 204070460 \*

\* DEER CREEK AT NORTHGATE  
 ANNEXATION PLAT \*  
 RECEPTION NO. 200778881 \*

\* THE RESERVE AT NORTHGATE  
 ANNEXATION PLAT \*  
 RECEPTION NO. 217739617 \*

\* NEW LIFE DRIVE \*  
 BOOK 2105, PAGE 820

\* PRIVATE ADDITION NO. 6  
 PLAT BOOK 2001, PAGE 70 \*

\* KITTLE CREEK \*  
 LAND COMPANY \*



# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 3/11/19

Pre-Application No.: N19-045

Applicant(s) Present: John Maynard (NES) Doug Reinelt (Classic)

Lot Size: +/- 3.5 acres

Site Location: Flying Horse - New Life and Hwy 83

TSN: 6200000516

Project Description: annexation of excess right-of-way

Zone: Currently county - City A

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment  | <input type="checkbox"/> Development Agreement (PUD Zone)  | <input type="checkbox"/> Street Name Change   |
| <input type="checkbox"/> Administrative Relief  | <input type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> Historic Preservation Board   | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                |
| <input checked="" type="checkbox"/> Annexation  | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM      | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM      |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Minor Improvement Plan  | <input type="checkbox"/> Vacation of Plat   |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>  | <input type="checkbox"/> Nonuse Variance / Warrant   | <input type="checkbox"/> Vacation of Public Right-of-Way  |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM    | <input type="checkbox"/> Preservation Easement Adjustment  | <input type="checkbox"/> Waiver of Replat   |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment  | <input checked="" type="checkbox"/> Zone Change   |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

### NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: None  Neighborhood Meeting

### PUBLIC NOTIFICATION REQUIREMENTS:

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage    | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input type="checkbox"/> Postcard                 | <input checked="" type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft.                          | <input type="checkbox"/> 1,000 ft.                 |
|   |   | <input type="checkbox"/> Custom distance: _____    |

### ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Geo-Hazard Report    | <input type="checkbox"/> Traffic Impact Analysis                      | <input checked="" type="checkbox"/> Drainage Report         |
| Contact: _____                                | Contact: <u>Zaker Alazzeh, 719-385-5468</u>                           | Contact: <u>Anna Bergmark, 719-385-5613</u>                 |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report            | <input type="checkbox"/> Land Suitability Analysis          |
| <input type="checkbox"/> Elevation Drawings   | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>NEPA Form</u> |

**LDTC MEETING:**  Yes  No

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

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

Annexation of remnant ROW. Will eventually be part of the northern commercial portion of Flying Horse Master Plan. Will need to further determine if this will become part of master plan now (do a MJ mater plan amendment) or at a later date. Required zoning - can establish A at this time and do future rezone for development.

#### Annexation:

Petition Review - annexation legal/ plat/ petition (original and 3 copies of everything - hard copies and all items as electronic)

NEPA - This form completed and returned to staff when land use submittal (typically 3 month review with SECWCD)

Standard review for the land use submittal process. For further steps with public hearing on annexation please see supplemental outline of process.

Typically an MDDP or higher required. Need to reach out to Anna and see if we can waive this at this time for annexation or what the options may be to allow.

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: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

**Katie Carleo**  
Principal Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060  
P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 kcarleo@springsgov.com



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

[Return to Fee Calculator](#)

<b><u>Application</u></b>	<b><u>Department</u></b>	<b><u>Amount</u></b>	<b><u>With Split Pay Option</u></b>
Annexation	CSU Utilities	\$479.00	\$479.00
Annexation	EDRD	\$2,449.00	\$1,224.50
Annexation	EDRD	\$70.00	\$35.00
Annexation	Fire Review	\$248.00	\$248.00
Annexation	Land Use Review	\$2,150.00	\$1,075.00
Annexation	Land Use Review	\$60.00	\$30.00
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00	\$1,215.00
LUR - Zone Change without Concept Plan	Land Use Review	\$60.00	\$60.00
Tech Fee	IT-GIS	\$25.00	\$25.00
Zone Change - EDR	Engineering Development Review	\$687.00	\$687.00
Zone Change - EDR	Engineering Development Review	\$4.00	\$4.00
<b><u>Total Fees</u></b>		<b><u>\$7,447.00</u></b>	<b><u>\$5,082.50</u></b>
<b><u>Due Prior to Approval</u></b>			<b><u>\$2,364.50</u></b>

