



GENERAL APPLICATION FORM

Edited 3/8/18

Project Name: MAZARIEGOS ANNEXATION Existing Zone: Cnty RM-30 Acreage: 0.165
Site Address: 4221 Date Street Direction from Nearest Street Intersection: Northeasterly 200' from Beverly Street
Tax Schedule Number(s): 63262-03-067

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
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
Vacation of Public Right-of-Way
Waiver of Replat
Zone Change; Proposed Zone: R5
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.

I, as the property owner, wish to receive copies of all correspondence regarding this project.

Signature of Property Owner

Date Signature of Applicant/Consultant

Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant: LAND DEVELOPMENT CONSULTANTS, INC. Contact Name: David V. Hostetler
Address: 3898 Malzeland Road City: Colorado Springs Phone: (719) 528-6133
State: CO Zip Code: 80909 E-Mail: dhostetler@ldc-inc.com
Property Owner: Chihel Hermlgio Israel Mazariegos Phone: (719) 646-8886
Address: 3512 N. Carefree Circle, Apartment D City: Colorado Springs
State: CO Zip Code: 80917 E-Mail: bryan.mz.85.lm@gmail.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ Assigned to: Katie Carleo Date: 10-22-19
Receipt No.: City File No: CPC A 18-00116



" MAZARIEGOS ADDITION "

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*

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
Copies of a Project Statement identifying the following:	
<input checked="" type="checkbox"/> 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan;	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2. A Justification based on the review criteria addressing why the proposed project should be approved; and	<input type="checkbox"/>
<input checked="" type="checkbox"/> 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.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of the Annexation Plat (3 FULL-SIZE COPIES DELIVERED)	<input type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input type="checkbox"/>
<input type="checkbox"/> Annexation Petition (original and two copies) ON FILE	<input type="checkbox"/>
<input checked="" type="checkbox"/> 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.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vicinity Map showing the parcel outlined with adjacent streets within the neighborhood	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit	<input type="checkbox"/>
<input type="checkbox"/> 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.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submission of Master Plan, Zone Change, Concept Plan and/or Development Plan. CONCEPT EXHIBIT	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>
2020 Land Use Map Amendment Graphic	
<input type="checkbox"/> Provide a graphic illustrating the proposed land use designations used in the 2020 Land Use Map.	<input type="checkbox"/>
<input type="checkbox"/> 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.	<input type="checkbox"/>



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www.ldc-inc.com

July 24, 2019

Development Services, Land Use Review Division
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80903

Attn: Katie Carleo

Re: MAZARIEGOS ADDITION
APN 63262-03-067

Katie: LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing our client, Chilel Hermigio Isrrael Mazariego, in these applications for Annexation into the City of Colorado Springs and a Zone Change to City "R5".

The property consists of 0.165 acres at 4221 Date Street, currently platted as Lot 21, Block 3, PARK VISTA ADDITION and has a County zone of "RM-30". This property exists as a vacant lot. Date Street is an improved City-maintained street with a 60' right-of-way width. City water and wastewater mains exist within said road right-of-way, and it is our client's intent to tap into both mains for service.

This property is within PARK VISTA, identified as Complex Enclave C within the City's Annexation Plan. Comprehensive Plan Policy CIS 204 supports the elimination of enclaves. Due to the fractured ownership, this is typically being accomplished on a piece-meal basis as individual owners bring their properties into the City, typically due to the need for City utilities.

The Future Land Use 3 Mile Plan shows this area as "general residential". This designation fits the existing and proposed use for the subject property.

Our client's lot's Northwesterly, Northeasterly and Southeasterly lot lines provide 66.67% contiguity with the existing City boundary, well more than the minimum requirement.

We are also asking for the final City zone of "R5" (Proposed Duplex), concurrently with this Annexation request, as has been granted for other PARK VISTA Annexations in the immediate adjacent vicinity. A "modified" Concept Plan (Concept Exhibit) is submitted with this request. The owner intends to subdivide this lot into two (2) individual unit lots, after final Annexation approval, with a minimum of 3,600 square feet each. Our client's intent is to reside in these units with family members.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'David V. Hostetler', with a long horizontal flourish extending to the right.

David V. Hostetler, PLS
Director of Surveying, LAND DEVELOPMENT CONSULTANTS, INC.

File: 18054 PS.doc
DVH/dh

MAZARIEGOS ANNEXATION

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That Chilel Hermigio Isrrael Mazariegos, being the owner of the following described tract of land to wit:

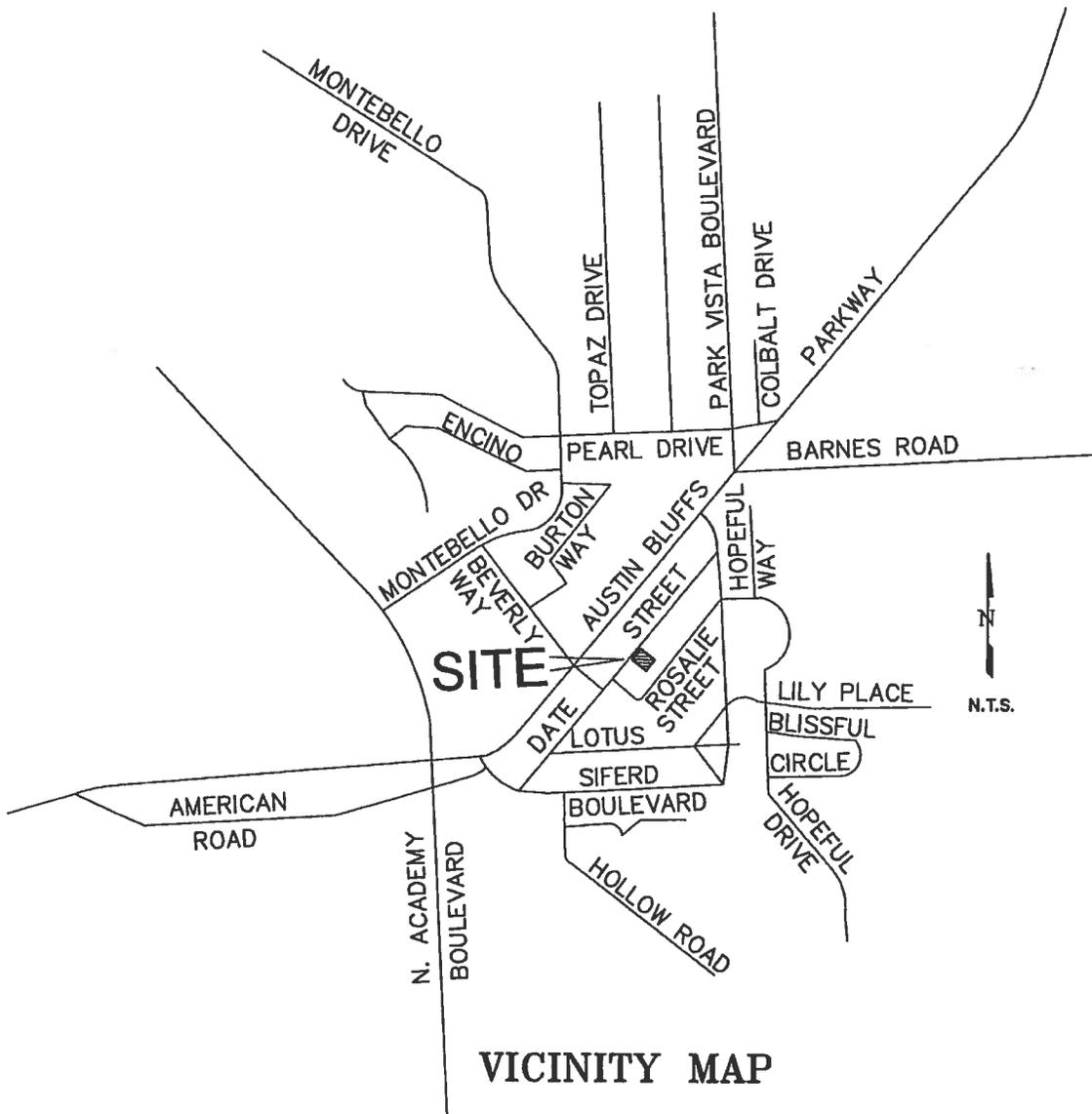
A tract of land being a portion situate in the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lot 21, Block 3, PARK VISTA ADDITION (Plat Book H, Page 69, El Paso County, Colorado records);

Containing 0.165 acres (7,200 square feet), more or less.

MAZARIEGOS ANNEXATION

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 08/22/18

GENERAL INFORMATION

Applicant(s) Present: Israel Mazariego & Dave Hostetler Lot Size: 7200 s.f.
 Site Location: 4221 Date St TSN: 6326203067
 Project Description: Annexation - build duplex Zone: County

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

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

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

NEIGHBORHOOD ISSUES:

Neighborhood Association/Contact: _____

- PUBLIC NOTIFICATION REQUIREMENTS:** Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft.

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: _____ | Contact: <u>Jeri Pulkinen</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" 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 type="checkbox"/> Other: _____ |

LDTC MEETING: Yes No Date: _____ Time: _____

Issues to be addressed (Note: This is a preliminary listing of issues; additional issues will likely surface as the application proceeds through the development review process):

Request is to annex subject property, establish zone district (R-5 is the zone that is being utilized in this area) and preliminary and final plat. Owner should anticipate cost recovery for water and sewer within Date, street improvements along Date including curb, gutter and sidewalk (will need to check with Engineering/Streets on re-paving). Will need to confirm with City Engineering if they will require any type of drainage fees with annexation; these fee will probably be collected with the replatting of the property.

Standard annexation process and agreement are anticipated, process time approximately 8 months.

R-5 setbacks: 20-ft front yard, 5-ft side (not including common wall) and 25-ft rear.

Please contact me to set up a Dropbox Account for the submittal.

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: See prior e-mail

Number of Plans: 1 set + Digital submittal

Mike Schultz, AICP
 Principal Planner
 Land Use Review Division
 Planning & Community Development
 30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5089
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 mdschultz@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 22, 2019
Planner: **CATHERINE CARLEO**
Planner email: **KCARLEO@SPRINGSGOV.COM**
Planner phone number: (719) 385-5060
Applicant Email: David Hostetler
Applicant Name: dhostetler@lcd-inc.com
TSN: 6326203067

PROJECT: MAZARIEGOS ADDITION NO. 1 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 Chilel Hermigio and Isrrael Mazariegos, with representation by Land Development Consultants Inc., for approval of the Mazariegos Addition No. 1 Annexation. The proposal will annex the 0.165 acre lot from El Paso County into the City of Colorado Springs to establish 2 lots for single family residential. The site is currently zoned RM-30 (Residential Multi Dwelling) in El Paso County and concurrently under review to establish City zoning of R5 (Multi-family Residential) consisting of 0.165 acres at 4221 Date Street.

ZONE CHANGE

Request by Chilel Hermigio and Isrrael Mazariegos, with representation by Land Development Consultants Inc., for approval of the establishment of an R5 (Residential Multi-family) zone district. The proposal will annex the 0.165 acre lot from El Paso County into the City of Colorado Springs to establish 2 lots for single family residential. The site is currently zoned RM-30 (Residential Multi Dwelling) in El Paso County consisting of 0.165 acres at 4221 Date Street.

CONCEPT PLAN

Request by Chilel Hermigio and Isrrael Mazariegos, with representation by Land Development Consultants Inc., for approval of the Mazariegos Concept Plan. The proposal establishes a lot for single family residential. The site is currently zoned RM-30 (Residential Multi Dwelling) in El Paso County and concurrently under review for annexation and to establish City zoning of R5 (Multi-family Residential) consisting of 0.165 acres at 4221 Date Street.

POSTCARD

- Proposed annexation of 4221 Date Street (0.165 acres)
- Establishment of City zoning (R5; Multi-family Residential) for single family attached residential unit

POSTER

The proposal will annex the 0.165 acre lot (4221 Date Street) from El Paso County into the City of Colorado Springs to establish single family residential.

Planning and Development Review Distribution Form
Annexations

Planner Intake Date: **10/21/2019 – KAC**

Admin Receive Date: 10.23.19

Project Name: **Mazariegos Addition No. 1 Annexation**

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

2. Date buckslip comments are due (21 calendar days after submittal): **NOVEMBER 14, 2019**

3. HOA: (Note HOA number or write N/A) **N/A**

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

		mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
63	<input type="checkbox"/> El Paso County Public Services	MikeHrebenar@elpasoco.com
54	<input type="checkbox"/> Budget/Finance	budget@coloradosprings.gov For: Financial Impact Analysis Preparation
9	<input type="checkbox"/> Fire, Jessica Mitchell	jmitchell@springsgov.com - 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	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input checked="" type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil Kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil

21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input type="checkbox"/> Airport Overlay	kandrews@springsgov.com
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov Kayla.Battles@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions:

