

**GENERAL APPLICATION FORM**

Edited 9/25/18

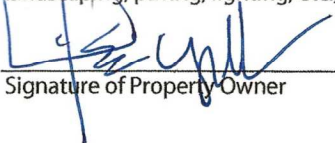
Project Name:	Garden of the Gods / Till	Existing Zone:	PBC HS	Acreage:	.71
Site Address:	401 South 26th Street	Direction from Nearest Street Intersection:	South West corner of 26th Street & Hwy 24 west.		
Tax Schedule Number(s):	7411310014				

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 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 checked="" 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 checked="" 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 checked="" 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.

	1/20/20		1-20-20
Signature of Property Owner	Date	Signature of Consultant	Date
Signature of Developer	Date		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner:	Yellen Windsor C	Contact Name:	Windsor Yellen
E-Mail:	housefrau45@aol.com	Phone:	719-491-42
Developer:	same	Contact Name:	
E-Mail:		Phone:	
Consultant/Main Contact name:	bobbyhillDesigns, LLC	Phone:	719-634-36
Address:	219 West Colorado Avenue, Suite 308	City:	Colorado Springs
State:	CO	Zip Code:	80903
E-Mail:	bobby.hill@mac.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 \$	1,959.00	Assigned to:	Tasha Brackin	Date: 4/22/2020
Receipt No.:	36894	City File No:		AR NV 20-00201



Nonuse Variance Application Requirements

REVIEW CRITERIA: Applications for nonuse variances must meet all of the criteria listed in the Zoning Code before an application can be approved. As a guide to applying any of the criteria for nonuse variance applications, the applicant may consider any or all of the following circumstances in determining whether the applicable criteria have been met:

1. Extraordinary or Exceptional Conditions:

- The physical conditions of the property shall not be conditions general to the neighborhood or surrounding properties.
- The unique physical conditions of the property may be its size, shape, locations, topography, soils; or,
 - The unique physical conditions of the property may be the size or location of existing structures on the property if such structures are not self-imposed conditions; or
 - The unique physical conditions may be certain on-site or off-site environmental features which may positively or negatively affect the property in question, including but not limited to, adjacent land uses, traffic, noise, views and location of significant natural, architectural, or historic features.

2. No Reasonable Use:

- The demonstrated extraordinary or exceptional physical conditions of the property must directly relate to the inability to reasonably use the property in conformance with the applicable zoning ordinance regulations.
- The concept of less reasonable use may be considered if a neighborhood standard exists and if it is demonstrated that the property in question has a less reasonable use by comparison with proximate and similar properties in the same zoning district.
- The purchase price of the property, the desire for greater economic return on investment or mere inconvenience do not constitute, by themselves, evidence of no reasonable use.
- Self-imposed conditions such as prior voluntary rezoning, platting, or building in violation of City codes and ordinances do not constitute evidence of no reasonable use.
- Knowledge, or lack of knowledge, of zoning restrictions and physical site constraints at the time the property is purchased is immaterial to evidence of no reasonable use of the property.

3. No Adverse Impact:

- The granting of a variance shall not be detrimental to public health, safety and welfare or injurious to surrounding properties.
- The granting of a variance shall not be inconsistent with any plans adopted by the City.
- The granting of a variance shall not weaken the general purpose of the Zoning Ordinance or its regulations.
- The variance, if granted, shall only be to the extent necessary to afford a reasonable use of property.

Code Section/Plan Number to be varied: Code/Plan Requirement:

Request:

Code Section/Plan Number to be varied: Code/Plan Requirement:

Request:

Code Section/Plan Number to be varied: Code/Plan Requirement:

Request:

SUBMITTAL CHECKLIST: The following items will need to be included in any Nonuse Variance review submittal.

Applicant

Planner

☒ **General Development Application Form**

☒

A **Project Statement** identifying the following: (# TBD by Planner)

- ☒ 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan; and
2. A Justification based on the review criteria addressing why the proposed project should be approved.

☒

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

☒

PLAN CONTENT REQUIREMENTS: The content of the development plan must include the following information.

Applicant

Planner

<input checked="" type="checkbox"/> A vicinity map showing the parcel outlined with the adjacent streets noted on a separate 8 1/2" x 11" page.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Indication of the scale (i.e. 1" = 20') and a bar scale	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Property lines and dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Size and location of all existing easements	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed structures and dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Setbacks of all existing and proposed structures from property lines	<input checked="" type="checkbox"/>
<input type="checkbox"/> Other improvements (i.e. driveways, parking areas, sidewalks, curblines, fences, etc.)	<input type="checkbox"/>
<input type="checkbox"/> Height of all existing and proposed structures	<input type="checkbox"/>
<input type="checkbox"/> Elevation drawing of proposed structure for any height variance request	<input type="checkbox"/>
<input type="checkbox"/> Type, dimension and size of signage (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Elevation drawing of proposed sign for any sign variance	<input type="checkbox"/>
<input checked="" type="checkbox"/> Number of existing and proposed off-street parking spaces and parking ratio used (if applicable)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Legend in the lower right-hand corner which must contain the following information:	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Name, address and phone number of both applicant and owner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Property address	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Lot size in square feet	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Square footage of each structure, both existing and proposed	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Lot coverage of each structure, both existing and proposed and a total amount of lot coverage	<input checked="" type="checkbox"/>



City of Colorado Springs
Ms. Tasha Brackin
Department of City Planning
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80903

April 15, 2020

Subject:
410 South 26th Street
Colorado Springs, Colorado
Nonuse Variance Request
TSN: 7411310014

Ms. Brackin:

We are representing the owners of Garden of the Gods Market and Café / Till with the request of a nonuse variance for the required parking necessary for their use. The property is at 410 South 26th Street in Colorado Springs, Colorado

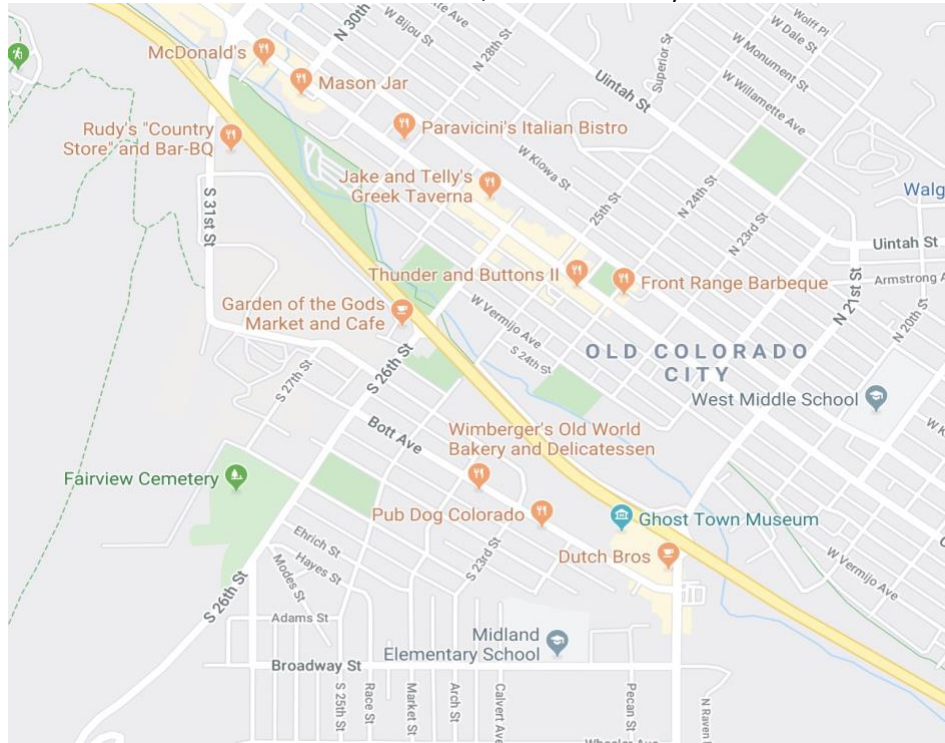
The owners are submitting a Minor Amendment to the property to add 670 sf of additional kitchen space to the south end of the existing kitchen to assist in their operations.

Although there is no record of the required parking for the site, based on the addition and the use of the facility the updated required parking for the site would be 49 spaces. There are 26 existing spaces available on site leaving a request for 23 off site parking through this non-use variance. There are up to 27 off street parking spaces within the adjacent area along 26th Street and St. Anthony Street which would meet the parking requirement.

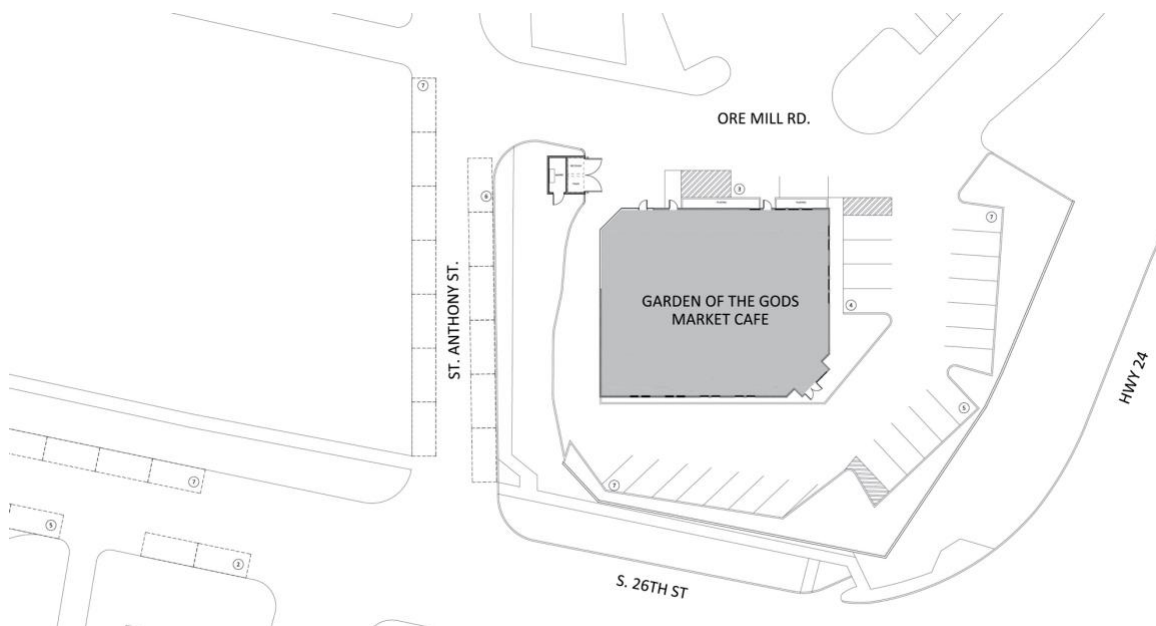
A nonuse variance will be required as part of the review to accommodate the additional 23 required parking spaces per the city code.

The current operation has used these off-street parking spaces for a number of years without great impact to the neighbors and the addition to the building is for kitchen space only, so we won't be adding additional seating for the restaurants. The other businesses adjacent to the location all have onsite parking for their requirements.

Area Site Map
401 South 26th Street / 26th Steer & Hwy 24



Available off site / off-street parking





PRE-APPLICATION MEETING SUMMARY

Area: South Date: 12-23-2019

Pre-Application No.: TKB-19-143

Lot Size: 30914 SQFT

TSN: 7411310014

Zone: PBC HS

Applicant(s) Present: Bobby Hill

Site Location: 401 South 26th Street

Project Description: Addition to existing restaurant

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

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

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ ☐ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input type="checkbox"/> Postcard | <input type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input type="checkbox"/> 1,000 ft. |
| <input type="checkbox"/> Custom distance: _____ | | |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazze, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: ☐ Yes ☒ No

Date: _____

Time: _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

Proposed addition requires minor DP Amendment
Geologic Hazard Report or Waiver is required due to HS zoning overlay
Impacts to existing landscape island need to be addressed via landscape plan
Location of trash receptacle needs to address impacts to traffic circulation on site
Consider signage in parking lot to alert customers of one-way narrow drive aisle south side of restaurant; does it meet city standards?
Parking needs to be addressed - ratio is one space for every 1,000 sq ft - variance request may be required
Provide floorplan indicating interior area to be used for bar, to ensure compliance with standards for liquor sales
Provide screen wall with elevation drawings to shield roof top equipment
Provide all items applicable from the DP checklist
Address handicap parking, accessible route, and signage complying with ADA

Contact planner prior to submittal for link to drop box, and to schedule a meeting for project intake

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$ 1,020 for DP Amendment;

Number of Plans: one copy printed, one electronic uploaded to drop box

Tasha Brackin, AICP

Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5369
Fax: (719) 385-5167
tbrackin@springsgov.com



City of Colorado Springs
Planning Department
Fee Receipt

[Return to Fee Calculator](#)

Application	Department	Amount	Applicant	AnnexDisc
LUR - Minor Amendment	Land Use Review	\$480.00		
LUR - Non Use Variance/Administrative FBZ Warrant	Land Use Review	\$575.00		
Minor Amendment - CSFire	CSFire	\$248.00		
Minor Amendment - CSUtilities	CSUtilities	\$111.00		
Minor Amendment - EDR	Engineering Development Review	\$156.00		
Non-Use Variance-Commercial-CSFire	CSFire	\$248.00		
Non-Use Variance-Commercial-EDR	Engineering Development Review	\$116.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$1,959.00		

Intake Staff:	Tasha Brackin
Date:	4/20/2020
Planner:	Tasha Brackin
Receipt Number:	36894
Check Number:	9642
Amount:	\$1,959.00
Received From:	Bobby Hill Designs / GOG Catering - Till Addition

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: April 27, 2020
Planner: Tasha Brackin
Planner email: Tasha.Brackin@coloradosprings.gov
Planner phone number: (719) 385-5369
Applicant Email: Bobby.Hill@mac.com
Applicant Name: Bobby Hill
TSN: 7411310014

PROJECT: Garden of the Gods Catering Addition

<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

Development Plan Minor Amendment

Request by Windsor Yellen, with representation by Bobby Hill Designs, for approval of a development plan amendment for a 670-square foot commercial addition. The subject property is zoned PBC HS (Planned Business Center with Hillside Overlay), is located at 401 South 26th Street, and is 0.71 acres.

Non-Use Variance

Request by Windsor Yellen, with representation by Bobby Hill Designs, for approval of a non-use variance to code section 7.3.203 for a reduction in the required number of parking spaces. If approved, the variance would allow 26 on-site parking spaces when 49 are required. The subject property is zoned PBC HS (Planned Business Center with Hillside Overlay), is located at 401 South 26th Street, and is 0.71 acres.

POSTCARD

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

- 670 square-foot addition to the existing Garden of the Gods Catering commercial building.
- Reduction in required parking on-site, from 49 spaces to 26 spaces.

Neighborhood Meeting Information: n/a

POSTER

Fill out applicable information below:

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

- 670 square-foot addition to the existing Garden of the Gods Catering commercial building.
- Reduction in required parking on-site, from 49 spaces to 26 spaces.

[Type text]

Planning and Development Distribution Form

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

Planner Intake Date: 4/22/2020

Admin Receive Date: 4/28/20

Project Name: Garden of the Gods Catering Addition

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

2. Date buckslip comments are due (21 calendar days after submittal): May 13, 2020

3. HOA: (Note HOA # or write N/A) #24: Organization of Westside Neighbors Westside Pioneer
(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

Nonuse Variance

Electronic plans

	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input checked="" type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input checked="" type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
3	<input checked="" type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
65	<input checked="" type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay Zone	mwood@uccs.edu

5. SCHOOL DISTRICT:

Electronic plans

	<input checked="" type="checkbox"/> None	
36	<input type="checkbox"/> School District #2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District #3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District #11	johnstp@d11.org
38	<input type="checkbox"/> School District #12	cooper@cmsd12.org
39	<input type="checkbox"/> School District #20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District #22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District #49	mandrews@d49.org

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

Electronic plans

	<input checked="" type="checkbox"/> None	
--	--	--

84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil kim.van_treadway@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

Electronic plans

	<input type="checkbox"/> None	
35	<input type="checkbox"/> Landscape Review	Daniel.Gould@coloradosprings.gov
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
56	<input type="checkbox"/> PlanCOS; Comprehensive Planning	PlanCOS@coloradosprings.gov ; Carl.Schueler@coloradosprings.gov Corridor Plans in progress
20	<input type="checkbox"/> Airport Overlay	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	Craigdossey@elpasoco.com Review of plans within ½ mile of a County/City boarder
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro Districts	Metro District Email

71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ;
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
---	--

Total # of Plans: _____

Special notes or instructions: