

**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"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Preservation Easement Adjustment | |

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Signature of Property Owner: *John 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: Galiant 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 Blurbs ☒ E-mail to Admin. Initial Review Level: ☒ AR ☐ CPC ☐ DRB ☐ HPPayment \$ 9,518.⁰⁰

Assigned to: Matthew Lepke

Date: 1-14-20

Receipt No.: 36028

City File No: AR FP 20-00054



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"> 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; 2. A justification based on the review criteria addressing why the proposed plat should be approved; and 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	<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	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)	<input checked="" type="checkbox"/>

Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.

SUBMITTAL CHECKLIST: *Continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> Proof of Ownership via title insurance, tax assessor's statement, or a deed.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Ad Valorem Taxes - proof payment via paid tax receipt, an archive report, or a certificate for ad valorem property taxes.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary letter from the assigned City Planner.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of an approved Preliminary Plat or Concept , or Development Plan for the proposed project.	<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 (refer to content requirements).	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY).	<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 checked="" 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> | <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> | <input type="checkbox"/> |
|---|--------------------------|

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> | <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> | <input type="checkbox"/> |
|--|--------------------------|

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Statement of ownership and acknowledgement. The notarized signature of the owner is required. | <input type="checkbox"/> |
|---|--------------------------|

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> Statement of mortgagee and acknowledgement. The signature of the mortgagee, if any, consenting to the dedication is required | <input type="checkbox"/> |
|--|--------------------------|

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 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"/> |
|--|--------------------------|

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> Notary Statement. Acknowledgement of the execution of the plat before a notary public. | <input type="checkbox"/> |
|--|--------------------------|

Applicant

Planner

Access Provisions:

- ☐ 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.
- ☐ 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.

- ☒ Fee block (drainage, bridge, school and park) ☐

Certificates for execution by each of the following or their duly appointed representative(s).

- ☒ a. City Engineer ☐ c. City Clerk
- b. City Planning Director ☐ d. El Paso County Clerk and Recorder

- ☒ Layout. **The exact layout including:** ☐

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 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).

- ☒ 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). ☐

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 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:

- ☒ (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

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.

- ☒ 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. ☐

Lots and Blocks

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.

- ☒ 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. ☐

Identification System

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.

- ☒ 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. ☐

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.

- ☐ 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. ☐

- ☒ Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc. ☐

- ☒ 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. ☐

- ☒ Provide a legend, which designates all, lines and symbols except where called out on plat drawing. ☐

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."

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.**

☒ Book and Page and/or Reception Number for all existing and newly created easements.

☐

☒ All other information required by Colorado State law.

☐

☒ Sheet Size shall be 24" x 36" including 1/2" border with 'landscape' orientation.

☐

☒ Scale Bar

☐

☒ North arrow

☐

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.

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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.

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☐ 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.

☐

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.

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☐ 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.

☐

☒ The area in sq.ft. of all Lots and Tracts sought to be platted.

☐

☒ 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."

☐

☒ The final plat shall be clearly and legibly prepared by a registered land surveyor or engineer

☐

☒ Show all common ingress-egress, parking and access easements required by the development plan.

☐

☒ 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.

☐

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. ☐

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. ☐

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."

- ☐ If within an airport overlay, the following note must be added: "The aviation easement dedicated herein for public aviation 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." ☐



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, 719.385.5090.

Regards,

Terra Nova Engineering, Inc.

Dane Frank
Project Engineer



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.

Legal Description – Templeton Gap Townhomes

Parcel A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 7 in Township 13 South, Range 65 West of the 6th P.M., lying southeasterly of the southeasterly line of State Highway No. 189 and lying southerly of the following described line: Beginning at a point on the east line of the Southwest Quarter of said Northeast Quarter which is 971.84 feet southerly thereon from the northeast corner thereof; thence westerly parallel with the north line of the Southwest Quarter of said Northeast Quarter to intersect the west line of said Northeast Quarter, in El Paso County, Colorado.

Except any portion lying within Dublin North Kwan Parcel Filing No. 8, recorded May 12, 2016 under Reception No. 216713766.

Parcel B:

That tract in the Southeast Quarter of the Northwest Quarter lying southeasterly of Highway 189, Section 7 in Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado.

Except any portion lying within Dublin North Kwan Parcel Filing No. 8, recorded May 12, 2016 under Reception No. 216713766.

Containing a calculated area of 463,505 square feet (10.64061 acres), more or less.

El Paso County, Colorado Property Tax Details

Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

Parcel Information

Schedule Number: 5307000011

Property Valuation

Total Assessed Land: \$34,020

Total Assessed Improvements: \$0

Total Assessed: \$34,020

Owner Information

Name: BEYOND DEVELOPMENT LLC

Mailing Address: 14965 CROOKED SPUR LN
COLORADO SPRINGS CO 80921-2418

[Assessment questions? Click here](#)

Value

Total Market Value: \$117,300

Property Information

Property Address: 7065 TEMPLETON GAP RD

Property Type: Real

Taxes Billed

Base Tax Amount: \$2,052.59

Special Assessment Amount: \$0.00

Improvement District Amount: \$0.00

Total Current Year Taxes: \$2,052.59

Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any.
See Alerts.

Legal Description

THAT PART OF SW4NE4 LY SLY OF FOL LN, BEG AT A PT
ON E LN OF SW4NE4 WHICH IS 971.84 FT SLY FROM NE
COR THEREOF, TH WLY PARA WITH N LN OF SW4NE4 TO
INTSEC THE W LN OF SW4NE4 SEC 7-13-65, L 1/2 MR

Alerts

N/A

Current Year Payments Due as of 1/7/2020

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
First Half:	March 02	\$0.00	\$0.00	\$0.00	False <input type="button" value="Pay"/>

Second Half:	June 15	\$0.00	\$0.00	\$0.00	False	<input type="button" value="Pay"/>
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OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
Full Amount:	April 30	\$0.00	\$0.00	\$0.00	False
					<input type="button" value="Pay"/>

Current Year Payments Received

N/A

Prior Year(s) Transaction History

Date	Amount
02/20/2019	\$2,052.59
02/08/2018	\$3,564.62
08/23/2017	\$2,181.35
08/25/2016	\$2,183.78

Note: Prior years transaction history data is for a maximum of 4 years.



Please Note: This web page is best viewed in Compatibility View.

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 Treasurer'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 contact the Treasurer's office.

For any questions, please contact the Treasurer's Office at: **(719) 520-7900** or email to: **trsweb@elpasoco.com**

El Paso County, Colorado

Property Tax Details

Property Taxes for 2018 Due 2019

[Display Tax Statement](#)

This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

Parcel Information

Schedule Number:

5307000045

Total Assessed Land:

\$3,970

Total Assessed Improvements:

\$0

Total Assessed:

\$3,970

Name:

BEYOND DEVELOPMENT LLC

[Assessment questions? Click here](#)

Mailing Address:

14965 CROOKED SPUR LN
COLORADO SPRINGS CO 80921-2418

Value

Total Market Value:

\$13,700

Property Information

Property Address: 7045 TEMPLETON GAP RD

Property Type:

Real

Taxes Billed

Base Tax Amount:

\$239.54

Special Assessment Amount:

\$0.00

Improvement District Amount:

\$0.00

Total Current Year Taxes:

\$239.54

THAT TRACT IN SE4NW4 LY SELY OF HWY 189 SEC
07-13-65

Total Current Year Taxes do not reflect outstanding
tax liens and delinquencies, if any.

See Alerts.

Alerts

N/A

Current Year Payments Due as of 1/7/2020

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
First Half:	March 02	\$0.00	\$0.00	\$0.00	False Pay
Second Half:	June 15	\$0.00	\$0.00	\$0.00	False Pay

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount	
Full Amount:	April 30	\$0.00	\$0.00	\$0.00	False
					<input type="button" value="Pay"/>

Current Year Payments Received

N/A

Prior Year(s) Transaction History

Date	Amount
02/20/2019	\$239.54
02/08/2018	\$415.99
07/17/2017	\$256.55
07/19/2016	\$256.82

Note: Prior years transaction history data is for a maximum of 4 years.



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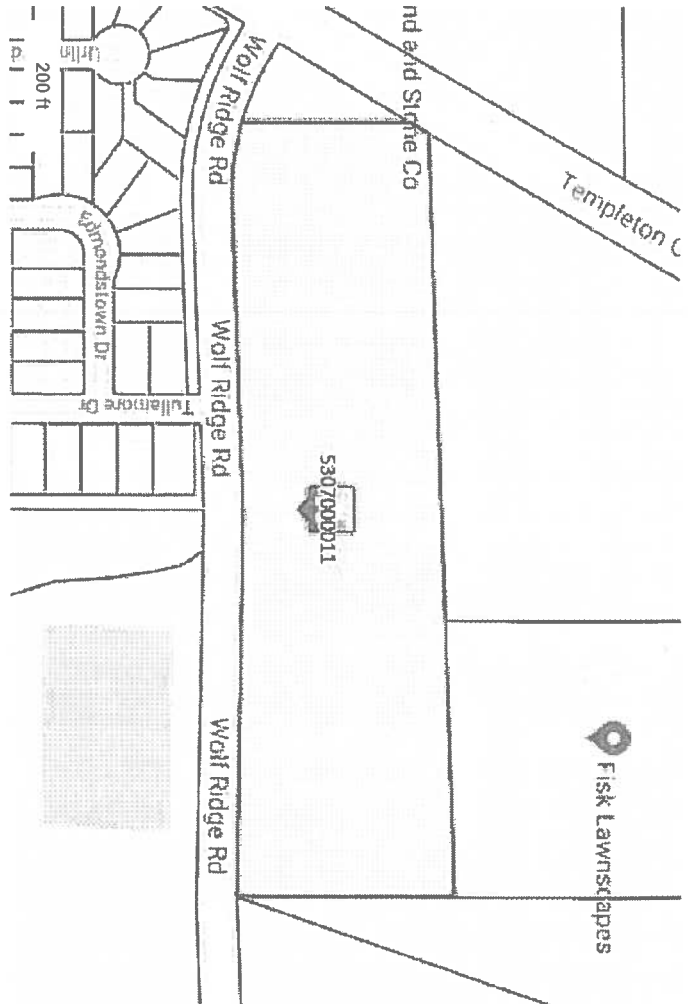
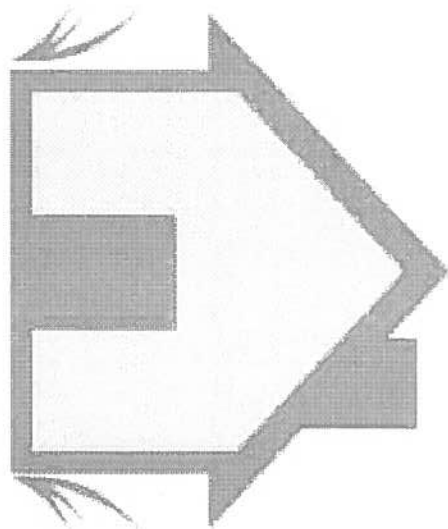
For any questions, please contact the Treasurer's Office at: **(719) 520-7900** or email to: **trsweb@elpasoco.com**

5307000011

7065 TEMPLETON GAP RD

Total Market Value
\$150,500

No Photo Available



OVERVIEW

Owner:	BEYOND DEVELOPMENT LLC
Mailing Address:	14965 CROOKED SPUR LN COLORADO SPRINGS CO, 80921-2418
Location:	7065 TEMPLETON GAP RD
Tax Status:	Taxable
Zoning:	PUD AO
Plat No:	-
Legal Description:	THAT PART OF SWANEA LY SLY OF FOL LN, BEG AT A PT ON E LN OF SWANEA WHICH IS 971.84 FT SLY FROM NE COR THEREOF, TH WLY PARA WITH N LN OF SWANEA TO INTSEC THE W LN OF SWANEA SEC 7-13-65, L 1/2 MR

MARKET & ASSESSMENT DETAILS ?

	2019 Market Value	2019 Assessed Value
Land	\$150,500	\$43,650
Improvement	\$0	\$0
Total	\$150,500	\$43,650

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
-----------------	----------	-----------------	------	--------------

BUILDINGS DETAILS

No buildings to show.

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	05/24/2019	\$1,550,000	Multiple properties; Vacant land	219056240
+	06/19/2013	\$650,000	Multiple properties; Vacant land	213079835
+	06/23/2008	\$0	-	208071758
+	07/26/2007	\$0	-	207098817
+	03/20/2003	\$200,000	Good sale; Vacant land	203056632

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

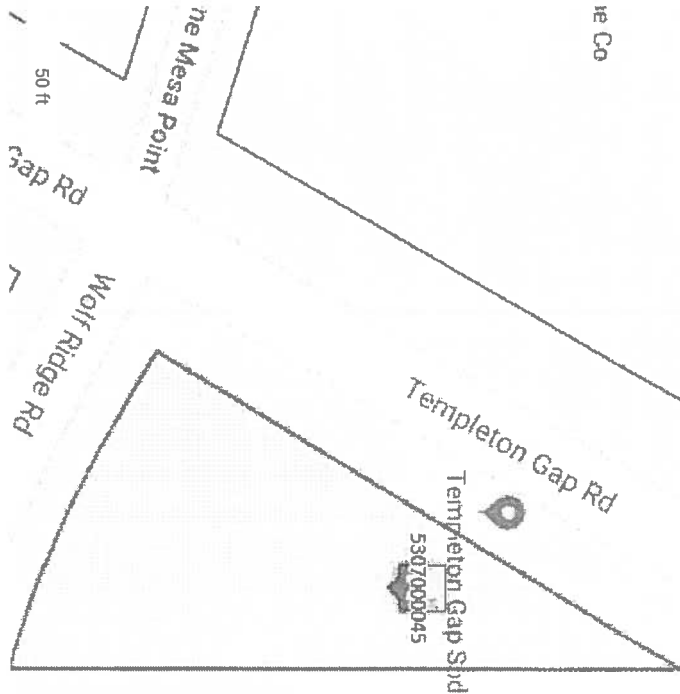
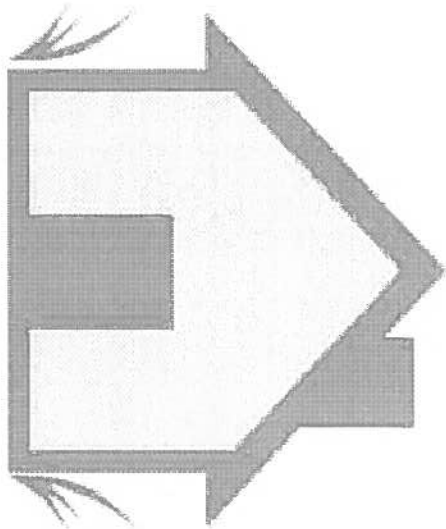
Tax Area Code: SJ4 Levy Year: 2018 Mill Levy: 60.335

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.738	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
EL PASO COUNTY SCHOOL NO 49	43.044	BRETT RIDGWAY	(719) 495-1130
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
SOUTHEASTERN COLO WATER CONSERVANCY	0.944	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598
DUBLIN NORTH METROPOLITAN #1	0.000	GEORGE ROWLEY	(303) 858-1800

7045 TEMPLETON GAP RD

Total Market Value
\$17,600

No Photo Available



OVERVIEW

Owner:	BEYOND DEVELOPMENT LLC
Mailing Address:	14965 CROOKED SPUR LN COLORADO SPRINGS CO, 80921-2418
Location:	7045 TEMPLETON GAP RD
Tax Status:	Taxable
Zoning:	PUD AO
Plat No:	-
Legal Description:	THAT TRACT IN SEANW4LY SELY OF HWY 189 SEC 07-13-65

MARKET & ASSESSMENT DETAILS ?

	2019 Market Value	2019 Assessed Value
Land	\$17,600	\$5,100
Improvement	\$0	\$0
Total	\$17,600	\$5,100

LAND DETAILS

SEQUENCE NUMBER

LAND USE

ASSESSMENT RATE

AREA

MARKET VALUE

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	VACANT LAND LESS THAN 1 ACRE	29.000	37800 SQFT	\$17,600

BUILDINGS DETAILS

No buildings to show.

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	05/24/2019	\$1,550,000	Multiple properties; Vacant land	219056240
+	06/19/2013	\$650,000	Multiple properties; Vacant land	213079835
+	06/23/2008	\$0	-	208071759
+	07/26/2007	\$0	-	207098815
+	09/27/2002	\$0	-	202164241

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SJS** Levy Year: **2018** Mill Levy: **60.335**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.738	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
EL PASO COUNTY SCHOOL NO 49	43.044	BRETT RIDGWAY	(719) 495-1130
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
SOUTHEASTERN COLO WATER CONSERVANCY	0.944	JAMES BRODERICK	(719) 948-2400
DUBLIN NORTH METROPOLITAN #1	0.000	GEORGE ROWLEY	(303) 858-1800

ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

EL PASO COUNTY**Parcel Number:** 99001-02-964**Master Parcel No:** 99000-02-539

Owner: LUEKING JAMES B LIVING TRUST
LUEKING JAMES B TRUSTEE
PO BOX 164
OXFORD NE 68967-0164

Location: WOODMEN RD

Legal Description: 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65
1/10
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	40.36AC	80	278	4/19
	Total:		80	278	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	09/06/2013		\$0.00	213114477	0	0		0
	12/02/2015		\$0.00	215129897				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

2018 Tax Rate: 69.998 mills

Please note that appraisal records are subject to change without notification.

Printed: 10/7/2019 11:16:50 AM**By:** ASRGRIFIN

ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

EL PASO COUNTY**Parcel Number:** 99001-02-965**Master Parcel No:** 99000-02-539

Owner: LUEKING CLYDE F
 2105 SPALDING DR
 HOLDREGE NE 68949-1035

Location: WOODMEN RD

Legal Description: 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65
 1/10
 INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF
 CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	40.36AC	80	278	4/19
	Total:		80	278	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

2018 Tax Rate: 69.998 mills

Please note that appraisal records are subject to change without notification.

Printed: 10/7/2019 11:17:16 AM **By:** ASRGRIFFIN

ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

EL PASO COUNTY**Parcel Number:** 99001-02-966**Master Parcel No:** 99000-02-539**Owner:** LUEKING JERRY
72056 A RD
OXFORD NE 68967-2003**Location:** WOODMEN RD**Legal Description:** 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65
1/10
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	40.36AC	80	278	4/19
	Total:		80	278	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

2018 Tax Rate: 69.998 mills

Please note that appraisal records are subject to change without notification.

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ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

EL PASO COUNTY

Parcel Number: 99001-02-967

Master Parcel No: 99000-20-539

Owner: THAYN ROBBIN
71363 ACORN RD
OXFORD NE 68967-2053

Location: WOODMEN RD

Legal Description: 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65
1/10
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	40.36AC	80	278	4/19
	Total:		80	278	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

2018 Tax Rate: 69.998 mills

Please note that appraisal records are subject to change without notification.

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ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

EL PASO COUNTY**Parcel Number:** 99001-02-968**Master Parcel No:** 99000-02-539**Owner:** DIETZ AUGUSTA PERCIVAL
43652 ROAD 718
OXFORD NE 68967-2733**Location:** WOODMEN RD**Legal Description:** 1/20 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65
1/20
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	20.18AC	40	139	4/19
	Total:		40	139	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

2018 Tax Rate: 69.998 mills

Please note that appraisal records are subject to change without notification.

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ASSESSOR PROPERTY APPRAISAL INFORMATION

Page: 1 of 1

EL PASO COUNTY

Parcel Number: 99001-02-969

Master Parcel No: 99000-02-539

Owner: PERCIVAL TRAVIS
43640 ROAD 718
OXFORD NE 68967-2733

Location: WOODMEN RD

Legal Description: 1/20 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65
1/20
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	20.18AC	40	139	4/19
	Total:		40	139	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

2018 Tax Rate: 69.998 mills

Please note that appraisal records are subject to change without notification.

Printed: 10/7/2019 11:21:22 AM **By:** ASRGRIFFIN

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 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		
Total Fees		\$9,518.00		

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 (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
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: 1/14/19

Admin Receive Date: 1/15/20

Project Name: Templeton Gap Townhomes Final Plat

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	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 Emily.Duncan@coloradospring.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 DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@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 type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input checked="" 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	Tasha.Brackin@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
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: