



# GENERAL APPLICATION FORM

Edited 9/25/18

Project Name:	Christian Brothers at Sand Hill	Existing Zone:	PBC AD	Acreage:	0.78
Site Address:	NEC of Marksheffel & Constitution				
Direction from Nearest Street Intersection:	NEC of Marksheffel & Constitution				
Tax Schedule Number(s):	5300000700				

**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 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 checked="" 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 checked="" 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	Date	Signature of Consultant	Date
	7/18/19		7/18/19
Signature of Developer	Date		
	7/18/19		

## APPLICANT CONTACT INFORMATION (please print or type)

Property Owner:	Christian Brothers Automotive Corporation	Contact Name:	Blake Poncio
E-Mail:	blake.poncio@cbac.com	Phone:	(281) 675-6229
Developer:	Christian Brothers Automotive Corporation	Contact Name:	Blake Poncio
E-Mail:	see above	Phone:	see above
Consultant/Main Contact name:	John Radcliffe	Phone:	(719) 900-7222
Address:	1755 Telstar Dr., Suite 107	City:	Colorado Springs
State:	CO	Zip Code:	80920
E-Mail:	JohnRadcliffe@GallowayUS.com		

## PLANNER AUTHORIZATION: (CITY USE ONLY)

<input checked="" type="checkbox"/> Checklists	<input checked="" type="checkbox"/> Distribution Form	<input checked="" type="checkbox"/> Project Blurb	<input checked="" type="checkbox"/> E-mail to Admin.	Initial Review Level:	<input checked="" type="checkbox"/> AR	<input type="checkbox"/> CPC	<input type="checkbox"/> DRB	<input type="checkbox"/> HP
Payment \$	1744.00	Assigned to:	Daniel Sexton	Date:	7/17/2019			
Receipt No.:	39335	City File No.:	AR FP 19-00436					



# Final Plat Application Requirements

**REVIEW CRITERIA:** It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
  1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
  2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
  3. Promote design flexibility.
  4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
  5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
  1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
  2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
  3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
  1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
  2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
  3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
  4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
  1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
  2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
  3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

**SUBMITTAL CHECKLIST:** The following items will need to be included in any Final Plat review submittal.

Applicant

Planner

☒ **General Development Application Form**



1 copy of a **Project Statement** identifying the following:

1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter;
2. A justification based on the review criteria addressing why the proposed plat 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 proposed subdivision plat.



☒ 1 copy of a **Final Plat** showing all "Plan Contents" below



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



☐ A **legal description** of the proposed project



☐ 2 copies of a **Geologic Hazard Report or Waiver**



☒ 2 copies of a **Drainage Study**



☐ 2 copies of a **Traffic Impact Analysis**



☒ Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU)



Email completed form and map to [wwmasterplansubmit@csu.org](mailto:wwmasterplansubmit@csu.org) prior to application submittal.

**SUBMITTAL CHECKLIST:** *Continued from previous page.*

**Applicant**

- |   |                                     |
|---|-------------------------------------|
| <input type="checkbox"/> <b>Proof of Ownership</b> via title insurance, tax assessor's statement, or a deed.  | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> <b>Ad Valorem Taxes</b> - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> letter from the assigned City Planner.   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> 1 copy of an approved <b>Preliminary Plat</b> or <b>Concept</b> , or <b>Development Plan</b> for the proposed project.  | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> <b>Utility Line Locates</b> provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities ( <i>refer to content requirements</i> ). | <input type="checkbox"/> NA         |
| <input type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY).  | <input type="checkbox"/> NA         |

**Planner**

**PLAN CONTENT REQUIREMENTS:** The content of the final plat must include the following information.

**General Information**

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> North arrow   | <input type="checkbox"/> |
| <input type="checkbox"/> Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Date of preparation of the plat   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.   | <input type="checkbox"/> |
| <input type="checkbox"/> Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City. | <input type="checkbox"/> |

**All plats with public easements and/or tracts must have the dedication statement:**

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> <i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i> | <input type="checkbox"/> |
|--|--------------------------|

**All plats with public streets shall have the following sentence in the dedication statement:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> <i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i> | <input type="checkbox"/> |
|---|--------------------------|

**All plats with other tracts being dedicated to the City shall have:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> (1) A sentence in the dedication statement similar to "Tract X is hereby dedicated to the City of Colorado Springs for public use."  | <input type="checkbox"/> |
| <input type="checkbox"/> (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District." | <input type="checkbox"/> |

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> All plats with private streets shall have the following sentence as a plat note:<br><i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i> | <input type="checkbox"/> |
|--|--------------------------|

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required. | <input type="checkbox"/> |
|---|--------------------------|

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required | <input type="checkbox"/> |
|--|--------------------------|

**The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:**

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs." | <input type="checkbox"/> |
|---|--------------------------|

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public. | <input type="checkbox"/> |
|--|--------------------------|

Applicant

Planner

**Access Provisions:**

- ☒ a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval. ☐
- ☒ b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat. ☐

- ☒ Fee block (drainage, bridge, school and park) ☐

Certificates for execution by each of the following or their duly appointed representative(s).

- ☒ a. City Engineer ☐ c. City Clerk
- b. City Planning Director ☐ d. El Paso County Clerk and Recorder

- ☐ Layout. **The exact layout including:** ☐

**Boundary Lines**

The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness. All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number). ☐

**Streets**

- All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets: ☐
- (1) Within the proposed subdivision, and
  - (2) Immediately abutting the proposed subdivision, and
  - (3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.

**Easements**

- All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements ☒ shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. ☐

**Lots and Blocks**

- ☒ All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000. ☐

**Identification System**

- ☐ All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract. ☐

- ☒ Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet \_\_\_ of \_\_\_". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets. ☐

- ☒ Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc. ☐

- ☒ All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines. ☐

- ☒ Provide a legend, which designates all, lines and symbols except where called out on plat drawing. ☐

Applicant

Planner

**Inundation Mark:**

The plat shall clearly show the 100-year flood plain line. Reference the appropriate FEMA Panel by which the location of this line has been determined.

Option 1: Property located completely outside of the 100-year floodplain:

**"This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C\_\_\_\_F, effective date 3/17/1997."**

Option 2: Property located within the 100-year floodplain:

**"A portion of this property is located within Zone AE (area located within a 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_\_\_\_F, effective date 3/17/1997."**

☐

Option 3: Property located within a 100-year floodplain where a LOMR has been processed:

**"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_\_\_\_F, effective date 3/17/1997 and as modified by LOMR# 0\_-08-\_\_\_\_P effective date DD/MM/YYYY."**

☐

Option 4: Property located within 100-year floodplain where a CLOMR has been processed and lot restrictions apply until a LOMR is approved by FEMA:

**"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C\_\_\_\_F, effective date 3/17/1997. A CLOMR# 0\_-08-\_\_\_\_R effective date DD/MM/YYYY is on record with the Regional Floodplain Administration. The following lots are will not be allowed building permits ("enter lot numbers") until a FEMA approved LOMR removing the properties from the 100-year floodplain is received by the Regional Floodplain Administration."**

\*All **bold** and "\_\_\_\_" require the Applicant to insert the appropriate data for their specific site.

☒ Book and Page and/or Reception Number for all existing and newly created easements. ☐

☒ All other information required by Colorado State law. ☐

☒ Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation. ☐

☒ Scale Bar ☐

☒ North arrow ☐

Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-ways that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

☐ ☐

Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

☒ ☐

Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision.

☐ ☐

Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

☒ ☐

Not a Part of Subdivision. All areas enclosed within the subdivision boundary, which do not constitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed.

☒ ☐

The area in sq.ft. of all Lots and Tracts sought to be platted.

☒ ☐

The following statement in compliance with Section 7.7.303.D.7. "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 As Amended."

☒ ☐

The final plat shall be clearly and legibly prepared by a registered land surveyor or engineer

☒ ☐

Show all common ingress-egress, parking and access easements required by the development plan.

☒ ☐

The proposed subdivision meet all of the requirements of Chapter 7, Section 2 through 9 of the City Code, the Public Works Design Manual and any other applicable City ordinance and resolutions.

☒ ☐

Applicant

Planner

**Surveyor's Statement**, which shall read:

"The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the  
☒ accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief."

- ☐ Closure Sheets. One (1) copy of the computer closure sheets for the entire subdivision area. Such sheets shall not be required if not more than five (5) lots in the subdivision are irregular (not rectangular) in shape. ☐

Replat should include the following information:

- ☒ The replat shall be identified by its own separate title. The title block of the replat shall further identify the subdivision of record of that portion of the subdivision of record which is being replatted. ☐

- ☐ The replat shall contain the following notice: *'The approval of this replat vacates all prior plats for the area described by this replat.'* ☐

- ☐ The replat shall show graphically the "as platted" lot(s) separately on the plat drawing. The drawing shall indicate all existing easements. ☐

If any existing lot line is being removed, relocated or re-orientated, any associated Easements dedicated by plat still remain unless vacated separately or as part of this request. If this easement is to be vacated as part of this request, provide the following information With the replat:

- ☐ The project description letter needs to indicate that the associated lot line easement(s) or other platted easement(s) are to be vacated. Provide locates from the utility locaters, unless no water or wastewater mains exist adjacent to the area being replatted or unless CSU specifically waives the submission of locates. ☐

- ☒ Geologic Hazard Study disclosure statement (not required if waiver has been approved): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by \_\_\_\_\_ dated \_\_\_\_\_, which identified the following specific geologic hazard on the property: \_\_\_\_\_. A copy of said report has been placed within file # \_\_\_\_\_ or within the subdivision file \_\_\_\_\_ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report." ☐

- ☒ If within an airport overlay, the following note must be added: "The aviation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect." ☐

### **Christian Brothers project summary**

The proposed Christian Brothers site (project) is a new automotive repair commercial development consisting of 1-building (5,900 square-feet approximately) on a lot consisting of approximately 0.78 acres. The project is located within the Sand Hill commercial development at the northeast corner of Marksheffel Road and Constitution Avenue. The project will entail a parking lot, landscape area, water, sewer, and irrigation services, an underground sand/oil separator and storm drain. Access to the property will be provided from Silicon Heights.





1755 Telstar Drive, Suite 107  
Colorado Springs, CO 80920  
719.900.7220 • [GallowayUS.com](http://GallowayUS.com)

July 16, 2019

Dan Sexton  
City of Colorado Springs  
30 S Nevada Ave, Suite #105  
Colorado Springs, CO 80901

RE: Christian Brothers DP

Dear Dan,

The legal description for Christian Brothers is as follows:

A PARCEL OF LAND BEING A PORTION OF RECEPTION NO. 218146652 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, AND BEING SITUATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PM, IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

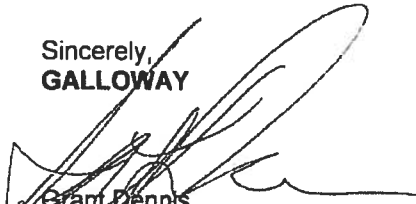
BASIS OF BEARINGS: BEARINGS ARE BASED ON EAST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, MONUMENTED ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 36567" AND ON THE NORTH END BY A FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE), AND IS CONSIDERED TO BEAR N00°10'57"E.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SAND HILL FILING NO.1 AND BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF CONSTITUTION AVENUE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°58'14"W, A DISTANCE OF 165.84 FEET; THENCE N00°01'51"W, A DISTANCE OF 180.19 FEET; THENCE N89°58'09"E, A DISTANCE OF 26.14 FEET; THENCE N00°01'51"W, A DISTANCE OF 39.09 FEET; THENCE N89°58'09"E, A DISTANCE OF 105.00 FEET; THENCE S00°01'51"E, A DISTANCE OF 39.09 FEET; THENCE N89°58'09"E, A DISTANCE OF 34.70 FEET TO THE NORTHWEST CORNER OF SAID SAND HILL FILING NO.1;

THENCE WITH THE WEST LINE OF SAID SAND HILL FILING NO.1, S00°01'51"E, A DISTANCE OF 180.20 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 33,987 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

Sincerely,  
**GALLOWAY**



Grant Dennis  
[GrantDennis@GallowayUS.com](mailto:GrantDennis@GallowayUS.com)





**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 53000-00-638

**2018 TAXES PAYABLE 2019**

**Owner Per Tax Record:** BABCOCK LAND CORP

**Property Type:** Real Estate

**Property Location:** 33-13-65

**Property Description:** TRACT IN W2 SEC 33-13-65 DESC AS FOLS: N 00<10'57" E  
60.11 FT, SD POINT BEING COINCIDENT WITH THE WLY BDY  
LN OF SEC 33 AND THE C/L OF MARKSHEFFEL RD FOR POB, TH  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

**\*\* Outed \*\***

**Alerts:**

**Assessed Value**

Land	\$	276900
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>276900</b>

**Tax District: SC4**

	<b><u>Tax Rate</u></b>	<b><u>Tax Amount</u></b>
EL PASO COUNTY	0.007738	2142.65
EPC ROAD & BRIDGE SHARE	0.000165	45.69
CITY OF COLORADO SPRINGS	0.004279	1184.86
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	45.69
EL PASO COUNTY SCHOOL NO 49 - GEN	0.043044	11918.88
* PIKES PEAK LIBRARY	0.004000	1107.60
FALCON FIRE PROTECTION	0.014886	4121.93
SOUTHEASTERN COLO WATER CONSERVANCY	0.000944	261.39
THE SANDS METROPOLITAN #2	0.060000	16614.00
<b>TOTAL</b>	<b>0.135221</b>	<b>37442.69</b>

\*Temporary tax rate reduction/tax credit

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

**Balance due on 2018 taxes:** 0.00

**Amount due valid through** JULY 31st, 2019: \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 15th day of JULY A.D. 2019

**Issued to:** epc\trsschoenberger **Treasurer**

Mark Lowderman  
Treasurer, El Paso County

CBS 1-20  
Fee for issuing this certificate \$10.00

20190715 35215

By: 

# ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

## EL PASO COUNTY

Parcel Number: 53000-00-700

Master Parcel No: 53000-00-638

Owner: SAND HILL DEVELOPMENT LLC  
C/O ARMSTRONG CAPITAL DEV LLC  
4643 S ULSTER ST STE 240  
DENVER CO 80237

Location: CONSTITUTION AVE

Legal Description: TR IN THE SW4 SEC 33-13-65 DESC AS FOLS: COM AT THE  
SW COR SD SEC 33, TH N69-05-22E 168.48 FT TO THE POB;  
TH N60-38-30W 75.43 FT, TH N28-48-40W 23.38 FT, TH  
N00-10-57E 306.05 FT, TH N89-56-40E 939.43 FT, TH  
S00-01-51E 363.98 FT, TH S89-58-14W 863.69 FT TO THE  
POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SC4	135.221	207	0	05/13/2019

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	530	7.78AC	63880	220280	5/19
	<b>Total:</b>		63880	220280	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	12/21/2018	\$2,312,745	\$231.27	218146652			BK	3

### Taxing Entities

ELPASO COUNTY

### Mill Rate

8.068

CITY OF COLORADO SPRINGS

4.279

EL PASO COUNTY SCHOOL NO 49

43.044

PIKES PEAK LIBRARY

4

FALCON FIRE PROTECTION

14.886

SOUTHEASTERN COLO WATER CONSERVANCY

0.944

EL PASO COUNTY CONSERVATION

THE SANDS METROPOLITAN #2

60

2018 Tax Rate: 135.221 mills

Please note that appraisal records are subject to change without notification.

Printed: 7/15/2019 9:51:49 AM

By: ASRTAYLOR



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
LUR - Subdivision Plat	Land Use Review	\$30.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$3.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
<u>Total Fees</u>		<u>\$1,744.00</u>		

<b>Intake Staff:</b>	
<b>Date:</b>	7/18/2019
<b>Planner:</b>	Chris Staley
<b>Receipt Number:</b>	34335
<b>Check Number:</b>	1020
<b>Amount:</b>	\$1,744.00
<b>Received From:</b>	ACD 2017 Fund LP

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

---

Date: July 17, 2019  
Planner: Daniel Sexton  
Planner email: Daniel.sexton@coloradosprings.gov  
Planner phone number: (719) 385-5366  
Consultant Email: [johnradcliffe@gallowayus.com](mailto:johnradcliffe@gallowayus.com)  
Consultant Name: John Radcliffe  
TSN: 5300000700

**PROJECT: Christian Brothers at Sand Hill**

<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)

**PROJECT BLURB(S)**

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

**Development Plan**

Request by Christian Brothers Automotive Corporation (owner and developer), with representation by John Radcliffe (consultant), for approval of the new Christian Bothers at Sand Hill Development Plan. If approved the proposed would allow for a new 5900 sq. ft. Automotive Service use building. The site is zoned PBC/AO (Planned Business Center with an airport overlay), located at the northeast corner of Marksheffel Road and Constitution Avenue and consists of 0.78 acres.

**Final Plat**

Request by Christian Brothers Automotive Corporation (owner and developer), with representation by John Radcliffe (consultant), for approval of the Sand Hill Filing No. 2 Subdivision Plat. If approved the plat would allow a portion of the parcel to be subdivided for one lot for a commercial use. The site is zoned PBC/AO (Planned Business Center with an airport overlay), located at the northeast corner of Marksheffel Road and Constitution Avenue and consists of 0.78 acres.

**POSTCARD**

*Include 3-5 highlighted points to best describe the project.*

- This project proposes a Development Plan and subdivision Final Plat for a new Automotive Service use development.

Neighborhood Meeting Information: N/A

Date:  
Time:  
Location:

[Type text]

## **POSTER**

*Fill out applicable information below:*

---

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

**Development Plan and Final Subdivision Plat**

Subtext (below bold letters, file number or additional information approx. 55 characters):

**Automotive Service use**

This is the file number area.

**Planning and Development Distribution Form**  
Preliminary Plat, **Final Plat**, Preliminary & Final Plat

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

Planner Intake Date: **7/17/19**

Admin Receive Date: **7/18/19**

Project Name: **Sand Hill Filing No. 2**

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters): **1000 Ft.**

**2. Date buckslip comments are due** (21 calendar days after submittal): **8/7/19**

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

**4. STANDARD DISTRIBUTION:**

☒ Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
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>
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
66	<input type="checkbox"/> Real Estate Services	<a href="mailto:Barb.Reinardy@coloradosprings.gov">Barb.Reinardy@coloradosprings.gov</a>
14	<input type="checkbox"/> Lois Ruggera	<a href="mailto:Lois.Ruggera@coloradosprings.gov">Lois.Ruggera@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>
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>
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"/> US Postal Service	<a href="mailto:Elaine.f.medina@usps.gov">Elaine.f.medina@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic - School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Terry.Huggins@coloradosprings.gov">Terry.Huggins@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@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:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:Chris_Kelley3@cable.comcast.com">Chris_Kelley3@cable.comcast.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>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. SCHOOL DISTRICT:

ID# Division Name Email/Distribution Notes

	<input checked="" 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 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>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input 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>
75	<input checked="" type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@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 type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:dbryan@stratusiq.com">dbryan@stratusiq.com</a> <a href="mailto:mcline@stratusiq.com">mcline@stratusiq.com</a> <a href="mailto:bkley@stratusiq.com">bkley@stratusiq.com</a> <b>BLR &amp; Flying Horse</b>
27	<input 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>
	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Hannah.VanNimwegen@coloradosprings.gov">Hannah.VanNimwegen@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@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>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
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:Jwalker@springsgov.com">Jwalker@springsgov.com</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	<a href="mailto:kbrady@springsgov.com">kbrady@springsgov.com</a>
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>

**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:**