

**GENERAL APPLICATION FORM**

Edited 9/25/18

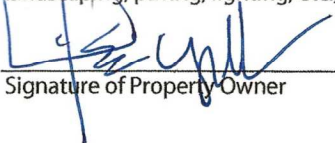
Project Name:	Garden of the Gods / Till	Existing Zone:	PBC HS	Acreage:	.71
Site Address:	401 South 26th Street	Direction from Nearest Street Intersection:	South West corner of 26th Street & Hwy 24 west.		
Tax Schedule Number(s):	7411310014				

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.:	PD DP 79-122-A1(02)	PD DP 79-122-A3MN20				



Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

REVIEW CRITERIA: A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended:

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Project Statement with a clear description of the proposed minor or major amendment.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of an Amendment Plan Set . An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions proposed to be modified with easily recognizable "clouds" and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

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

<input checked="" type="checkbox"/> Modify or add the revision date(s) to each amended sheet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Remove old approval stamps	<input type="checkbox"/>
<input checked="" type="checkbox"/> Remove any clouding relating to previous amendments	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable	<input 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.

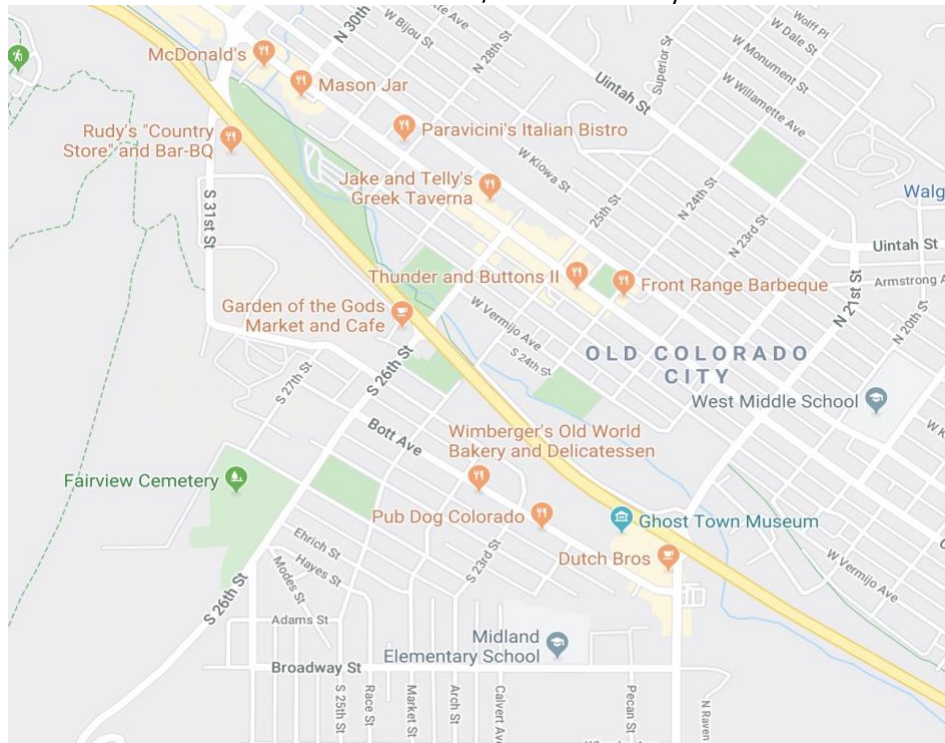
Although there is no record of the required parking for the site, based on the addition and the use of the facility the updated required parking for the site would be 49 spaces. There are 26 existing spaces available on site leaving a request for 23 off site parking through this non-use variance. There 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.

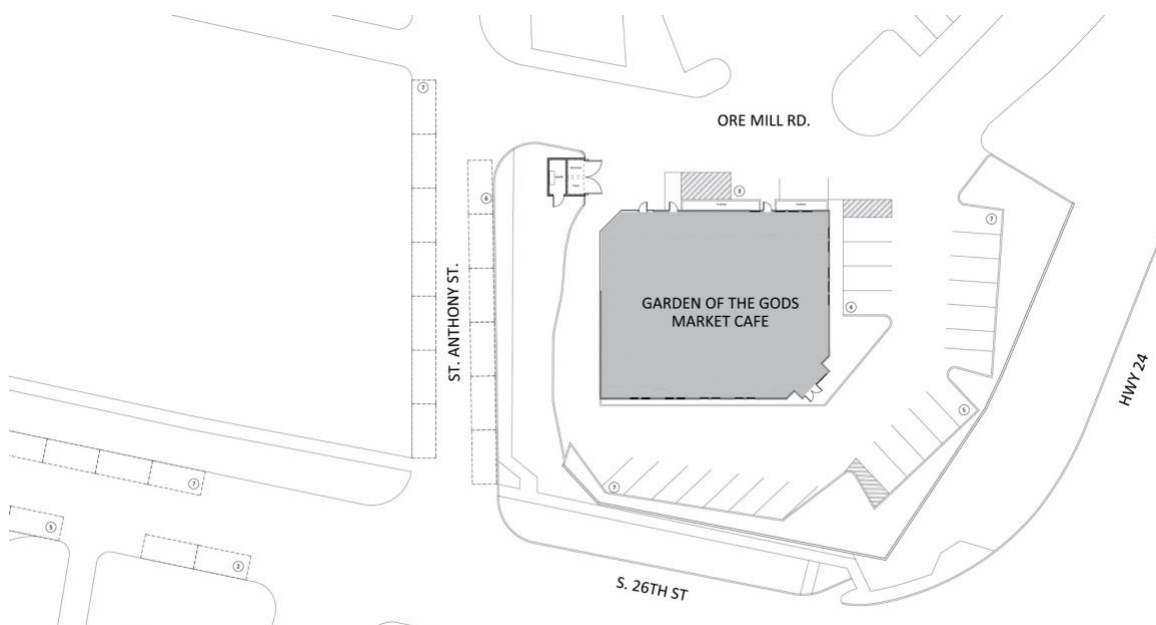
The current operation has used these off-street parking spaces for a number of years without great impact to the neighbors and the addition to the building is for kitchen space only, so we won't be adding additional seating for the restaurants. The other businesses adjacent to the location all have onsite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

Applicant(s) Present: Bobby Hill

Lot Size: 30914 SQFT

Site Location: 401 South 26th Street

TSN: 7411310014

Project Description: Addition to existing restaurant

Zone: PBC HS

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
Minor Amendments to DP, CU, UV, MP, PUD, CP

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:

☒ 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	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
24	<input type="checkbox"/> DR&S / EDRD	SAPPLEGATE@coloradosprings.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

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

82	<input type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
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6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<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

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	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 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.USAFADDEVREVIEWGRP@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

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
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
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com

18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input checked="" 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
20	<input type="checkbox"/> Airport	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 Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro District	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	Jariah.Walker@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov 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	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

9. LAND USE REVIEW:

Hard Copy Full sized plans

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