



GENERAL APPLICATION FORM

Edited 2/13/17

Project Name: Aspen Meadows Filing No. 2 Existing Zone: A/PUD/AO/SS Acreage: 13.89
Site Address: COWPOKE RD. Direction from Nearest Street Intersection: NW Corner of Marksheffel Rd and Cowpoke Rd.
Tax Schedule Number(s): 5300000709

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:
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 3.12.21 Signature of Applicant/Consultant Date 3.12.21

CONTACT INFORMATION (please print or type)

Applicant/Consultant: MATRIX DESIGN GROUP Contact Name: Jason Alwine
Address: 2435 Research Parkway, Suite 300 City: Colorado Springs Phone: (719) 575-0100
State: CO Zip Code: 80920 E-Mail: Jason.Alwine@matrixdesigngroup.com
Property Owner: RAO Investments, LLC Phone: (719) 459-0807
Address: 555 Middle Creek Parkway City: Colorado Springs
State: CO Zip Code: 80921 E-Mail: roleary@desertviewhomes.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb Initial Review Level: AR CPC DRB HP

Payment \$ 7,090 Assigned to: Katelynn Wintz Date: 3/31/21

Receipt No.: City File No: AR PUD 21-00186



# DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

**SUBMITTAL CHECKLIST:** This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed;	
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &	
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.	
<input type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**REPORTS & STUDIES:** (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <a href="#">Traffic Impact Analysis</a> (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the <a href="#">Hydraulic Grade Line (HGL) Request Form</a> to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the <a href="#">Wastewater Facilities Master Report</a> to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>

**PLAN CONTENTS:** All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input type="checkbox"/> Project name and description	<input type="checkbox"/>
<input type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "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."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

**LAND USE:**

<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
<input type="checkbox"/> Existing historic sites and resources	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input type="checkbox"/>
<input type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input type="checkbox"/>
<input type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>

**STREETS & ALLEYS:**

<input type="checkbox"/> Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements	<input type="checkbox"/>
<input type="checkbox"/> Identify all streets as "public" or "private"	<input type="checkbox"/>
<input type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input type="checkbox"/>
<input type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input type="checkbox"/>
<input type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input type="checkbox"/>
<input type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input type="checkbox"/>
<input type="checkbox"/> Show any existing or proposed encroachments into the public right-of-way that require a <a href="#">Revocable Permit</a>	<input type="checkbox"/>
<input type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys	<input type="checkbox"/>

**SIDEWALKS & TRAILS:**

<input type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	<input type="checkbox"/>
<input type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
<input type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>

**INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:**

<input type="checkbox"/> Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.	<input type="checkbox"/>
<input type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
<input type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
<input type="checkbox"/> For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	<input type="checkbox"/>
<input type="checkbox"/> Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	<input type="checkbox"/>

**PARKING LOTS, AREAS, & SPACES:**

<input type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
<input type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
<input type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous pages*

Applicant	Planner
<input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

**ADA SITE ACCESSIBILITY:**

- Provide ADA accessible route from public right-of-way with clear identification of the corridor  
**(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)**
- Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry)
- Provide ADA accessible ramps along all ADA accessible corridors

Provide ADA Design Professional Standards notes on plan, per below:

- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

**BUILDINGS & STRUCTURES:**

- Indicate the use for all buildings
- Show the exact location, dimensions, footprint, size and height of buildings
- Show the exact distance to the closest property line(s)
- Location and type for all freestanding and low-profile signs
- Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls
- Location, type, materials, size and height with detailed exhibit for all trash enclosures

**BUILDING ELEVATION DRAWINGS:**

- Show all sides of the building, indicating height, scale, design, materials, and colors. *Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.*

**SITE LIGHTING:**

- Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)
- Indicate the type of light (e.g. metal halide)
- Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture
- Show the type and location of existing and proposed street-lights, if this information is available
- A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible
- If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project

**PHASING PLAN:**

- Phase area boundaries and sequence
- Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area.
- Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)

**ADDITIONAL PLAN COMPONENTS:**

Applicant	Planner
<input type="checkbox"/> <b>Preliminary Grading Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary</b> or <b>Final Landscape Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Hillside</b> or <b>Streamside Compliance Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Land Suitability Analysis</b>	<input type="checkbox"/>

**DEVELOPMENT PLAN REVIEW CRITERIA:**

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

**CONDITIONAL USE REVIEW CRITERIA**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

**USE VARIANCE REVIEW CRITERIA**

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

## PROJECT STATEMENT

### *Aspen Meadows Filing 2*

**March 29, 2021**

The Aspen Meadows Filing No. 2 Single-Family Attached Residential Development is located immediately north of Cowpoke Road and immediately west of Marksheffel Road and is part of the Woodmen Heights Master Plan. The complete site, including rights-of-way and an existing utility corridor, encompasses approximately 13.89 acres of vacant, undeveloped land. Of the total acreage, the residential development consists of 8.61 acres. The property is located within Woodmen Heights and is consistent with the Woodmen Heights Master Plan with an approved land use of Residential with a density of 8-11.99 Du/ Acre. The site is currently zoned PUD which shall remain. The PUD permits a maximum building height of 30'.

The proposed development plan seeks to build seventy-three (73) attached single family units on the 13.88 total acres for density of 5.26 Du/ Acre. The proposed development plan does not encroach into the existing gas transmission main easements with the exception of access at the north end via Vibrant Drive. The second access is via Grey Bark Way and Cowpoke Road at the southern boundary of Aspen Meadows Filing No. 2. As part of this project Cowpoke Road will maintain the alignment as previously planned and platted to connect with the extension of Marksheffel Road which is being constructed as part of the Aspen Meadows Filing 1 project. Utilities serving Aspen Meadows Filing No. 2 from the north have been stubbed into this site as part of Aspen Meadows Filing No. 1. Utilities serving Aspen Meadows Filing No. 2 from the south will be extended into Cowpoke Rd where existing utilities are in place.

The applications being submitted to the City of Colorado Springs include:

- Development Plan - Filing No. 2
- Final Plat - Filing No. 2

A pre-application meeting was held on January 6, 2021 with a subsequent follow up pre-submittal meeting on (March 24, 2021) with city planning staff. There were no major issues identified.

#### Woodmen Heights Master Plan

As mentioned above, the proposed Aspen Meadows Filing 2 project is part of the Woodmen Heights Master Plan illustrating an approved use of Residential with a permitted density of 8-11.99 Du. Acre. The PUD zoning for this parcel was approved in 2005 (Ordinance No. 05-122) which shall remain. There are no changes proposed to the master plan or PUD zoning.

## Development Plan

The development plan proposes 73 single-family attached residential units on 13.89 acres for a density of 5.26 DU/ Acre. The proposed Aspen Meadows Filing 2 project will be developed as a single phase and will include common open space, trail connections, and perimeter landscaping. No direct vehicular access from individual lots will be permitted onto Marksheffel Rd or Cowpoke Rd.

### Development Plan Review Criteria

1. ***Will the project design be harmonious with the surrounding land uses and neighborhood?*** The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials.
2. ***Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*** The proposed land uses will not overburden capacities of existing or planned streets as this area has been master planned since 2006 with anticipated uses of varied intensity including residential, commercial, schools, and a park site. The proposed use and density for this site is in compliance with the approved master plan and PUD zoning ordinance. All public facilities will be extended as necessary to serve the development.
3. ***Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*** Structures will meet setback requirements and will be of similar size, height and bulk as other single-family developments found within the Forest Meadows community. The maximum building height as measured per City of Colorado Springs zoning code is 30'.
4. ***Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?*** Landscaping and fencing will be provided per the City of Colorado Springs Landscape Code and Policy Manual. This includes screening and buffering achieved through a mix of deciduous and evergreen plant material along the northern and western boundaries of the site. Streetscape plantings are proposed along both Marksheffel Rd and Cowpoke Rd. A final landscape plan has been submitted for review as part of the Development Plan application.
5. ***Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?*** The proposed development plan has two points of access via Marksheffel Rd (Vibrant Dr.) and along the future extension of Cowpoke Rd. (Grey Bark Way). Cowpoke Rd. will be constructed eastward from Forest Meadows Dr. to Marksheffel Rd. as part of this development. Both internal streets are designed as residential local public streets to be owned and maintained by the City of Colorado Springs. This includes public sidewalks as required.



6. ***Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*** The internal streets were designed to promote pedestrian connectivity while discouraging cut through traffic. This will help create safe, user friendly streets while promoting cycling/ walking within the community. The proposed development includes an internal soft surface trail running north/ south along the gas line easements as well as pedestrian connections to the public park site located directly south of this development. All roadways are proposed as public roads to be dedicated to the City of Colorado Springs.
7. ***Will streets and drives within the project area be connected to the streets outside the project area in such a way that discourages their use by through traffic?*** The site has been designed to mitigate cut through traffic and the inclusion of traffic calming devices such as mid-block crossings, off street parking and on street parking will help to slow down any cut through traffic that may arise.
8. ***Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*** Ample parking has been designed into the site layout to include garage parking, driveway parking, on-street parking and additional off-street parking for guest throughout the site.
9. ***Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?*** Handicap accessible sidewalks and walkways have been provided within the public rights of way as well as throughout the site to access the proposed park located directly south of this project. ADA ramps have been provided throughout the site at intersections as required.
10. ***Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*** The street system is designed to accommodate the anticipated traffic and provide ample parking for residents in the most efficient manner possible.
11. ***Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?*** The primary pedestrian system is in conformance with the City Subdivision design standards and ADA guidelines. All internal roadways are designed to be public, meeting City of Colorado Springs Traffic Criteria standards. Interior sidewalk connections have been included providing access to the internal open space areas including an interior soft surface trail system running north/ south within the existing gas line easement.
12. ***Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?*** N/A, there are no natural features found on site.



**CERTIFICATION of PROFESSIONAL QUALIFICATIONS**  
(To be submitted in conformance with Policies 312, 313 and 314)

**I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.**

**TYPE PLAN:**

<b>PROFESSIONAL QUALIFICATION</b>	<b>Landscape Plan</b>	<b>Landscape Grading Plan</b>	<b>Irrigation Plan</b>
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

**REQUIRED INFORMATION: (Please check one box, and complete all the information)**

- Licensed Landscape Architect**
- Licensed Architect**
- Registered Professional Engineer**

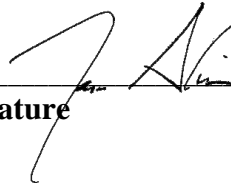
State CO License or Registration # #248

State Agency Phone No. for verification: ( \_\_\_\_\_ ) \_\_\_\_\_

**Certified Irrigation Designer** (by The Irrigation Association) *Certification must be Active.*

Year of Certification: \_\_\_\_\_ Is Certification Active? (Circle one) YES / NO

Jason Alwine  
**Name (PRINT)**

  
**Signature**

3/29/2021  
**Date**

**Notes:**

- 1) Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.  
\* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- 2) Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



**FINAL LANDSCAPE PLAN CHECKLIST**

All submitted plans shall contain the following information; however, the completed checklist does not need to be submitted with the application, but is used as part of Staff plan review.

PROJECT NAME & CITY FILE #: ASPEN MEADOWS FILING 2

<u>APPLICANT</u>		<u>PLANNER</u>
<u>X</u>	1. <b>Certification of Professional Qualifications</b> (Appendix I) <i>This establishes the project Designer of Record, and who is to perform the Landscape Inspection.</i>	_____
<u>TBD</u>	2. <b>Soil Analysis Report</b> from an established soil analysis laboratory (by treatment type) provided	_____
<u>TBD</u>	3. Accurate soil preparation and amendments notes, per the soil analysis recommendations	_____
<u>X</u>	4. <b>Schematic Landscape Diagram</b> (on the plan) (Ref. Appendix E)	_____
<u>X</u>	5. <b>Site Category Calculation Chart</b> with requirements and how they are met (Appendix F)	_____
<u>X</u>	6. <b>Plant Schedule</b> (Per Policy 312, Appendix G) with Percentage of Signature Plants listed All plant material will be called out with the key abbreviation and quantity All trees will include the Category (abbreviation) they satisfy, as reflected in the chart.	_____
<u>X</u>	7. <b>Planting Details</b> (Appendix H: Tree, shrub, perennial, and groundcover, Revised 2006)	_____
<u>X</u>	8. Sheet Base Information: Vicinity Map, North Arrow, bar scale, Sheet Match Lines	_____
<u>X</u>	9. Label Landscape Setbacks and Dimension Property Lines on the Landscape Plan	_____
<u>X</u>	10. Zoning Information: Existing and Proposed Zoning of the site and surrounding properties	_____
<u>X</u>	11. <b>Streets and Right of Way</b> (existing and proposed): Names, Classification, R.O.W. changes <b>Show speed lines of site for each intersection and access point</b> (Ref. City Traffic Manual)	_____
<u>TBD</u>	12. <b>Irrigation Notes:</b> Types of equipment and method(s) to be used to irrigate the site.	_____
<u>NA</u>	13. Delineation of Streamside Buffers, 100 year Floodplain, and non tidal wetlands, as applicable.	_____
<u>NA</u>	14. Show existing major vegetation to be retained and to be removed, by size and species. Provide protection methods (with details) to be used. Show new locations of transplanted materials. In Hillside and Streamside, provide existing elevations of plants to be retained.	_____
<u>X</u>	15. Show and label all <i>other</i> structures. Show and label all landscape light types.	_____
<u>X</u>	16. Parking: Show covered & uncovered stalls, loading and fueling areas, and vehicular drives	_____
<u>X</u>	17. Private pedestrian walks and pedestrian-oriented areas. Label adjacent (PR&CS) Public Trails.	_____
_____	18. Show Retaining walls with spot elevations, screening walls and fences (with type, ht, & material)	_____
<u>X</u>	19. Proposed plants shown within ranges of <u>mature width</u>	_____
<u>X</u>	20. Identify all ground plane treatments (plants, paving, mulches by type and depth	_____
<u>X</u>	21. Plants not required by Code may be labeled as “Extra” and excluded from Financial Assurances	_____
<u>X</u>	22. Identify non-living materials; boulders, sculptures, etc	_____
<u>NA</u>	23. Show and identify existing natural features to remain, i.e. rock outcrops, ponds, lakes and streams	_____

**LANDSCAPE PLAN CHECKLIST (continued)**

<u>APPLICANT</u>		<u>PLANNER</u>
<u>X</u>	24. Accurately represent water quality facilities (location and type); include maintenance access	_____
<u>X</u>	25. Berms and slopes: Show proposed contours, and slope percentage, and slope protection	_____
<u>X</u>	26. Swales: Show proposed contours	_____
<u>NA</u>	27. Reclamation and erosion control area labeled	_____
<u>X</u>	28. Locations of existing and proposed utilities and utility easements	_____
<u>NA</u>	29. Overhead power lines clearly labeled	_____
<u>X</u>	30. Buffers & Screens (7.4.323): Provide vegetative screen for all <u>refuse collection areas</u> from adjacent streets and properties	_____
	Screen of loading and utility service areas, vehicle repair bays and vehicle fueling areas from adjacent streets and properties (vegetative or structural, 7.4.323)	_____
	A detailed design of screening structures	_____
<u>NA</u>	31. Submit a written <b>Request for Alternative Compliance</b> , as applicable (Appendix L)	_____

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

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Date: March 31, 2021  
Planner: Katelynn Wintz  
Planner email: [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov)  
Planner phone number: (719) 385-5192  
Applicant Email: [jeff\\_odor@matrixdesigngroup.com](mailto:jeff_odor@matrixdesigngroup.com)  
Applicant Name: Jeff Odor  
TSN: 5300000709  
Site Address (to be used on postcard): unplatted, no address.

**PROJECT:**

<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**

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

**PUD Development Plan**

Request by RAO Investments, LLC, with representation by Matrix Design Group, for approval of a PUD Development Plan. If approved the proposed application would allow for 73 townhouse style residential units, landscaping tracts and other associated public improvements. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 13.8 acres in size, and is located northwest of the intersection of North Marksheffel Road and Cowpoke Road.

**Final Plat**

Request by RAO Investments, LLC, with representation by Matrix Design Group, for approval of a final plat. If approved the proposed application would allow for 73 residential lots, tracts and public right of way. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 13.8 acres in size, and is located northwest of the intersection of North Marksheffel Road and Cowpoke Road.

**POSTCARD**

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

- This project proposes 73 residential units in a townhouse style development
- A concurrent final plat is proposed.

**POSTER**

*Fill out applicable information below:*

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

**Townhouse style development for 73 residential units**

## Planning and Development Distribution Form

### PUD Development Plan

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

Planner Intake Date:     KW 3/31/21    

Admin Receive Date: **[3/31/21]**

Project Name: **Aspen Meadows Filing 2**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **April 21, 2021**

**3. HOA:** **Forest Meadows 5-9 (HOA Number 266); Black Forest Land Use (HOA Number 85 & 120); Shiloh Mesa Association (HOA Number 289)**

**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	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@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> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@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"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@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"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>

45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request

### 6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:dqish@wsd3.org">dqish@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:terrance.Johns@d11.org">terrance.Johns@d11.org</a> <a href="mailto:terry.Seaman@d11.org">terry.Seaman@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:chrismith@esd22.org">chrismith@esd22.org</a>
41	<input checked="" type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.ems@us.af.mil">joseph.ems@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@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> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:ayoka.paek@spaceforce.mil">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:Joseph.Elms@us.af.mil">Joseph.Elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

**8. 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:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:valerie.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>

33	<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:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@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>
5	<input checked="" type="checkbox"/> Metro District Woodmen Heights Metro District 2	<a href="#">Metro District Email</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	<a href="mailto:Michael.Kilabrew@coloradosprings.gov">Michael.Kilabrew@coloradosprings.gov</a>

**9. 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:**