



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
Land Use Review Division

January 14, 2020

City of Colorado Springs  
Jeff Dunn; consultant Rockwell Consulting

RE: **Tutt Boulevard at Cottonwood Creek Plat – Initial Review Comments**  
File: **AR FP 19-00553**

City Land Use Review staff has completed its initial review of the above requested application. This letter is to inform you of the following concerns regarding the application and associated documents. Listed below are City Planning Department's review comments along with other departmental and external agency review comments that must be addressed prior to application approval.

**TECHNICAL AND INFORMATIONAL ISSUES**

Address the comments and make corrections which are listed below. **A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed.** Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter. Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened and saved no larger than 25MB).

**FINAL PLAT**

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**Land Use Review (Katie Carleo, 719-385-5060)**

**City Surveyor (Cory Sharp)**

1. Please revise "know all men by these presents" to "that the City of Colorado Springs, a Home Rule City and Colorado Municipal Corporation, acting by and through John W. Suthers, Mayor, being the owner of the following described tract of land".
2. Please revise the "dedication" and "owner" as follows:  
Dedication:  
the undersigned owner has caused said tract of land to be platted into a tract and public street as shown on this plat. Said street is designated by the City of Colorado Springs for public use. This tract of land as platted herein shall be known as "Tutt Boulevard at Cottonwood Creek" in the City of Colorado Springs, County of El Paso, State of Colorado.

The aforementioned has hereunto set his hand and seal this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.



By: \_\_\_\_\_  
John W. Suthers  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

3. Please complete the City File No. AR FP 19-00553.
4. Please add a plat note in regards to ownership, use and maintenance of tract A.
5. Note 4, as noted is for the United States Air Force Academy, does it apply? Should the language be revised to the language used for the Colorado Springs Airport? Please review and revise as appropriate.

#### **Parks and Recreation (Connie Perry, 385-6533)**

1. Add a Tract A note for its description/use; and please include Public Trail Access as one use, along with any other uses.

#### **Engineering Development Review (Patrick Morris, 719-385-5075)**

Was a geological hazard study completed with the preparation and design of the pond facility?

Per City Code 7.4.502 and 7.4.503, A geologic hazard report is required with the final plat. Submit for review and approval prior to the approval of the final plat. Add the geologic hazard disclosure statement per City Code 7.4.507 to the final plat.

#### **Enumerations (Brent Johnson, 719-327-2880)**

1. If an address is needed for Tract A, the applicant should contact Enumerations to request one to be placed on the mylar.
2. The plat shows the street name of Cowpoke Rd. at the end of the Tutt Blvd extension. Cowpoke Rd. has been re-routed and the letter of intent states that the bridge which services this section will be removed. There has been some discussion in the past regarding renaming this section of Cowpoke as Old Cowpoke and performing address changes for those properties currently addressed along the old section of Cowpoke Rd. What is the status of this street name change?
3. Standard final plat comments apply.

#### **Real Estate Services (Barb Reinardy)**

1. Ownership Statement ("Know all Men....") – Please correct: "That The City of Colorado Springs, Colorado, a home rule city and Colorado municipal corporation, on behalf of its Public Works Department, acting by and through John W. Suthers, Mayor, being the owner.....".
2. Dedication Statement: "...has caused said tract of land to be platted into Public Right-Of-Way and a Tract (remove Lots and Easements). Then remove everything after that up until, "This tract of land shall be known as.....".
3. City signature block: please correct the name of the Mayor – John W. Suthers (not John Sunderland). Also include his middle initial.
4. Please remove the notary block for the Mayor and replace it with an Attest by the City Clerk.



CITY OF COLORADO SPRINGS

BY: \_\_\_\_\_  
JOHN W. SUTHERS  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

5. Both TSN's show their northerly property line being exactly the same and not being staggered. Is the most northerly 28.42' of parcel 5306200004 being left off of this plat (See your L2 & L5)?
6. City Approvals: Please change "City Engineer" to "Director of Public Works".

**Floodplain**

The plat shows and calls out CLOMR line work which is not correct and should be removed. Current effective FEMA approved base flood elevation data and 100-year floodplain boundaries should be shown.  
The Plat NOTE should be corrected to reflect those changes.

**El Paso County Development Services**

Please see enclosed comment letter.

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent re-submittal will require the filing of a new application and payment of application fees.

If you have any questions please contact me at [katie.carleo@coloradosprings.gov](mailto:katie.carleo@coloradosprings.gov) or by phone at 719-385-5060.



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C: File  
Property Owner

Enclosure: El Paso County Comment Letter