

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Templeton Gap Townhomes

Existing Zone: PUD AO

Acreage: 11.42

Site Address: 7045/7046 Templeton Gap Road

Direction from  
Nearest Street  
Intersection:Northeast corner of Templeton Gap  
Road and Wolf Ridge Road

5307000045, 5307000011

**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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Zone Change; Proposed Zone: PUD AO   |
| <input checked="" type="checkbox"/> 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 Development Plan <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 Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM  |
| <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 Interim Use Plan  |
| <input type="checkbox"/> Nonuse Variance  | <input type="checkbox"/> FBZ Minor Improvement Plan  |
| <input type="checkbox"/> Preservation Easement Adjustment   | <input type="checkbox"/> 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: *John E Schinkel Jr*

Date

Signature of Consultant

Date

Signature of Developer: *Steve Miller*

Date

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: Beyond Development LLC

Contact Name: Steve Miller

E-Mail: steve@galianthomes.com

Phone: (719) 445-6264

Developer: Galian Homes

Contact Name: Steve Miller

E-Mail: steve@galianthomes.com

Phone: 7194456264

Consultant/Main Contact name: Terra Nova Engineering, Dane Frank

Phone: (719) 635-6422

Address: 721 S 23rd St

City: Colorado Springs

State: CO

Zip Code: 80904

E-Mail: dane@tnesinc.com

**PLANNER AUTHORIZATION: (CITY USE ONLY)**☒ Checklists ☒ Distribution Form ☒ Project Blurb ☒ E-mail to Admin. Initial Review Level: ☐ AR ☒ CPC ☐ DRB ☐ HPPayment \$ 9,518.<sup>00</sup>

Assigned to: Matthew Lepke

Date: 1-14-20

Receipt No.: 36028

City File No: CPC PUD 20-00014



# DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

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

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

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

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

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

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

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

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

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

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

Applicant	Planner
<input checked="" type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable) N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input checked="" type="checkbox"/> If within an airport overlay, the following note must be added: "An aviation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

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

**LAND USE:**

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

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

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

**STREETS & ALLEYS:**

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

**SIDEWALKS & TRAILS:**

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

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

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

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

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

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

**ADA SITE ACCESSIBILITY:**

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor<br><b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>     | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors   | <input type="checkbox"/> |

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

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

**BUILDINGS & STRUCTURES:**

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

**BUILDING ELEVATION DRAWINGS:**

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

**SITE LIGHTING:**

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

**PHASING PLAN:**

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

### **ADDITIONAL PLAN COMPONENTS:**

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

### **DEVELOPMENT PLAN REVIEW CRITERIA:**

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

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

### **CONDITIONAL USE REVIEW CRITERIA**

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

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

### **USE VARIANCE REVIEW CRITERIA**

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

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



## **Project Statement**

City of Colorado Springs  
Development Plan Submittal  
January 8, 2019

**Project:** Templeton Gap Townhomes

**Location:** 7045 & 7065 Templeton Gap Road, Colorado Springs

**Project Description:** This project involves combining two undeveloped parcels and developing the land as townhouses. This application includes a concept plan, development plan, final plat, and zone change. The development plan (which also serves as the concept plan) includes the proposed layout, utilities, grading, landscaping, and other pertinent info. The final plat combines two parcels, vacates an existing access easement, and creates easements associated with the development. The zone change is from PUD to PUD, with the purpose of changing the max density allowed on the property.

The proposed development is for 176 townhouse units, a central clubhouse, internal drive lanes and parking, a stormwater detention basin, private utility mains, various green spaces, and other associated features. There are generally four rows of townhouses proposed on the site. The north most row is drive under units. The next row south is walk out units. The remaining two rows, and four units on the west side, are all standard units. The clubhouse is proposed to be single story and will include both administrative offices and act as a recreation building and community center.

Two street access points are proposed, one on the west side connecting to Templeton Gap Road and the other on the south side connecting to Wolf Ridge Road. The internal drive lanes form a loop and provide garage access to every townhouse.

The average slope across the site north-south is approximately 11%. Due to this, a number of retaining walls are proposed, including a wall along the entire north edge of the site. Most of the retaining walls are less than 5 feet tall, with the tallest walls being approximately 8 feet.

There are existing utility mains in both Templeton Gap Road and Wolf Ridge Road. A private water main is proposed to connect to existing public mains on both the west and south sides of the site and form a loop on the site interior. A private sanitary sewer main is proposed to loop around the site interior and connect to the existing public main at the southeast corner of the site.

**Justification:** The concept plan and final plat should be approved because the proposed use of the property is reasonable and these items are required by the City to develop the property.



The purpose of the zone change is to change the maximum density allowed on this property. This property is already zoned PUD and there are existing small lot residential lots and a school immediately south of the property. The land east and northeast of the site is unincorporated and is currently rural residential. The land north of the property is commercial and currently in use as a storage facility. The land to the west is commercial and is currently used as a landscaping yard. None of the surrounding land uses conflict with developing this site as townhomes.

#### Development Plan Review Criteria

1. Will the project design be harmonious with the surrounding land uses and neighborhood? - The surrounding land uses are a mixture of commercial, residential, and a school. Townhouses will fit right in.
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? – The existing neighborhood isn't really a neighborhood. The site is at a location where small lot residential, large lot residential, commercial, and a school all meet. The proposed townhouses will fit well with the existing residential and can create a neighborhood with the existing residential subdivision, school, and rural residences.
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? – The adjacent properties are two streets, a storage facility with a concrete block wall around its perimeter, and two rural residential lots. The site is also on the downhill side of the slope from the adjoining parcels to the north. The rural residential parcel to the north has the house centrally located on a large lot. The rural residential lot to the east is currently undeveloped. The north and east edges of the site will also be landscaped with trees to provide a visual buffer with the adjacent properties.
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? – Landscaping and the topography of the site will provide a buffer for/from the site. Tree will be planted on the site perimeter and the site is located at the bottom of a hill from the adjacent properties.
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? – Yes, the site has direct access to two existing streets.
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? – Yes, the drive aisles provide a loop around the site interior.



7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? – Yes, through traffic crossing the site would essentially be taking a detour from the public roads. The detour would be both longer and slower than using the public roads.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? – Yes. Every townhouse unit has garage parking and there are over 200 more parking spaces onsite than are required.

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? – Yes. All of the townhouse units have garage parking. ADA parking and access has been provided for the proposed clubhouse.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? – The paved area is about as small as possible while meeting the City's traffic, accessibility, and fire codes. If some of those code requirements are waived, the paved area can be reduced.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? – Detached sidewalks are proposed along the public streets and the central green space of the site has a sidewalk across its entire length. The perimeter sidewalks overlap with right of way and utility/drainage easements.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? – No, these conditions haven't been identified onsite. The site is currently a combination of native grasses and an illegal dumping ground. No trees (or even significant bushes) have been observed onsite.

#### **Issue List:**

Maximum density in zoning and master plan: A zone change and concept plan (development plan) have been included to address the maximum density on this property.



LAND USE REVIEW DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Galiant Homes

PROJECT: Templeton Gap Townhomes

CITY PLANNING FILE NUMBER(S): \_\_\_\_\_

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

→ ☐ Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

☐ Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

☐ No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Signature

Notary Certificate:

STATE OF COLORADO)  
) sis  
COUNTY OF EL PASO)

The County Assessor says there are 6 people that own half of the mineral estate for APN 5307000011 (no other mineral owners for 5307000045). They will have to be notified once we know when the hearing will be. Dane  
- Terra Nova

The foregoing certification was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



November ##, 2019

Project: Templeton Gap Townhomes  
Address: 7065 Templeton Gap Road, Colorado Springs, CO  
Schedule #: 5307000011

Subject: Mineral Estate Owner Notification

Dear Mineral Estate Owner,

You have been identified as a mineral estate owner for the above referenced property by the El Paso County Assessor. A development plan including this property has been submitted to the City of Colorado Springs, and it is scheduled to be heard at a City Planning Commission public hearing.

The hearing for this project is at:

Time: 6:00pm on Monday November 11, 2019  
Location: 107 N. Nevada Avenue, Colorado Springs, Colorado

The proposed development of this property is a residential townhouse community.

If you have any questions, contact Matthew Lepke at City of Colorado Springs Planning & Community Development: [Matthew.Lepke@coloradosprings.gov](mailto:Matthew.Lepke@coloradosprings.gov), 719.385.5090.

Regards,

**Terra Nova Engineering, Inc.**

Dane Frank  
Project Engineer

# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 10/14/19

Pre-Application No.: N19-221

Applicant(s) Present: Dane Frank, Steve Miller

Lot Size: 11.42 ac.

Site Location: Templeton Gap and Wolf Ridge

TSN: 5307000011

Project Description: High-density residential townhomes

Zone: PUD AO

**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 checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" 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 type="checkbox"/> Nonuse Variance / Warrant   | <input type="checkbox"/> Vacation of Public Right-of-Way  |
| <input checked="" type="checkbox"/> Concept Plan <input checked="" 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 checked="" type="checkbox"/> Zone Change   |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

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

## NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Dublin Area

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

## ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Geo-Hazard Report    | <input checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____                                | Contact: <u>Zaker Alazzeah, 719-385-5468</u>                | Contact: <u>Anna Bergmark, 719-385-5613</u>         |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report  | <input type="checkbox"/> Land Suitability Analysis  |
| <input 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):

Zoning Ordinance 14-19: PUD, detached SFR, density 5.66 du/ac, max. building height 30 feet

Current proposal is 176 units; previously had ~250

Existing Dublin North master plan identifies these parcels for 11.99 du/ac max. density. Major master plan amendment normally needed to establish higher density. Staff suggests zone change instead of amend.; master plan or concept plan would accompany zone change. For zone change, please see zoning code for corresponding master plan density designations.

Along with these submittals, applicant could also submit a development plan for a portion or the entirety of the site; if DP submitted for entire site, this would replace the concept plan noted above.

Final plat should be submitted at the time of the aforementioned filings; site does not appear at present to be platted lots.

Traffic engineering: the southern access drive should either align with the drive across the street, or have a min. 300' separation.

A traffic study is also requested.

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: \_\_\_\_\_

Number of Plans: One set + digital set

### Matthew Lepke

Senior Planner  
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5090  
P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 Matthew.Lepke@ColoradoSprings.gov



**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>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$210.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$300.00		
LUR - Subdivision Plat	Land Use Review	\$300.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$300.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$50.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$30.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$20.00		
<b>Total Fees</b>		<b>\$9,518.00</b>		

**Intake Staff:**

**Date:** 1/10/2020  
**Planner:** Matthew Lepke  
**Receipt Number:** 36028  
**Check Number:** 1217  
**Amount:** \$9,518.00  
**Received From:** Beyond Development, LLC--Templeton Gap and Wolf Ridge

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

Date: January 14, 2020

Planner: Matthew Lepke

Planner email: [matthew.lepke@coloradosprings.gov](mailto:matthew.lepke@coloradosprings.gov) (or, if that bounces) mlepke@springsgov.com

Planner phone number: (719) 385-5090

Applicant Email: dane@tnesinc.com

Applicant Name: Dane Frank, Terra Nova

TSN: 5307000045, 5307000011

**PROJECT:** Templeton Gap Townhomes

<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 Zone Change**

Request by Beyond Development, LLC, with representation by Terra Nova, for a zone change from PUD (Planned Unit Development 5.66 d.u./ac., 30' max. height; airport overlay) to PUD (Planned Unit Development 20 d.u./ac. max., 30' max. height; airport overlay). The site is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

**PUD Concept Plan**

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Concept Plan. If approved, the proposal would create a concept plan for the property to construct townhouses and other on-site amenities. The site is zoned PUD (Planned Unit Development, airport overlay)—a concurrent zone change to the PUD is pending—is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

**PUD Development Plan**

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Development Plan. If approved, the proposal would create a PUD development plan for the property to construct 176 townhouse units (15.1 d.u./ac.) and other on-site amenities. The site is zoned PUD (Planned Unit Development, airport overlay), located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

**Final Plat**

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Final Plat. If approved, the proposal would create a one-lot final plat. The site is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

## POSTCARD

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

- This project proposes a zone change, concept plan, development plan, and final plat for the construction of 176 townhomes.
- The project will include a clubhouse, green space and other site improvements on 11.42 acres.
- The site would be served by private, internal drives

## POSTER

*Fill out applicable information below:*

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

Construction of townhomes

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

A zone change increasing density, a concept and development plan, and final plat



## Planning and Development Distribution Form

Concept Plan, Conditional Use, Development Plan, PUD, PUP, Use Variance, and Major Amendments

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

**Planner Intake Date:** 1/14/19

**Admin Receive Date:** 1/15/20

**Project Name:** Templeton Gap Townhomes PUD Development Plan

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

**2. Date buckslip comments are due** (21 calendar days after submittal): 2/4/20

**3. HOA:** Dublin Area

### 4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Terry.Huggins@coloradosprings.gov">Terry.Huggins@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>

3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@coloradosprings.gov">jcooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

#### 5. LANDSCAPE PLAN:

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

#### 6. SCHOOL DISTRICT:

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

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>

26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:dbryan@stratusiq.com">dbryan@stratusiq.com</a> <a href="mailto:mcline@stratusiq.com">mcline@stratusiq.com</a> <a href="mailto:bkley@stratusiq.com">bkley@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Chris.Staley@coloradosprings.gov">Chris.Staley@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a> ; <a href="mailto:Kayla.Battles@coloradosprings.gov">Kayla.Battles@coloradosprings.gov</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.

53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

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