**Intake Staff:**

**Date:** 2/4/2020  
**Planner:** Katie Carleo  
**Receipt Number:** 36305  
**Check Number:** 1316  
**Amount:** \$7,447.00  
**Received From:** VINTAGE COMMUNITIES INC - JOVENCHI ANNEXATION

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

---

Date: February 6, 2020

Planner: **CATHERINE CARLEO**

Planner email: **KCARLEO@SPRINGSGOV.COM**

Planner phone number: (719) 385-5060

Applicant Email: John Maynard

Applicant Name: [jmaynard@nescolorado.com](mailto:jmaynard@nescolorado.com) also copy [eganaway@nescolorado.com](mailto:eganaway@nescolorado.com)

TSN: 62000-00-516

**PROJECT: JOVENCHI ANNEXATION**

<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)**

---

**ANNEXATION**

Request by Jovenchi-1 LLC, with representation by NES Colorado - John Maynard, for approval of the Jovenchi Addition No. 1 Annexation. If approved the proposed would allow for a property cleanup annexing a remnant portion of previously vacated Hwy 83. The site is currently unzoned as remnant right-of-way and concurrently under review of proposed zone establishment of A (Agricultural) in the City. The property is located northwest of New Life Drive and Hwy 83 consisting of 2.088 acres.

**ZONE CHANGE TO A(Agricultural)**

Request by Jovenchi-1 LLC, with representation by NES Colorado - John Maynard, for approval of the Jovenchi zone establishment of A (Agricultural) in the City of Colorado Springs. The site is currently unzoned as a remnant of right-of-way and concurrently under review for annexation into the City of Colorado Springs. The property is located northwest of New Life Drive and Hwy 83 consisting of 2.088 acres.

**POSTCARD**

---

- Jovenchi Addition No. 1 Annexation; annexing 2.088 acres of remnant right-of-way
- Establishment of the A (Agricultural) zone district, a holding zone for future development
- No proposed development with this annexation, future applications will include a separate neighborhood outreach

**POSTER**

---

Jovenchi Annexation to annex 2.088 acres of remnant right-of-way into the City of Colorado Springs and establishment of the A (Agriculture) zone district, a holding zone for future development. No proposed development with this annexation.

**Planning and Development Review Distribution Form**  
**Annexation**

Planner Intake Date: **KAC – 2/6/2020** Admin Receive Date: 2.6.20

Project Name: **JOVENCHI ANNEXATION**

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

**2. Date bucksliip comments are due (21 calendar days after submittal):** **February 27, 2020**

**3. HOA:** (Note HOA number or write N/A): **None**

**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 Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner CSPD (MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	<a href="mailto:Carl.Schueler@coloradosprings.gov">Carl.Schueler@coloradosprings.gov</a> ; <a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>
57	<input type="checkbox"/> Attorney	<a href="mailto:Ben.Bowlinger@coloradosprings.gov">Ben.Bowlinger@coloradosprings.gov</a>
33	<input type="checkbox"/> Southeastern Colorado Water Conservancy District (SECWCD)	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
17	<input type="checkbox"/> Cory Sharp	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:raustin@springsgov.com">raustin@springsgov.com</a>

3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
63	<input type="checkbox"/> El Paso County Public Services	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a>
54	<input type="checkbox"/> Budget/Finance	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> For: Financial Impact Analysis Preparation
9	<input type="checkbox"/> Fire, Jessica Mitchell	<a href="mailto:jmitchell@springsgov.com">jmitchell@springsgov.com</a> - If Annexation Accompanied by CP, or DP

**5. SCHOOL DISTRICT:**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input checked="" type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

**6. MILITARY INSTALLATION (if within 2 mile buffer):**

ID#	Division Name	Email/Distribution Notes
	<input 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> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@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:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.elms@us.af.mil">joseph.elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
20	<input type="checkbox"/> Airport Overlay	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.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>
5	<input type="checkbox"/> Metro District	Metro District email
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>
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
---	--

**Special notes or instructions:**