



GENERAL APPLICATION FORM

Edited 9/25/18

PUD DP

Project Name: Bradley Ranch Fil. No. 1 - Replat of Tract Q Fil Existing Zone: PUD Acreage: 0.152
Site Address: 5133 Janga Drive Direction from Nearest Street Intersection: North on Union, right on Tochal Dr left on Yari Dr, right on Makalu Dr, left on Piran Dr.
Tax Schedule Number(s): 6225209061- 620000569 - Partial

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. 1 2 3
Concept Plan New MJ MN MM
Conditional Use New MJ MN MM
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan New MJ MN MM
Historic Preservation Re-roof Hearing Request
Landscape Plan Preliminary Final Irrigation
Master Plan New MJ MN MM
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan New MJ MN MM
PUD Development Plan New MJ MN MM
PUD Zone Change
Street Name Change REPLAT
Subdivision Plat Prelim Prelim & Final Final
Subdivision Waiver Design Process
Use Variance New MJ MN MM
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan New MJ MN MM
FBZ Conditional Use New MJ MN MM
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 agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Signature of Property Owner Date 2/21/20 Signature of Consultant Date
Signature of Developer Date 2/21/20

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Eagle Development CO Contact Name: Jeff Mark
E-Mail: JMark@landhuisco.com Phone: 7196353200
Developer: Same Contact Name:
E-Mail: Phone:
Consultant/Main Contact name: M&S Civil Consultants, Inc Phone: 7192108125
Address: 102 E. Pikes Peak Ave STE 500 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: georgiannew@mscivil.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 2741. - Assigned to: LEPKE Date: 2/27/20
Receipt No.: 36519 City File No: CPC PUD 17-00003 - A1 MN 20



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:

CPC PUD 17-00003

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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Project Statement with a clear description of the proposed minor or major amendment.	<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of the Pre-Application Meeting Summary from the assigned City Planner. FEE ESTIMATE ONLY	<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"/>

OK; BY PHONE DISCUSSED BY E-MAIL

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 type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.) "N/A" | <input type="checkbox"/> |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable "N/A" | <input type="checkbox"/> |



102 E. Pikes Peak Ave., STE 500
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

February 26, 2020

Matthew Lepke - Senior Planner - North Team
Planning and Community Development Department
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80901

RE: Replat of Tract Q of the Bradley Ranch Subdivision - Project Statement

This submittal is for approval of the replat for Tract Q of the Bradley Ranch subdivision recorded under Rec. No. 219714442 into a buildable lot, to be known as - Lot 1 of Bradley Ranch Filing No.1A.

The 0.152 acre site was originally platted as Tract Q and was held in quasi-escrow (DP note #27) along with Tract R (east of Tract Q) as potential future emergency access points between the two developments of Bradley Ranch and Cordera. It has been determined between Eagle Development Co. and La Plata Communities (Bradley Ranch Fil. No. 1 and Cordera Fil No. 6, respectively) that Tract R would be the best location for the emergency access and therefore, Tract Q is being requested to be replatted into a buildable lot. The agreement between the owners of the subdivisions was recorded under Rec. No. 220024660.

The Bradley Ranch subdivision is currently zoned PUD. The Development Plan was approved on 11/14/17 under CPC PUD 17-00003. The Tract Q replat requires a Minor Amendment to the Development Plan, under City Fil. No. CPC PUD 17-00003-A1MN20 application and shall be submitted concurrently with this replat application. No other changes are proposed to the approved Development Plan with this replat application.

The requested replat of Tract Q is in conformance with the approved entitlements for the Bradley Ranch subdivision, upon approval of the Minor Amendment to the Development Plan, City Fil. No. CPC PUD 17-00003-A1MN20.

Should you require any additional information, please contact me at 719-210-8125.

Sincerely,

Georgianne Willard
M&S Civil Consultants, Inc.



CIVIL CONSULTANTS, INC.

102 E. Pikes Peak, Suite 500
Colorado Springs, CO 80903
(719) 955-5485

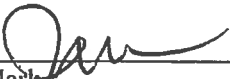
February 12, 2020

Steven Smith
Colorado Springs Fire Department
2880 International Circle, Suite 200-7
Colorado Springs, CO 80910


RE: Bradley Ranch Filing No. 1 - Proposed replat of Tract Q, and construction of Tract R

Dear Mr. Smith;

Eagle Development Company, the owner of Bradley Ranch is proposing to Replat Tract Q of Bradley Ranch Filing No. 1. The replat would transform Tract Q into a single-family lot for development and sale. Tract R within Bradley Ranch Filing No. 1, would be used for emergency access to and from the subdivision to the south (Cordera Filing No. 6, La Plata Communities), and for a water main connection. Both parties agree to this plan as signed below.

 2/12/20

Date
Jeff Mark
On behalf of
Eagle Development Company

 02/12/2020

Date
Steve Rossoli
On behalf of
La Plata Communities

Please feel free to contact myself, or one of the interested parties if you have any questions.

Virgil A. Sanchez

Virgil A. Sanchez, P.E.
M&S Civil Consultants, Inc.



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
LUR - Minor Amendment	Land Use Review	\$480.00		
LUR - Subdivision Plat	Land Use Review	\$30.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Minor Amendment - CSFire	CSFire	\$248.00		
Minor Amendment - CSUtilities	CSUtilities	\$111.00		
Minor Amendment - EDR	Engineering Development Review	\$156.00		
Subdivision Plat-Residential-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Residential-EDR	Engineering Development Review	\$479.00		
Subdivision Plat-Residential-EDR	Engineering Development Review	\$1.00		
Tech Fee	IT-GIS	\$25.00		
<u>Total Fees</u>		<u>\$2,741.00</u>		

Intake Staff:

Date: 2/27/2020
Planner: Matthew Lepke
Receipt Number: 36519
Check Number: 3598
Amount: \$2,741.00
Received From: Eagle Development Company--Bradley Ranch DP amendment/replat

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: February 27, 2020
Planner: Matthew Lepke
Planner email: matthew.lepke@coloradosprings.gov
Planner phone number: (719) 385-5090
Applicant Email: georgiannew@mscivil.com
Applicant Name: Georgianne Willard, M&S
TSN: PARTIAL 6200000569

PROJECT: Bradley Ranch Filing 1A

<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(S)

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

PUD Development Plan Minor Amendment

Request by Eagle Development, with representation by M&S Civil Consultants, for approval of a minor amendment to the Bradley Ranch PUD Development Plan. If approved, the proposal would amend the development plan for the property to convert a tract to a buildable lot. The site is zoned PUD (Planned Unit Development), located east of Union Blvd. in the Bradley Ranch Subdivision, and consists of 0.152 acres.

Final Plat

Request by Eagle Development, with representation by M&S Civil Consultants, for approval of a replat of the Bradley Ranch Filing No. 1 Subdivision Plat. If approved, the proposal would convert Tract Q to a buildable lot. The site is located east of Union Blvd. in the Bradley Ranch Subdivision, and consists of 0.152 acres.

POSTCARD

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

- This project proposes to amend the development plan to convert one tract (0.152 acres) to a buildable lot, and a replat to affect the same change
- The site would be served by internal drives on the property
- This conversion from tract to lot was contemplated in the originally approved development plan

POSTER

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

Minor amendment to development plan

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

Conversion of one tract (0.152 acres) to a buildable lot

Planning and Development Distribution Form
Minor Amendments to PUD

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

Planner Intake Date: 2/27/20

Admin Receive Date: 2/28/20

Project Name: Bradley Ranch Minor Amendment

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

2. Date buckslip comments are due (21 calendar days after submittal): 3/19/20

3. HOA: NA

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	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 Alazzeh, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@csono.org mcupp@csono.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

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input 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 checked="" 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 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 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	Craig.dossey@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 Kayla.Battles@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 checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
---	--

Special notes or instructions: