



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

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

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

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

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

Property Address(es): 415 N. Franceville Coal Mine Rd, Colorado Springs, CO 80929	
Tax ID/Parcel Numbers(s) 4400000565	Parcel size(s) in Acres: ✓ 38.5
Existing Land Use/Development: Ag Grazing Land	Zoning District: RR-5

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

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

Name (Individual or Organization): Athio Properties, LLC.	
Mailing Address: 11745 Howells Rd, Colorado Springs, CO 80908	
Daytime Telephone: 719-235-8195	Fax: n/a
Email or Alternative Contact Information: Mike@FlyingHorseRealty.com	

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

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

Rezone property from RR-5 to CS, Commercial Services.



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

Name (Individual or Organization): Michael Jacobson	
Mailing Address: 11745 Howells Road, Colorado Springs, CO 80908	
Daytime Telephone: 719-235-8195	Fax:
Email or Alternative Contact Information: Mike@FlyingHorseRealty.com	

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

Name (Individual or Organization): Luanne Ducett, President, Terra Nova Engineering	
Mailing Address: 721 S. 23rd Street Colorado Springs, CO 80904	
Daytime Telephone: 719-635-6422 office	Fax:
Email or Alternative Contact Information: l@tnesinc.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

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

OWNER/APPLICANT AUTHORIZATION:

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

Owner (s) Signature: _____

Date: 4/21/23

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: 4/21/23



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MAP AMENDMENT (REZONING) LETTER OF INTENT CHECKLIST

Revised: January 2022

Map Amendment		
<p>The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	✓	Office use only
Letter of Intent		
1	Owner name, contact telephone number, and email for responsible party	✓
2	Applicant name (if not owner), contact telephone number, and email for responsible party	✓
3	Property address	✓
4	Property tax schedule number	✓
5	Current zoning of the property	✓
6	A discussion detailing the specific request to include the requested zoning district and size of the area included in the request.	✓
7	A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.)	✓
8	A detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code.	✓
9	A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.	✓
10	A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.	✓
11	A discussion summarizing how the proposed map amendment (rezoning) is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).	✓
12	A discussion summarizing the provision of utilities.	✓
13	A discussion summarizing any potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, etc.) within the area included within the request.	✓
14	A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.	✓
15	A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.	✓



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Map Amendment

Revised: July 2019

Rezone		
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<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
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<p>Rezone Map to include the following elements, as appropriate:</p>		
1	Boundary description of the subject property, which shall illustrate the legal description	✓
2	Existing land uses and zoning on the property and within five hundred (500) feet of the boundary	✓
3	Adjoining property ownership	✓
4	Existing private roads	✓
5	Existing structures	✓
6	Existing easements	✓
7	Name and address of the petitioner, owners of all interests (including mineral interests), in the property, and preparer	✓



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TRAFFIC IMPACT STUDY

Revised: January 2022

Traffic Impact Study Report

The purpose of the traffic impact study is to provide detailed recommendations for the preparation of plans for all necessary transportation facility improvements and adequate access to those facilities for proposed development. The facilities include roadways and their structures, as well as extrinsic structures that support the use of the transportation facility. El Paso County standards and technical criteria shall be used to plan, design, construct, choose materials, locate, repair, maintain, reconstruct, and use roadways and other transportation facilities and the associated extrinsic structures. The Traffic Impact Study shall be prepared by a qualified professional engineer and shall be tailored to the stage of development application and the stage of subdivision-related construction.

The report preparer shall verify type and level of TIS/memorandum required in accordance with ECM Section B.1.

		Applicant	PCD
Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.		✓	Office use only
1	Signature Page (ECM B.8)	✓	
2	Table of contents, pages numbered	✓	
3	Existing/background conditions narrative to include at a minimum:	✓	
	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	✓	
	Label all roads discussed in the report	✓	
	Graphically indicate all intersections evaluated	✓	
	Accurately depict the site location and boundaries	✓	
	Study Area – Provide calculations showing that the study area includes all affected intersections, address ECM B.2.3 requirements	✓	
	Background traffic	✓	
	Clearly explain how background traffic was derived	✓	
	List other traffic studies in the area of study within the past five years identified by County staff or that the applicant is aware of. State whether the current study is consistent with those studies and explain any discrepancies.	✓	
	Excerpts from studies of those developments are included in the appendices.	✓	
	Sketch diagrams of all existing intersections evaluated in the study showing widths of all approach lanes and lengths of auxiliary lanes and tapers.	✓	
	Description, classification, and link ADT of major roads in the study area (collector classification and higher).	✓	
	Specify MTCP functional and corridor preservation classifications	✓	
	Description of intersections evaluated in the study including existing controls	✓	
	Do existing road segments meet cross section standards for designated classifications?	✓	
	Traffic Count Data	✓	
	24 Hour Counts for ADT for major road segments	✓	
	Peak-hour counts for all intersections evaluated in the study	✓	
4	Proposed development and trip generation narrative shall include at a minimum:	✓	
	Site Plan	✓	
	Land Use – Type and extent correspond with associated application documents	✓	



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	Discussion of applicable ITE land use type(s) (including ITE code(s)) and comparison between the proposed use(s) and the codified use	✓	
	Total traffic generated by the proposed development using ITE trip generation; provide footnotes on the methods used (equation/chart/interpolation)	✓	
	Adjustments to trip generation including pass-by trips and internal trip capture	✓	
	Trip distribution assumptions and map	✓	
	Specify expected year of completion (build-out) and intermediate years if phasing is proposed	✓	
	On-site road classification figure including ADT numbers	✓	
	On-site Traffic control recommendations (particularly stop controls at intersections)	✓	
	Evaluation of intersection spacing along all interior roads, and new intersections on adjacent or off-site roads, and confirmation that the spacing meet criteria	✓	
	List ECM criteria for stacking, storage, and taper for every affected auxiliary lane and access and state whether this access can be met. If it cannot be met, state the required modifications so that it can be met.	✓	
	State what the sight distance is for every affected access and whether it can be met. If it cannot be met, state the required modifications so that it can be met.	✓	
5	Evaluation and Mitigation of Impacts shall include a minimum:	✓	
	Short-term, intermediate and long-term analysis horizon years are clearly stated and years are labeled on the corresponding figures.	✓	
	Capacity analysis of major road segments. Results presented in a figure or table showing short-term and long-term ADTs against maximum allowable ADT	✓	
	Capacity analysis of all existing intersections evaluated in the study and all proposed access locations onto existing public roads	✓	
	For capacity analysis of signalized intersections, provide discussion of the following parameters:	NA ↓	
	Cycle length		
	Provisions for left turns ~ permissive/protected; lead/lag		
	Free right turns		
	Identification of any sub-standard LOS situations and discussion of recommendations for mitigation.		
	Evaluation of safety-based warrants for turn lanes at unsignalized intersections (speed change lanes).		
	Weaving analysis if applicable		
	Summary table of necessary turn lane improvements including design speed, taper rates and taper lengths, storage lengths, deceleration or acceleration lengths, and the resulting full-width lane lengths.		
	Signal warrant analysis; estimated projected need if not currently warranted		
	Graphical depiction of improvements required to meet level-of-service standards		
	Trigger points for the construction of all required future improvements including but not limited to turn lanes, signals, widenings, and openings or closings of accesses. ("Trigger points" are the conditions that, when met, will call for the construction of said improvements.)		
	Summary of accident history within the study area.		
	Accident history data presented in tabular form by location and including annual vehicle use volume and accident rate calculations		
	Discussion of pedestrian/bicyclist needs and provisions.		



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	School and pedestrian routing plans	N/A	
	School traffic analysis per North Carolina DOT MSTA https://connect.ncdot.gov/municipalities/School/pages/default.aspx	?	
	Master-planned trails	✓	
	Project Traffic modeling and figures	✓	
	Short Term Background Plus Project Traffic lanes, intersection control and LOS modeling and figures for all affected intersection movements	✓	
	Long Term Background Plus Project Traffic lanes, intersection control and LOS modeling and figures for all affected intersection movements	✓	
	Assess and summarize all project impacts (roadways, intersections, pedestrians, bicycles, etc.)	✓	
	Describe proposed mitigation measures	✓	
	Specifically address all deviations requested (separate form(s) required)	✓	
	Address any special studies that apply (access management plan, neighborhood impact evaluation, sight distance evaluation, traffic speed study, etc.)	✓	
6	Recommendations and Report Conclusions shall include a minimum of:	✓	
	Narrative recommendations and conclusions	✓	
	For final plats, state definitively what improvements the developer will be constructing with the project.	N/A	
	State whether or not any improvements affected by the project are reimbursable under the current Major Transportation Corridors Plan (MTCP) and Road Fee program.	↓	
	State whether the MTCP or other approved corridor study calls for the construction of improvements in the immediate area.		
	State what the current applicable Road Impact Fees are and what option the developer will be selecting for payment. If the site is in a special district, so state and summarize the applicable fees.	✓	
	Provide a description of how transportation improvements will be financed (responsibility) and a Recommended Improvements Summary Table per ECM section B.6.1.D.	N/A	
	List of References.	✓	
7	A minimum of the following appendices:	✓	
	Complete modeling for all existing and proposed development horizons	✓	
	Modeled signal cycle timing matches narrative and is within DPW allowances and signal coordination requirements, if applicable	—	
	Modeled lanes match improvements table and CDs	✓	