



GENERAL APPLICATION FORM

Edited 9/25/18

FP

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

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
Subdivision Plat Prelim Prelim & Final Final REPLAT
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: georgianne@mscivil.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 2741.00 Assigned to: LEPKE Date: 2/27/20
Receipt No.: 36519 City File No.: AR FP 20-00157



Final Plat Application Requirements

REVIEW CRITERIA: It is the purpose and intent of this article:

- A. To promote the health, safety, convenience and general welfare of the citizens of the City.
- B. To set forth appropriate standards for subdivision design which will:
 - 1. Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.
 - 2. Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.
 - 3. Promote design flexibility.
 - 4. Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.
 - 5. Preserve the significant natural features and environmental quality of the City.
- C. To set forth appropriate standards for utilities and services which will:
 - 1. Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.
 - 2. Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.
 - 3. Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.
- D. To assure the provision of adequate and safe circulation which will:
 - 1. Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.
 - 2. Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.
 - 3. Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.
 - 4. Provide for safe and convenient pedestrian access throughout the community.
- E. To assure adequate public facilities are provided which will:
 - 1. Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.
 - 2. Ensure that public facilities are provided in accord with the City's Comprehensive Plan.
 - 3. Provide for adequate law enforcement and fire protection facilities.
- F. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)

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

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
1 copy of a Project Statement identifying the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1. A clear description of the proposed plat. If public easements dedicated by plat to the City are to be vacated as part of the request, indicate this within the project statement letter; <input checked="" type="checkbox"/> 2. A justification based on the review criteria addressing why the proposed plat should be approved; and <input checked="" type="checkbox"/> 3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposed subdivision plat. 	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Final Plat showing all "Plan Contents" below "Replat"	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite through email)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Report or Waiver "N/A"	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study "N/A"	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis "N/A"	<input checked="" type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal. "N/A"	<input checked="" type="checkbox"/>

SUBMITTAL CHECKLIST: *Continued from previous page.*

THE DP AMENDMENT IS BEING SUBMITTED CONCURRENTLY

Applicant	EL PASO COUNTY ASSESSOR STATEMENT	Planner
<input checked="" type="checkbox"/>	Proof of Ownership via title insurance, tax assessor's statement, or a deed.	RECENTLY PLATTED <input checked="" type="checkbox"/>
<input type="checkbox"/>	Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	"N/A" <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	FEE ESTIMATE ONLY <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	1 copy of an approved Preliminary Plat or Concept, or Development Plan for the proposed project.	<i>OK DISCUSSED BY PHONE SEE-MAIL</i> <input checked="" type="checkbox"/>
<input type="checkbox"/>	Utility Line Locates provided if public easements dedicated by plat to the City are to be vacated, unless waived by Springs Utilities (<i>refer to content requirements</i>). "N/A"	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY). "N/A"	<input checked="" type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the final plat must include the following information.

General Information

<input checked="" type="checkbox"/>	Name of subdivision at the top of the sheet, followed by a subtitle identifying the Section, Township and Range along with City, County and State.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input checked="" type="checkbox"/>	North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity Map (does not have to be to scale). A vicinity location necessary to locate the tract.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Date of preparation of the plat	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Legal Description of the overall boundary of the subdivision with acreage. All courses on the legal shall be shown and labeled on the plat drawing.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Easement statement of standard easements as required on all, side rear and front lots lines. as well as site triangle easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dedication Statements. Statements of land to be dedicated to the City for parks, playgrounds or other public uses, grants of easements and dedication of public streets and alleys to the City.	<input type="checkbox"/>

All plats with public easements and/or tracts must have the dedication statement:

<input type="checkbox"/>	<i>"The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs."</i>	"N/A" <input type="checkbox"/>
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All plats with public streets shall have the following sentence in the dedication statement:

<input type="checkbox"/>	<i>"All public streets are hereby dedicated to the City of Colorado Springs for public use."</i>	"N/A" <input type="checkbox"/>
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All plats with other tracts being dedicated to the City shall have:

<input type="checkbox"/>	(1) A sentence in the dedication statement similar to <i>"Tract X is hereby dedicated to the City of Colorado Springs for public use."</i>	<input type="checkbox"/>
<input type="checkbox"/>	(2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as <i>"Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (Distract Name) Special Maintenance District."</i>	"N/A" <input type="checkbox"/>

<input type="checkbox"/>	All plats with private streets shall have the following sentence as a plat note: <i>"All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, ect.)."</i>	"N/A" <input type="checkbox"/>
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<input checked="" type="checkbox"/>	Statement of ownership and acknowledgement. The notarized signature of the owner is required.	<input type="checkbox"/>
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<input type="checkbox"/>	Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required	"N/A" <input type="checkbox"/>
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The following statement that the area included in the plat is subject to this Code as such applies to the development of the land:

<input checked="" type="checkbox"/>	"No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs."	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	Notary Statement. Acknowledgement of the execution of the plat before a notary public.	<input type="checkbox"/>
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PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

<u>Applicant</u>		<u>Planner</u>
Access Provisions:		
<input type="checkbox"/>	a. A Statement Restricting Access. A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.	<input type="checkbox"/>
<input type="checkbox"/>	b. Provision of Adequate Access. Proof of adequate, suitable access must be provided and clearly indicated on the face of the plat. If access is not directly gained from public right-of-way, a separate signed and recorded easement must be provided and referenced on the face of the plat. "N/A"	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Fee block (drainage, bridge, school and park)	<input type="checkbox"/>
Certificates for execution by each of the following or their duly appointed representative(s).		
<input checked="" type="checkbox"/>	a. City Engineer	<input type="checkbox"/>
	b. City Planning Director	<input type="checkbox"/>
	c. City Clerk	<input type="checkbox"/>
	d. El Paso County Clerk and Recorder	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Layout. The exact layout including:	<input type="checkbox"/>
Boundary Lines		
The subdivision boundary will be clearly distinguishable from other maplines by use of a distinct line type and/or thickness. All lines will be labeled with bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc		
<input checked="" type="checkbox"/>	length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. All dimensions to be determined by accurate field survey which must balance and close within a limit of 1 in 5,000. Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (Book and Page and/or Reception Number.	<input type="checkbox"/>
Streets		
All street right-of-ways defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street centerline. All street centerlines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All		
<input checked="" type="checkbox"/>	lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all non-tangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:	<input type="checkbox"/>
	(1) Within the proposed subdivision, and	
	(2) Immediately abutting the proposed subdivision, and	
	(3) Any private street shall include the designation "(private)" immediately following street name; any other Private right of way that is not named shall include the designation "(private)" in a manner that clearly conveys such a status.	
Easements		
<input checked="" type="checkbox"/>	All easements as required by City Utilities, the City Engineer and other public and quasi-public agencies. Said easements shall be clearly labeled to include with, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.	<input type="checkbox"/>
Lots and Blocks		
<input checked="" type="checkbox"/>	All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to 1 in 5,000.	<input type="checkbox"/>
Identification System		
<input checked="" type="checkbox"/>	All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter 'A'. Lots and tracts shall be labeled with the area of the lot or tract.	<input type="checkbox"/>
<input type="checkbox"/>	Whenever a plat drawing spans multiple sheets, clear and well-labeled match lines and a keymap shall be included on each sheet. Labels will be of the nature "See Sheet ___ of ___". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets. "N/A"	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Provide a legend, which designates all, lines and symbols except where called out on plat drawing.	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant

Planner

Inundation Mark:

The plat shall clearly show the 100-year flood plain line. Reference the appropriate FEMA Panel by which the location of this line has been determined.

Option 1: Property located completely outside of the 100-year floodplain:

"This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C_____ F, effective date 3/17/1997."

Option 2: Property located within the 100-year floodplain:

"A portion of this property is located within Zone AE (area located within a 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C_____ F, effective date 3/17/1997."

"N/A"

Option 3: Property located within a 100-year floodplain where a LOMR has been processed:

"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C_____ F, effective date 3/17/1997 and as modified by LOMR# 0_-08-_____ P effective date DD/MM/YYYY."

Option 4: Property located within 100-year floodplain where a CLOMR has been processed and lot restrictions apply until a LOMR is approved by FEMA:

"A portion of this property is located within Zone AE (area located within the 100-year floodplain, Base flood elevations determined) as established by FEMA per FIRM panel 08041C___ F, effective date 3/17/1997. A CLOMR# 0_-08-_____ R effective date DD/MM/YYYY is on record with the Regional Floodplain Administration. The following lots are will not be allowed building permits ("enter lot numbers") until a FEMA approved LOMR removing the properties from the 100-year floodplain is received by the Regional Floodplain Administration."

*All **bold** and "_____" require the Applicant to insert the appropriate data for their specific site.

- | | | |
|-------------------------------------|---|--------------------------|
| <input type="checkbox"/> | Book and Page and/or Reception Number for all existing and newly created easements. "N/A" | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | All other information required by Colorado State law. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Scale Bar | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | North arrow | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Adjacent Subdivision. Names of adjacent platted areas along with the Reception and/or PlatBook and Page Number shall be shown. If unplatted, so indicate. Existing street right-of-ways that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width and appropriate deed or plat recording information where in said right-of-way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Basis of Bearing. A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances. | <input type="checkbox"/> |
| <input type="checkbox"/> | Public Land and/or Land Reserved In Deeds. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision. "N/A" | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Monuments. All monuments used to determine and/or describe a boundary (including Basis of Bearings, Point of Beginning and Point of Commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Not a Part of Subdivision. All areas enclosed within the subdivision boundary, which do not constitute a part of the subdivision shall be labeled 'Not a part of this subdivision.' All lines pertaining to such areas shall be dashed. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | The area in sq.ft. of all Lots and Tracts sought to be platted. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | The following statement in compliance with Section 7.7.303.D.7. "The area included in the plat described herein is subject to the Code of the City of Colorado Springs, 2001 As Amended." | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | The final plat shall be clearly and legibly prepared by a registered land surveyor or engineer | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Show all common ingress-egress, parking and access easements required by the development plan. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | The proposed subdivision meet all of the requirements of Chapter 7, Section 2 through 9 of the City Code, the Public Works Design Manual and any other applicable City ordinance and resolutions. | <input type="checkbox"/> |

PLAN CONTENT REQUIREMENTS: *Continued from previous pages.*

Applicant Planner

Surveyor's Statement, which shall read:

"The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the

accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief."

Closure Sheets. One (1) copy of the computer closure sheets for the entire subdivision area. Such sheets shall not be required if not more than five (5) lots in the subdivision are irregular (not rectangular) in shape. "N/A"

Replat should include the following information:

The replat shall be identified by its own separate title. The title block of the replat shall further identify the subdivision of record of that portion of the subdivision of record which is being replatted.

The replat shall contain the following notice: *'The approval of this replat vacates all prior plats for the area described by this replat.'*

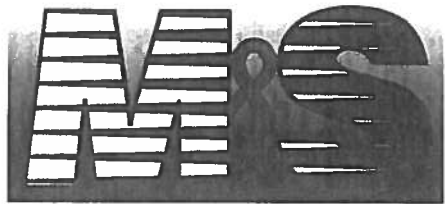
The replat shall show graphically the "as platted" lot(s) separately on the plat drawing. The drawing shall indicate all existing easements.

If any existing lot line is being removed, relocated or re-orientated, any associated Easements dedicated by plat still remain unless vacated separately or as part of this request. If this easement is to be vacated as part of this request, provide the following information With the replat:

The project description letter needs to indicate that the associated lot line easement(s) or other platted easement(s) are to be vacated. Provide locates from the utility locaters, unless no water or wastewater mains exist adjacent to the area being replatted or unless CSU specifically waives the submission of locates. "N/A"

Geologic Hazard Study disclosure statement (not required if waiver has been approved): "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." "N/A"

If within an airport overlay, the following note must be added: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect." "N/A"



CIVIL CONSULTANTS, INC.

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.



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

THE BRADLEY RANCH SUBDIVISION FILING NO. 1A

A REPLAT OF TRACT Q, "THE BRADLEY RANCH SUBDIVISION FILING NO. 1"
UNDER RECEPTION NO. 219714442

BEING A TRACT IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 25, T12S, R66W
OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SAID PARCEL CONTAINS A CALCULATED AREA OF 6,605 SQUARE FEET, MORE OR
LESS.

EL PASO COUNTY - COLORADO6225209061
5133 JANGA DRTotal Market Value
\$100**OVERVIEW**

Owner:	EAGLE DEVELOPMENT COMPANY, AEROPLAZA FOUNTAIN LLC
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	5133 JANGA DR
Tax Status:	Taxable
Zoning:	PUD PK
Plat No:	14442
Legal Description:	TR Q THE BRADLEY SUB FIL NO 1

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$100	\$30
Improvement	\$0	\$0
Total	\$100	\$30

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT RESIDENTIAL LOTS	29.000	6605 SQFT	\$100

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	12/27/2019	\$0	-	219714442

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: JCR Levy Year: 2019 Mill Levy: 133.761

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
CITY OF COLORADO SPRINGS	4.279	CITY OF CS-CFO	(719) 385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
ACADEMY SCHOOL NO 20	60.216	BECKY ALLAN	(719) 234-1200
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
BLACK FOREST FIRE PROTECTION	12.549	FIRE CHIEF	(719) 495-4300
SOUTHEASTERN COLO WATER CONSERVANCY	0.902	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598
BRADLEY RANCH METROPOLITAN	44.532	DAVID O'LEARY	(303) 839-3800



6225209061

No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



**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		
Total Fees		\$2,741.00		

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: georgianne@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
Preliminary Plat, **Final Plat**, Preliminary & Final Plat

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

Planner Intake Date: **2/27/20 MJL**

Admin Receive Date: **2/28/20**

Project Name: The Bradley Ranch Subdivision Filing 1A

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: (Note HOA number or write N/A) – **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
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, LUR MC 155	Cory.Sharp@coloradosprings.gov
66	<input type="checkbox"/> Real Estate Services	Barb.Reinardy@coloradosprings.gov
14	<input type="checkbox"/> Lois Ruggera	Lois.Ruggera@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> US Postal Service	Elaine.f.medina@usps.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
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com Chris_Kelley3@cable.comcast.com
3	<input type="checkbox"/> CONO	

		rdavis@cscono.org mcupp@cscono.org landusenotice@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. 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

6. MILITARY INSTALLATION (if within 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
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@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
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. 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	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com BLR & Flying Horse

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
	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Hannah.VanNimwegen@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@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
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.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 ; Kayla.Battles@coloradosprings.gov
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Mike Planning, Traffic	kbrady@springsgov.com
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

8. 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: