

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: SPACE VILLAGE ANNEXATION FILING NO. 1

Existing Zone: I-3

Acreage: 21.820

Site Address: 0 Highway 94, 7560 & 7520 Space Village Ave

Direction from
Nearest Street
Intersection: SW corner of Highway 94 and
Marksheffel Road. NW corner of Space
Village Ave and Marksheffel Road.

5408000054, 5408002009, 5408002018

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 checked="" type="checkbox"/> Annexation | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input 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	Date: 5-25-2021	Signature of Consultant	Date: 5/19/2021
Signature of Developer	Date: 5-25-2021		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: SPACE VILLAGE INDUSTRIAL LLC	Contact Name: KELLY NELSON
E-Mail: kelly@theequitygroup.net	Phone: (719) 400-7320
Developer: SPACE VILLAGE INDUSTRIAL LLC	Contact Name: KELLY NELSON
E-Mail: kelly@theequitygroup.net	Phone: (719) 400-7320
Consultant/Main Contact name: MATRIX DESIGN GROUP Attn. JASON ALWINE	Phone: (719) 575-0100
Address: 2435 RESEARCH PARKWAY, SUITE 300	City: COLORADO SPRINGS
State: CO Zip Code: 80920	E-Mail: Jason.Alwine@matrixdesigngroup.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

☒ Checklists ☒ Distribution Form ☒ Project Blurbs ☒ E-mail to Admin. Initial Review Level: ☐ AR ☒ CPC ☐ DRB ☐ HP

Payment \$ _____ Assigned to: **KATIE CARLEO** Date: **10/13/2021**Receipt No.: _____ City File No: **CPC A 21-00153**



Annexation (Post-Petition) Application Requirements

REVIEW CRITERIA: 7.6.203: CONDITIONS FOR ANNEXATION:

- A. The area proposed to be annexed is a logical extension of the City's boundary;
- B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;
- C. There is a projected available water surplus at the time of request;
- D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;
- E. The annexation can be effected at the time the utilities are extended or at some time in the future;
- F. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist;
- G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements; and
- H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.

SUBMITTAL CHECKLIST: The following items will need submitted for review of an Annexation Application. *Note that this Annexation Application Checklist is submitted after the Annexation Petition has been accepted by the Land Use Review Division, City Attorney and City Council*

Applicant

Planner

☐ **General Development Application Form**

☐

Copies of a **Project Statement** identifying the following:

- ☐ 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan;
- ☐ 2. A Justification based on the review criteria addressing why the proposed project 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 approved development plan.

☐ 1 copy of the **Annexation Plat**

☐

☐ A copy of the **Pre-Application Meeting Summary** from the assigned City Planner

☐

☐ **Annexation Petition** (original and two copies)

☐

☐ **Legal Description** of the boundaries of the proposed area to be annexed. Subdivision names must be noted as shown on the recorded plat and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds. Easements not on the parcel should not be included.

☐

☐ **Vicinity Map** showing the parcel outlined with adjacent streets within the neighborhood

☐

☐ **Mineral Estate Owner Notification Certification Affidavit**

☐

☐ **Fiscal Information Impact Analysis** (12 copies) for projects in which a Fiscal Impact Analysis is not required as part of a Master Plan submission. For small project and projects of limited impact, the FIA information may be waived with a FIA completed by City staff utilizing base information and comments provided by City agencies.

☐

☐ Submittal of **Master Plan, Zone Change, Concept Plan** and/or **Development Plan**.

☐

☐ All plans, documents, and reports uploaded to **Dropbox folder** (Planner to send folder invite link through email)

☐

2020 Land Use Map Amendment Graphic

☐ Provide a graphic illustrating the proposed land use designations used in the 2020 Land Use Map.

☐

☐ As part of the approval of the annexation, the applicant will provide a final 2020 Land Use Map graphic reflecting any changes as a result of the review and approval process.

☐

PROJECT STATEMENT – REAGAN RANCH

ZONE CHANGE, CONCEPT PLAN MAJOR AMENDMENT & ANNEXATION (POST-PETITION)

The overall Reagan Ranch development consist of 237 acres and is generally located at the intersection of State Highway 94, Marksheffel Road and Space Village Avenue. The applications being submitted for a portion of Reagan Ranch to the City of Colorado Springs by Space Village LLC include an annexation request, zone change and concept plan amendment. The proposed Concept Plan Amendment is for a 28-acre portion of vacant grazing land, and industrial/ warehouse/ storage consisting of three existing parcels. The proposed Zone Change is a smaller portion of the 28-acres consisting of 14.6 acres due to the original City of Colorado Springs/ El Paso County line bisecting the northern parcel. Finally, a post-petition annexation application (Space Village Annexation Filing No. 1) is included to incorporate 21.8 acres into the City of Colorado Springs. The parcels are bordered by State Highway 94 to the north; Space Village Ave to the south, Industrial use to the west; and Marksheffel Road to the east.

The applications being submitted to the City of Colorado Springs for consideration include:

- Zone Change to rezone parcels from County Zoned I-3 CAD-O to PIP2/ APZ2 AO
- Concept Plan Amendment illustrating the proposed land uses
- Annexation of 21.8 acres currently located within El Paso County (post-petition)

Zone Change:

The rezone request is being submitted in conjunction with a Concept Plan Amendment illustrating the proposed parcel boundary, intended land use and access locations.

Proposed Zone Change - PIP2/ APZ2 AO: 14.665 Acres

Zone Change Review Criteria:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*

The requested Zone Change will not be detrimental to the public, health, safety, convenience or general welfare and follows the Colorado Springs zoning code.

2. *The proposal is consistent with the goals and policies of the recently adopted PlanCOS.*

The proposed Reagan Ranch Concept Plan Amendment and Rezone are remarkably consistent with PlanCOS. As Reagan Ranch seeks to become the next Regional Employment and Activity Center in eastern Colorado Springs, this development can help achieve the stated Life and Style goals of PlanCOS Chapter 4 Thriving Economy. The goal of this typology is “to meet the daily needs of residents with high quality varied and easily accessible options”. With nearly 92 acres available for commercial, research & development, office and retail uses, Reagan Ranch can provide much of the office, retail and services desired for residents, employers, and employees. This is especially achievable along the Marksheffel Road corridor as this arterial is fast becoming an important north-south connector in eastern Colorado Springs. A recurring theme throughout PlanCOS is to create communities and neighborhoods that achieve a variety of desired elements, of which Reagan Ranch can provide through:

- Creating centers of activity with an integrated mix of land uses
- Provide a network of physical connections (automobile, bike and pedestrian)
- Incorporate walkable communities with human scale elements

- Implementation of mixed-density residential and community nodes
- Maximizes connectivity between various uses
- Supports existing cornerstone institutions

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*

The proposed zone change area is partially within the Banning Lewis Ranch Master Plan. The proposed zone change is consistent with the existing master plan on file; therefore, a master plan amendment is not required.

4. *Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.*

The proposed zone change area is partially within the Banning Lewis Ranch Master Plan; however, much of the proposed zone change is not located within an existing master plan.

Concept Plan Amendment:

A Concept Plan Amendment has been prepared for the parcels illustrating land use and acreage. The concept plan identifies access locations, arterial/collector roadways and defines the general parcels to be developed. The specific uses, lot sizes, amenities, local roadways, building locations and sizes, and parking lot configurations are unknown at this time and will be determined with future development plan submittals. Access to the developed parcels will be via existing Marksheffel Road, Space Village Avenue, and State Highway 94.

Proposed Concept Plan Amendment: 28.083 Acres

Concept Plan Review Criteria:

1. *Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?*

The development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in adjacent areas as there are no existing developments surrounding Reagan Ranch. The proposed concept plan includes comparable uses to that of the approved master plan on file.

2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*

The project will be designed as such to maximize light and air through and surrounding the site while taking advantage of the viewshed corridors of Pikes Peak, the front range, and the eastern plains. Considerations to existing Airport Overlay (AO) and Airport Protection Zones (APZ) with respects to height, use and intensity will be given.

3. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?*

The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscaping.

4. *Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?*

The proposed access points along major arterial or collector roadways meet current traffic criteria manual standards. Future land development applications will illustrate detailed ingress/egress points and internal circulation routes.

5. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

The proposed land uses will not overburden capacities of existing or planned streets as this area has been master planned since 1988 with anticipated uses of varied intensity including residential, commercial, and industrial. Recent Master Plan and Concept Plans approved for this site further studied and confirmed available infrastructure improvements.

6. *Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?*

The parcels are bordered by State Highway 94 to the north; Space Village Ave to the south, Industrial use to the west; and Marksheffel Road to the east. Adequate land use transitions and connectivity will be provided as required to promote stabilization and harmony with the surrounding parcels.

7. *Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

The proposed Concept Plan will not create any detrimental land use relationships as this community is being master planned to be compatible with existing and proposed industrial zone districts. The proposed uses will also be compatible with existing industrial uses existing to the west of this development. The project is bordered by major transportation corridors on three sides limiting detrimental use to use relationships. Adequate buffering, transitions, and connectivity will be provided as required with future land development applications.

8. *Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?*

The proposed Concept Plan is in conformance with all code and applicable elements of the subdivision review process.

Annexation (post-petition):

The annexation request is being submitted in conjunction with a Concept Plan Amendment and Zone Change applications

Proposed Annexation: 21.820 Acres

Conditions for Annexation:

- A. *The area proposed to be annexed is a logical extension of the City's boundary;*

Yes, the parcel is currently bisected by the City of Colorado Springs/ El Paso County zoning line but surrounded by similar uses and is contiguous to the Reagan Ranch development. The annexation request will bring a logical continuation of the Reagan Ranch development (City of Colorado Springs) across the portion of the bisected parcel and several small additional parcels owned by SPACE VILLAGE LLC and the City of Colorado Springs.

- B. *The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
The Regan Ranch development is already part of the City of Colorado Springs and contains residential, commercial, office, parks, and trail systems. The annexation will include a portion of the bisected parcel and several small additional parcels to make a logical continuation of the City of Colorado Spring's boundary.
- C. *There is a projected available water surplus at the time of request;*
The necessary water extensions and/or connections will be developed in partnership with CSU to serve not only this development but adjacent properties as well.
- D. *The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;*
The necessary water and wastewater extensions and/or connections will be developed in partnership with CSU to serve not only this development but adjacent properties as well. This includes facilitation of wastewater lift stations and infrastructure needed to serve this overall development area.
- E. *The annexation can be effected at the time the utilities are extended or at some time in the future;*
Yes, the utilities will be extended concurrent with the development of the proposed parcels.
- F. *The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;*
Noted.
- G. *All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;*
Noted.
- H. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.*
Noted.



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Pikes Peak Investments LLC

PROJECT: Reagan Ranch

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 10th day of Sept, 2020.

Signature

Notary Certificate:

STATE OF COLORADO)

) sis

COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 10th day of September, 2020 by Danny Mientka.

Witness my hand and official seal.

My commission Expires: 06/20/2022

Notary Public

Svenja Olland-Griswold
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025608
MY COMMISSION EXPIRES JUNE 20, 2022

PETITION FOR ANNEXATION

[SPACE VILLAGE ANNEXATION FILING NO. 1]

To the City Council of the City of Colorado Springs

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit A attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the forgoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

Legal Description: See Exhibit [EXHIBIT A]

[Space Village Industrial LLC]

Danny Mientka, Manager
Name/ Title (Print)

Signature

7-23-2021
Date

Mailing Address
SPACE VILLAGE INDUSTRIAL LLC
90 S CASCADE AVE #1500
COLORADO SPRINGS CO, 80903

AFFIDAVIT

STATE OF COLORADO)

) ss.

COUNTY OF EL PASO)

The foregoing instrument was executed before me this 23 day of July,
2021, by Danny Mientka

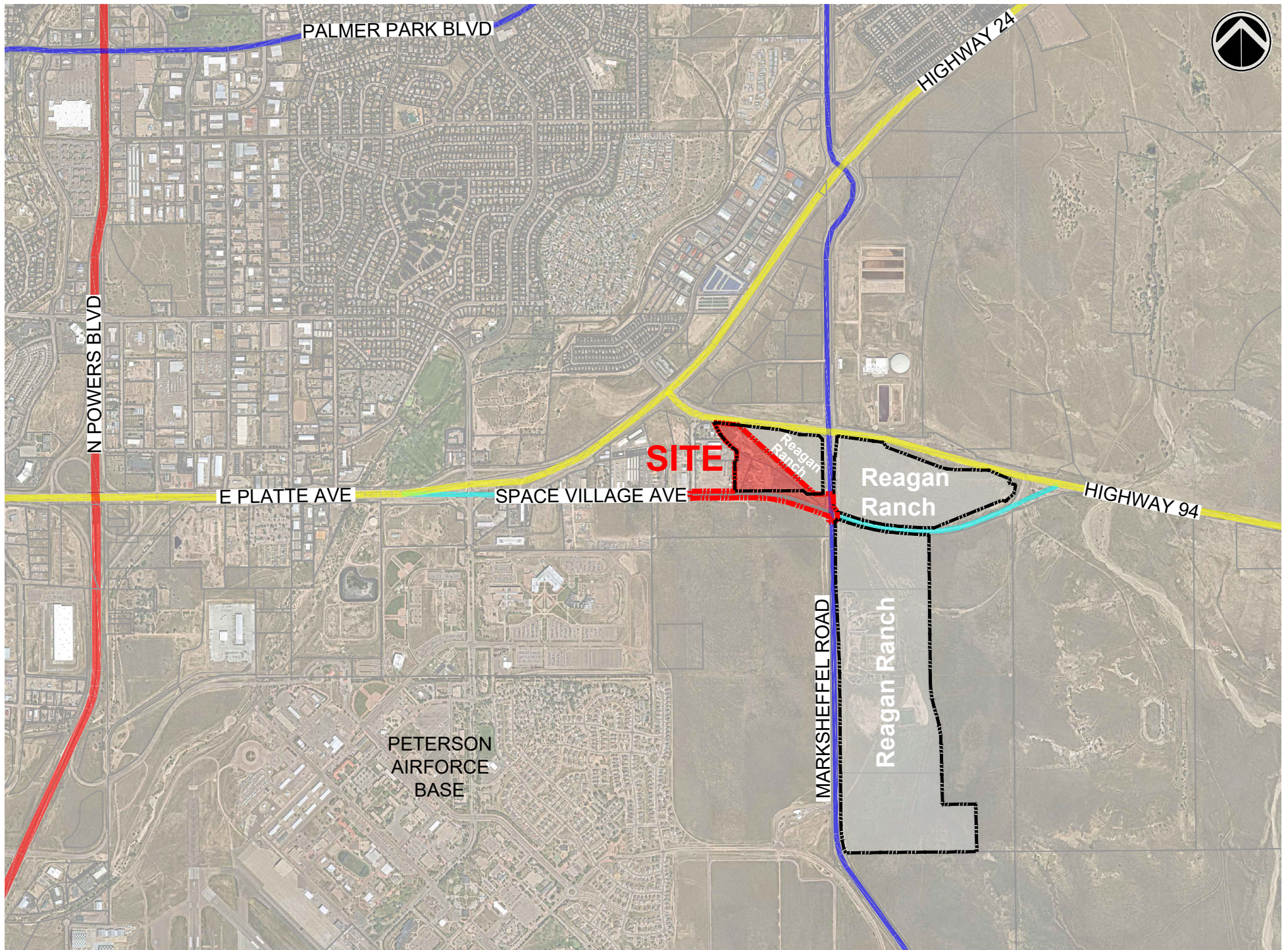
Witness my hand and official seal.

My Commission expires: 06-20-2022

S. Griswold
Notary Public

Svenja Olland-Griswold
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025608
MY COMMISSION EXPIRES JUNE 20, 2022

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))



SPACE VILLAGE ANNEXATION FILING NO. 1 - Vicinity Map

EXHIBIT A
ANNEXATION LEGAL

August 24, 2021

A portion of Rec. No. 221125290, Rec. No. 216093093 and Rec. No. 221125289, Marksheffel Road and Space Village Avenue all being a portion of the SE1/4 of Section 8 and the NE1/4 of Section 17, Township 14 South, range 65 west of the Sixth P.M., City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the northwest corner of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado; thence along the north line of said land, S83°37'47"E (Basis of bearings is the south line of the land describe in that Warranty Deed recorded July 29, 2021 under Reception No. 221125289 in said Records, monumented on the east by No. 5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and on the west by No. 5 rebar with a 1-1/4" Aluminum cap, stamped "PLS 22573", flush with grade, as shown and measured to bear S89°41'12"W, a distance of 1001.51 feet.), a distance of 359.01 feet, to a point on the City Limits line of Colorado Springs; thence along said line, S47°58'31"E, a distance of 1513.86 feet, to a point on the north line of the land described in that Warranty Deed recorded August 17, 2016 under Reception No. 2160939093 in said Records; thence continuing along said City Limits Line, S47°58'31"E, a distance of 209.00 feet, to a point on the west right of way line of Marksheffel Road; thence leaving said west right-of-way line, N89°29'40"E, a distance of 127.42 feet, to a point on the east right-of-way line of Marksheffel Road; thence along said east right-of-way iine, S00°30'20"E, a distance of 56.53 feet; thence continuing along said east right-of-way line, S35°54'36"E, a distance of 81.68 feet; thence leaving said east right-of-way line, S02°56'21"E, a distance of 107.59 feet, to a point on said east right-of-way; thence along said east right-of-way line, S44°26'37"W, a distance of 52.42 feet; thence leaving said east right-of-way line, S89°28'02"W, a distance of 87.49 feet, to a point on said west right-of-way line; thence along said west right-of-way line, N00°31'58"W, a distance of 81.22 feet, to an angle point onto the south right-of-way line of Space Village Avenue; thence along said south right-of-way line along the following three (3) courses:

1. N71°12'45"W, a distance of 535.10 feet;
2. along non-tangent curve to the left, with an arc length of 618.91 feet, a radius of 1,860.00 feet, a delta angle of 19°03'54", a radial of S18°46'04"W;
3. S89°40'43"W, a distance of 933.55 feet;

thence leaving said south right-of-way line, N00°19'44"W, a distance of 99.73 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north right-of-way line, N89°40'16"E, a distance of 80.00 feet; thence continuing along said north right-of-way line, N89°40'52"E, a distance of 581.06 feet, to the southwest corner of the land described in that Warranty Deed recorded June 29, 2021 under Reception No. 221125289 in said Records; thence along the west line of said the following three (3) courses:

1. N00°26'33"W, a distance of 449.74 feet;
2. N89°04'53"E, a distance of 33.11 feet;
3. N00°19'58"W, a distance of 139.41 feet,

to the northwest corner of said land; thence along the south line of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a delta angle of 34°33'31", a radial of N34°13'48"E; to the **POINT OF BEGINNING**.

Containing 950,466 Sq. Ft. or 21.820 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.





PRE-APPLICATION MEETING SUMMARY

Area: North Date: 3/4/2021

Pre-Application No.: N21-040

Applicant(s) Present: Jason Alwine (Matrix) as representative + Owner and others Lot Size: ~15 acres

Site Location: 580 N Marksheffel Rd TSN: 5408000054, 5408002018, 5408002019

Project Description: Annexation for future warehouse/ distribution facility Zone: PIP-2/County to C6

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 type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
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| <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: _____ ☐ 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 checked="" 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 checked="" type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>NEPA Form for SECWCD</u> |

LDTIC 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):

MP: previous amendment was done to make changes to what was allowed for use on the MP. Since this area is not part of the MP there will not be a need to amend this MP. Staff will require a major amendment of the CP for the establishment of the annexed area along with the zoning.

Zone change and zone establishment are two different ordinances, staff will confirm if this can be done with on zone change or two.

MDDP at least for annexation area, may speak with SWENT for need of preliminary.

Traffic TIA to be updated from what was done with recent master plan and annexation

USE: warehouse and distribution facility, staff would support and like to see something like C6 as a transition from commercial east of Marksheffel; if not a light industrial should be established.

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: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

Katie Carleo

Principal Planner
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5060
Fax: (719) 385-5167
kcarleo@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 12, 2021
Planner: **Katie Carleo**
Planner email: katie.carleo@coloradosprings.gov
Planner phone number: (719) 385-5060
Applicant Email: Jason Alwine
Applicant Name: Jason.Alwine@matrixdesigngroup.com
Owner: Space Village Industries, kelly@theequitygroup.net
TSN: 5408000054, 5408002009, 5408002018
Site Address (to be used on postcard): N/A

PROJECT: Space Village Addition No. 1 / Reagan Ranch Concept Plan

<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

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

Annexation

Request by Space Village Industrial LLC, with representation by Matrix Design Group – Jason Alwine, for approval of the Space Village Addition No. 1 Annexation. If approved the proposed annexation will annex 21.82 acres from El Paso County jurisdiction to the municipal city limits of Colorado Springs. The site is zone I-3 CAD-O (Industrial) in El Paso County located at the southwest corner of Space Village Avenue and Marksheffel Road.

Zone Change

Request by Space Village Industrial LLC, with representation by Matrix Design Group – Jason Alwine, for approval of a zone establishment for PIP-2/APZ2/AO (Planned Industrial Park with Airport Overlay). The site is zoned currently I-3 CAD-O (Industrial) in El Paso County consisting of 21.82 acres located southwest of Space Village Avenue and Marksheffel Road.

Concept Plan – Major Amendment

Request by Space Village Industrial LLC, with representation by Matrix Design Group – Jason Alwine, for approval of a major amendment to the Reagan Ranch Concept Plan. If approved the proposed will allow for the associated Space Village Add. No. 1 Annexation to be added to the concept plan and establish further area for light industrial. The site is zoned I-3 CAD-O (Industrial) consisting of 21.82 acres located southwest of Space Village Avenue and Marksheffel Road.

POSTCARD

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

- Space Village Addition No. 1 Annexation consisting of 21.82 acres
- Establishment of the PIP-2/APZ2/AO (Planned Industrial Park-2 with Airport Overlay) and major amendment to the Reagan Ranch Concept Plan to establish the intended light industrial use.

[Type text]

POSTER

Fill out applicable information below.

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

Space Village Addition No. 1 Annexation consisting of 21.82 acres. Establishment of the PIP-2/APZ2/AO (Planned Industrial Park-2 with Airport Overlay) and major amendment to the Reagan Ranch Concept Plan to establish the intended light industrial use.

Planning and Development Review Distribution Form

Annexations

Planner Intake Date: **10/13/2021**

Admin Receive Date: **[10/13/21]**

Project Name: **SPACE VILLAGE ADDITION NO. 1**

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

2. Date bucksliip comments are due (21 calendar days after submittal): **NOV. 3rd 2021**

3. HOA: N/A

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
3	<input type="checkbox"/> CONO	rdavis@cscono.org landusenotice@cscono.org
85	<input type="checkbox"/> Utilities Development Services	Bucksliips@csu.org
9	<input type="checkbox"/> Fire	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros CSPD (MC 1565)	Michelle.Ontiveros@coloradosprings.gov
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	PlanCOS@coloradosprings.gov
57	<input type="checkbox"/> Attorney	Ben.Bowlinger@coloradosprings.gov
33	<input type="checkbox"/> Southeastern Colorado Water Conservancy District (SECWCD)	garrett@secwcd.com
17	<input type="checkbox"/> Cory Sharp	Cory.Sharp@coloradosprings.gov
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov

60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com Justins.Fejeran@comcast.com WSTMWR_MDSUBMISSIONS@comcast.com
63	<input type="checkbox"/> El Paso County Public Services	NinaRuiz@elpasoco.com
54	<input type="checkbox"/> Budget/Finance	budget@coloradosprings.gov For: Financial Impact Analysis Preparation
9	<input type="checkbox"/> Fire, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov - If Annexation Accompanied by CP, or DP

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	sbecker@hsd2.org
68	<input type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input checked="" type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org
38	<input type="checkbox"/> School District # 12	dpeak@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrismith@esd22.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFDEVREVIEWGRP@us.af.mil
75	<input checked="" type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> joseph.elms@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	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport Overlay	Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
5	<input type="checkbox"/> Metro District	Metro District email
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
---------------------------------------------	----------------------------------------------------

Special notes or instructions: