



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Sands Industrial Park Fil No. 1 - Lot 6 Existing Zone: M1 Acreage: 4.085ac
Site Address: 3170 Capital Dr - New Bldg 3202 Capital Dr Direction from Nearest Street Intersection: From Marksheffel Rd go East On Industry Rd, south on Capital Drive approx 1670 LF
Tax Schedule Number(s): 5333202057

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

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

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Raymond K. Swerdfeger 2/11/21 Date
Signature of Property Owner
Signature of Consultant Date

Signature of Developer Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Capital Drive, LLC Contact Name: Raymond K. Swerdfeger
E-Mail: raymond@krsverd.com Phone: (719) 252-8803
Developer: Contact Name:
E-Mail: Phone:
Consultant/Main Contact name: M&S Civil Consultants, Inc. - Georgianne Willard Phone: (719) 210-8125
Address: 212 Wahsatch Ave Suite 305 City: Colorado Springs
State: CO Zip Code: 33810 E-Mail: georgianne@mscivil.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ 3612.00 Assigned to: Daniel Sexton Date: 2/26/2021
Receipt No.: 38986 City File No.: CPC CU 20-00065-A1MJ21



## Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

**REVIEW CRITERIA:** A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended:

**SUBMITTAL CHECKLIST:** The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> <b>General Development Application Form</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>A Project Statement</b> with a clear description of the proposed minor or major amendment. (# TBD by Planner)	<input type="checkbox"/>
<input type="checkbox"/> <b>Amendment Plan Sets</b> (# TBD by Planner). An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions of the plan proposed to be modified with easily recognizable "clouds" and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> from the assigned City Planner.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Black Line</b> of the proposed project, reduced to 11" x 17", or a <b>.pdf</b>	<input type="checkbox"/>

**PLAN CONTENT REQUIREMENTS:** The content of the amended plan sheets must include the following information.

<input type="checkbox"/> Modify or add the revision date(s) to each amended sheet	<input type="checkbox"/>
<input type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment.	<input type="checkbox"/>
<input type="checkbox"/> Remove old approval stamps	<input type="checkbox"/>
<input type="checkbox"/> Remove any clouding relating to previous amendments N/A	<input type="checkbox"/>
<input type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b> , if applicable N/A	<input type="checkbox"/>



212 N Wahsatch Ave, Ste 305  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
719.955.5485

February 22, 2021

Daniel Sexton  
Senior Planner  
Planning and Community Development  
30 S. Nevada Ave, Suite 105  
Colorado Springs, CO 80901

RE: Project Statement Development Plan, Conditional Use Amendment for:  
**The Sands Industrial Filing No. 1 – Lot 6 ~ Project Statement**

This application requests an Administration Review for approval of a Major Condition Use Development Plan Amendment to add a proposed 10,800 SF Storage/Warehouse building within **Lot 6 of The Sands Industrial Filing No. 1** subdivision. This original CU Development Plan for The Sands Industrial Filing No. 1 – Lot 6 was previously approved under CPC CU 20-00065, and approved 04/30/2020. The site consists of 4.085 AC and was previously approved with a 5,630 SF office building, with the overall proposed use of **Office/Warehouse Outdoor Storage/Equipment Storage**. The subdivision Final Plat of The Sands Industrial Filing No. 1 was recorded under Reception No. 220714571 and is located in Section 33, Township 13 South, Range 65 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado, south of the intersection of Industry Drive and Capital Drive.

The purpose of this request is for a major conditional use development plan amendment to add a proposed 10,800 SF Storage/Warehouse building along the north property line of Lot 6 (see DP amendment site plan). The warehouse building shall include five (5) overhead doors, with 20' concrete aprons along the south and west sides of the building. The proposed building shall require electric and gas services and the applicant shall seek design approval from CSU engineering. The warehouse shall include outside security lighting (See proposed Photometric Plan) along roof runoff downspouts and shall be directed to the existing drainage swale along the north property line (see proposed Drainage Letter).



A proposed 1 1/4" domestic water service shall be extended from the main office building's mechanical room to use as a yard hydrant/hand spigot for the warehouse. No bathroom facilities are being proposed with the storage warehouse, and therefore, no sanitary service shall be required with the development. One (1) additional fire hydrant shall be necessary for the Fire Protection of the warehouse structure. The applicant shall seek approval through CSU Development Services for the additional fire hydrant.

The parking space criteria shall require eleven (11) additional spaces for the proposed 10,800 SF warehouse, requiring one (1) parking space per 1000 SF of building structure. The original proposal provided 20 parking spaces with only eight (8) necessary for the office building. The parking required for the office and the proposed warehouse combined shall require 19 spaces; therefore, no additional parking spaces shall be required with this approval.

In addition to the warehouse storage building proposal, the applicant request to revise the chain link fencing with fabric and PVC slats around the perimeter of the property as previously approved. The applicant proposes to install the chain link fence along the north and south property lines, excluding the fabric and PVC slats as previously submitted. The applicant proposes constructing a concrete privacy fence along the west property line that adjoins Tract A, adjacent to the WQ pond providing a buffer between the Lot 6 industrial use and the residential subdivision west of the Sand Creek channel (See Verti-Crete brochure. Then, along the east property line adjacent to Capital drive, the applicant proposes to install ornamental steel fencing (See Montage II brochure). The Montage II fencing shall be installed along the east property's length to the office building to exclude the parking lot area. A security gate at the lot yard entrance shall be constructed with the Montage II material type (See DP site plan for the proposed varying fencing types and the specific locations).

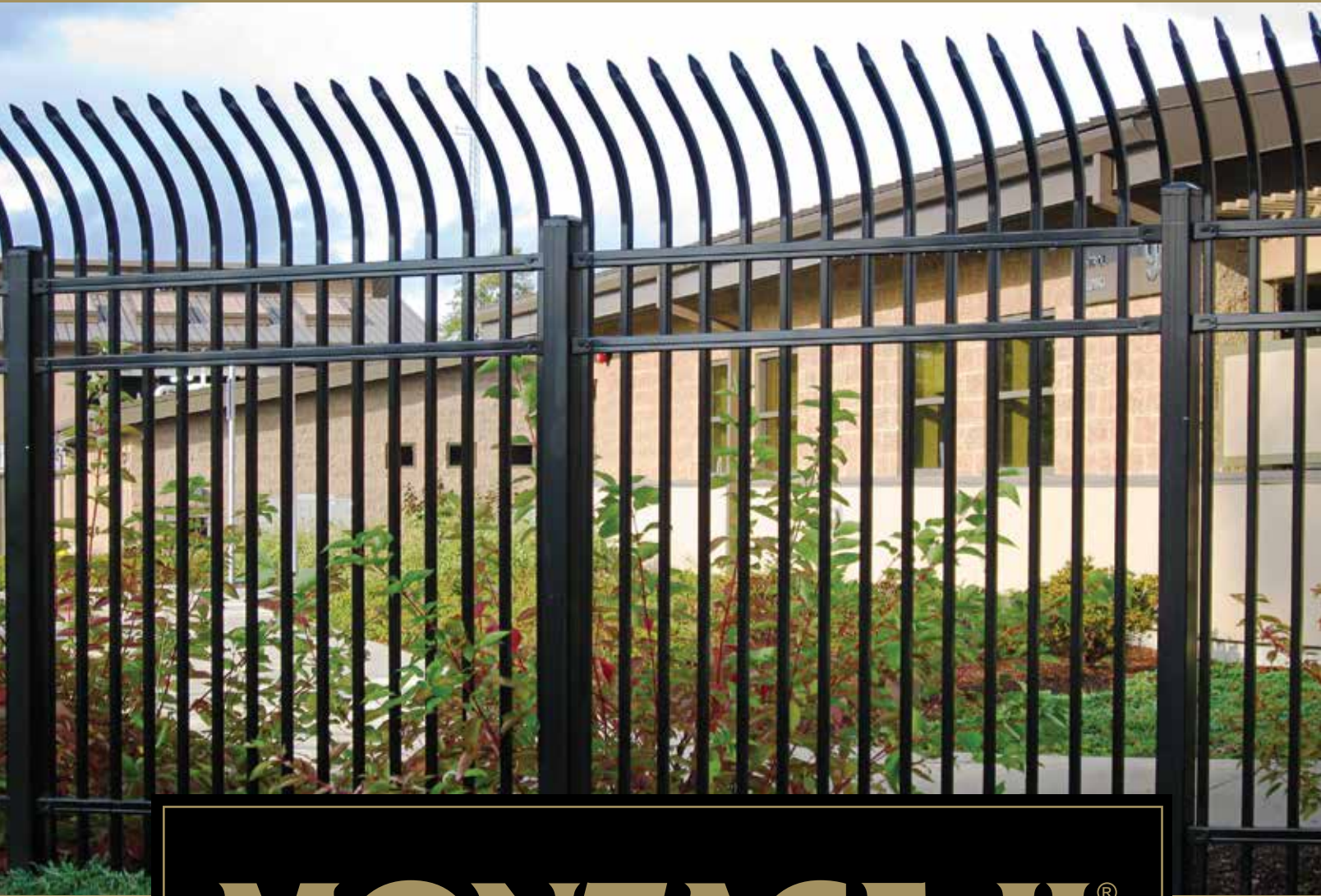
The approval of a Major Conditional Use Development Plan Amendment Plan to include the 10,800 SF warehouse building is an allowable conditional use within the M1 zone. Therefore, the proposed storage warehouse's approval shall not have an adverse effect on the surrounding light industrial uses.

This proposed Conditional Use Development Amendment Plan shall be in conformance with all other conditions of the previous approved Development Plan.

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

Respectfully,

Georgianne Willard  
M&S Civil Consultants, Inc.



# MONTAGE II<sup>®</sup>

INDUSTRIAL ORNAMENTAL STEEL FENCE



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Experience a safer and more open world

**AMERISTAR<sup>®</sup>**

**ASSA ABLOY**





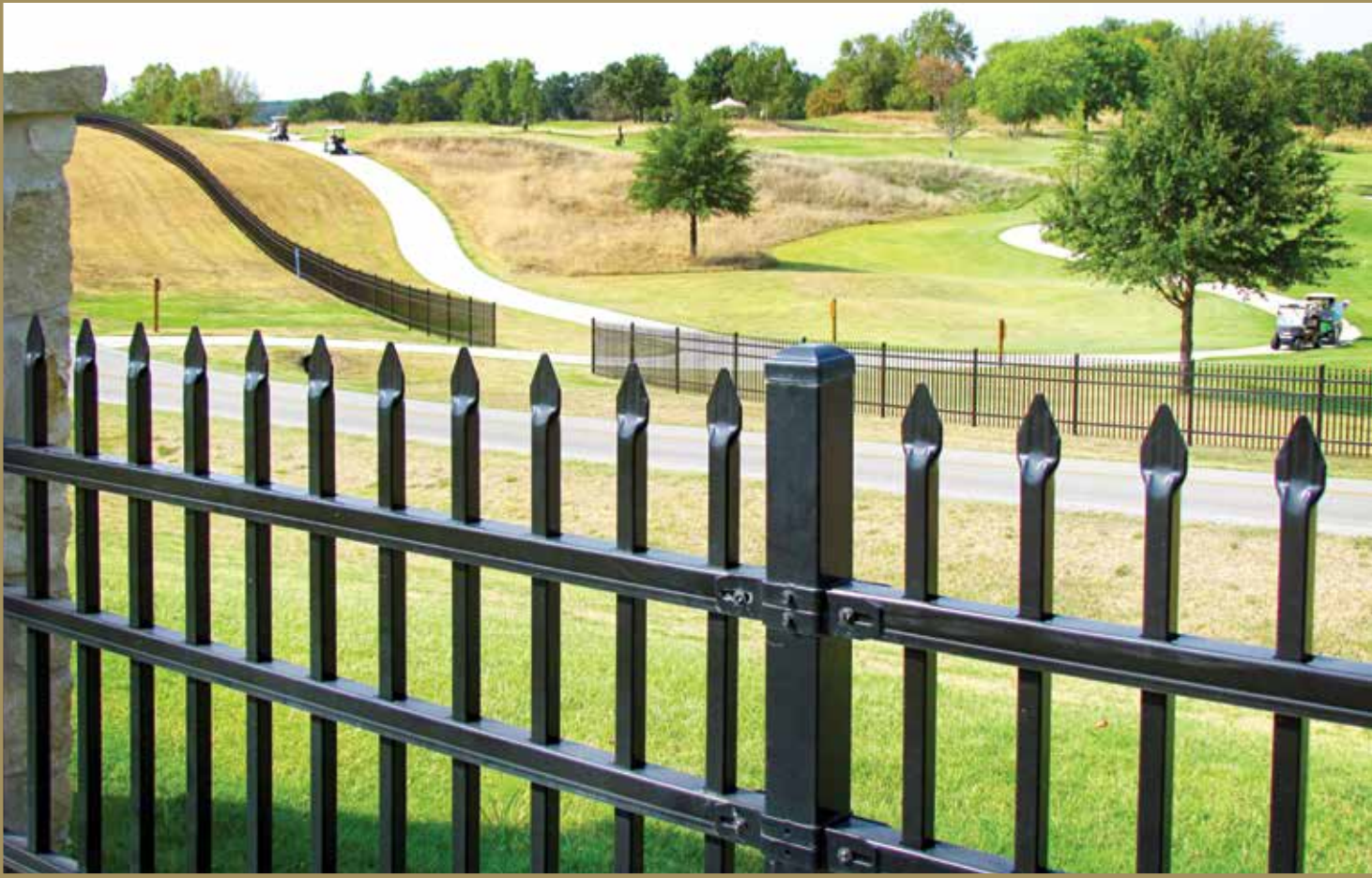
# STRENGTH & BEAUTY

SECURITY HAS NEVER BEEN MORE ELEGANT

Manufactured for strength with a penchant for beauty, *Montage II* is an *industrial grade steel fence* that delivers on all levels. *Superior welding* techniques create a profile that lends itself to *stylish design* while sustaining a level of unmatched security through *all-terrain flexibility*. *Sophisticated protection* is the simplest way to describe the Montage II perimeter security fence system.







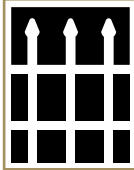
*Primary applications for Montage II ornamental steel fence systems include:*

- ⇨ Stadiums*
- ⇨ Water Districts*
- ⇨ Public Housing*
- ⇨ Railway*
- ⇨ Multi-Family Housing*
- ⇨ Self-Storage*
- ⇨ Assisted Living*
- ⇨ Municipal*
- ⇨ Institutions*
- ⇨ Manufacturing*
- ⇨ Parks & Recreation*



# MONTAGE II<sup>®</sup>

## INDUSTRIAL ORNAMENTAL STEEL FENCE

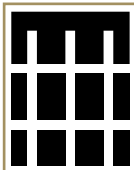


### CLASSIC<sup>™</sup>

TIMELESS & ELEGANT

*Extended pickets* that culminate to an *arrow-pointed spear* capture the look of old style wrought iron fencing. *Single or double swing & slide gates* that perfectly match this fence style are also available.

- 4-rail panels | 6', 7' & 8' heights | flush bottom or extended picket
- 3-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket
- 2-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket



### GENESIS<sup>™</sup>

PERSONALIZED & SECURE

*Extended flat-topped pickets* serve as a base for your choice of accent finials providing a customized design. *Single or double swing & slide gates* that perfectly match this fence style are also available.

- 4-rail panels | 6', 7' & 8' heights | flush bottom or extended picket
- 3-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket
- 2-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket

## ADORNMENT OPTIONS



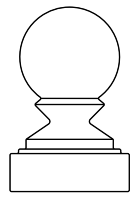
QUAD FLARE



TRIAD



ROYALTY



BALL POST CAP



1"sq. x 14ga. PICKETS | 1.75" x 1.75" x 12ga. RAILS | 2.5"sq. x 12ga. / 3"sq. x 12ga. POSTS

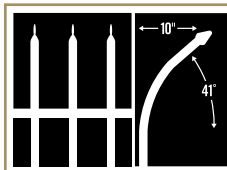


**MAJESTIC™**

**SLEEK & MODERN**

The *flush top rail* projects a more *modern*, streamlined look that beautifully accents flowers and shrubs when used as border landscaping. *Single or double swing & slide gates* that perfectly match this fence style are also available.

- 4-rail panels | 6', 7' & 8' heights | flush bottom or extended picket
- 3-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket
- 2-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket



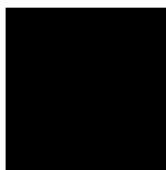
**INVINCIBLE™**

**INTREPID & FORTIFIED**

*Pickets curve outward* gracefully with a duality that acts as an attractive yet *visually intimidating* deterrent. *Single or double swing & slide gates* that perfectly match this fence style are also available.

- 4-rail panels | 7' & 8' heights | flush bottom or extended picket
- 3-rail panels | 3½', 7' & 8' heights | flush bottom or extended picket  
*(3½' panels available with flush bottom rail only)*
- 2-rail panels | 3', 3½', 7' & 8' heights | flush bottom or extended picket

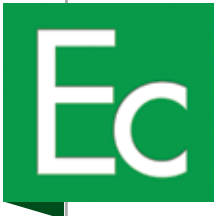
## COLOR OPTIONS



BLACK



BRONZE



# E-COAT™

Major corrosion problems start from the inside. That's why all products in the Montage® family are **COATED INSIDE & OUT**. Our **GALVANIZED STEEL FRAMEWORK** is subjected to a **MULTI-STAGE PRE-TREATMENT/WASH**, followed by a **DUPLEX CATHODIC ELECTROCOAT SYSTEM** consisting of an **EPOXY PRIMER**, which significantly increases corrosion protection, and an **ACRYLIC TOPCOAT**, which provides the protection necessary to **WITHSTAND ADVERSE WEATHERING EFFECTS**.

## PRE-TREATMENT

**ALKALINE  
SPRAY WASH**

1

**ALKALINE  
IMMERSION**

2

**WATER  
IMMERSION**

3

**SPRAY  
CONDITIONER**

4

**PHOSPHATE  
IMMERSION**

5

## EPOXYPROCESS

**ELECTRO COAT  
EPOXY PRIMER**

10

**PERMEATE  
SPRAY RINSE**

11

**PERMEATE  
IMMERSION**

12

**PERMEATE  
SPRAY RINSE**

13

**REVERSE OSMOSIS  
HALO RINSE**

14

## ACRYLICFINISH

**ELECTRO COAT  
ACRYLIC PRIMER**

17

**PERMEATE  
SPRAY RINSE**

18

**PERMEATE  
IMMERSION**

19


**PERMEATE  
SPRAY RINSE**

20

**REVERSE OSMOSIS  
HALO RINSE**

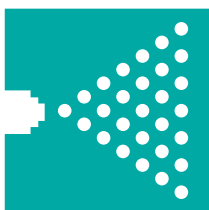
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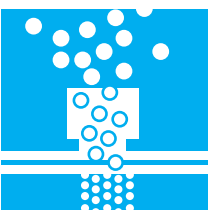
**WATER  
IMMERSION**

6



**NON-CHROMATE  
SPRAY SEAL**

7



**REVERSE OSMOSIS  
IMMERSION**

8



**REVERSE OSMOSIS  
HALO RINSE**

9

*Immersion processes coat & cleanse the inside of the fence components as thoroughly as the outside. This prevents corrosion giving Montage II products the ability to withstand the elements & be maintenance free.*



**FINISH CURING  
OVEN**

15



**COOLING  
TUNNEL**

16



**FINISH CURING  
OVEN**

22



**COOLING  
TUNNEL**

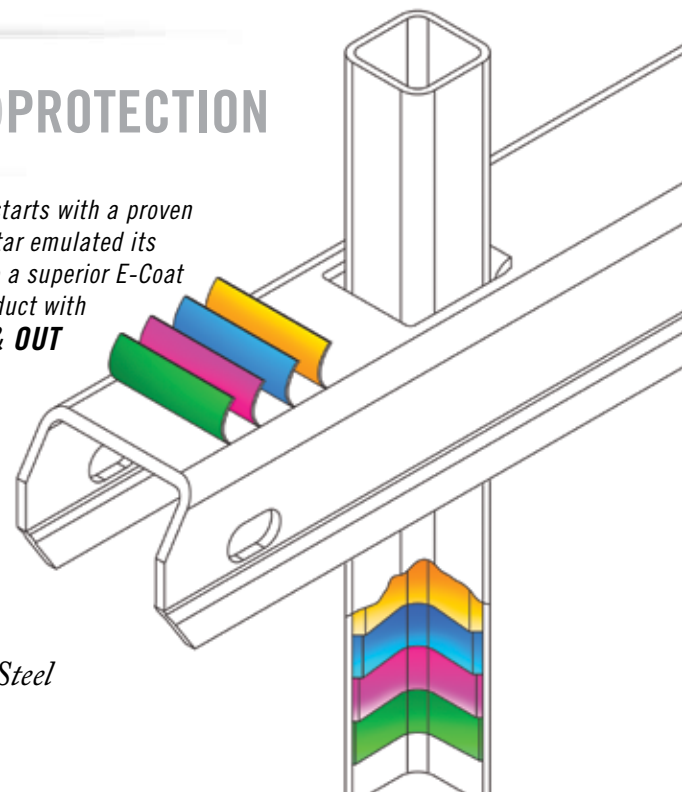
23



## LAYERED PROTECTION

*Protection against corrosion starts with a proven process, which is why Ameristar emulated its PermaCoat method to develop a superior E-Coat process that protects the product with complete coverage **INSIDE & OUT***

-  *Acrylic Topcoat*
-  *Epoxy Primer*
-  *Phosphate*
-  *PreGalvanized Steel*



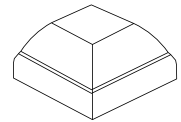
# PROFUSION WELDING

Montage II fence panels are fabricated through a **WELDING TECHNIQUE** that combines laser and fusion technology to create a virtually **INVISIBLE STRUCTURAL CONNECTION** at every picket to rail intersection. Unlike typical fence systems that are held together with unsightly screws, the ProFusion weld champions a “good neighbor” profile with sleek lines and **NO EXPOSED PICKET TO RAIL FASTENERS**. When compared to traditional decorative fencing, the Montage welded steel construction is unmatched in strength and durability.



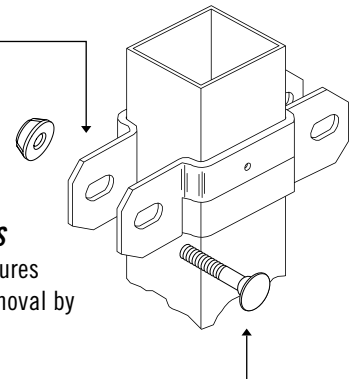
#### **PANEL BRACKET**

Universal Boulevard Bracket enables easy installation while allowing for adjustment of panel height and positioning



#### **SECURITY FASTENERS**

Security fastener secures the rail and deter removal by typical tools

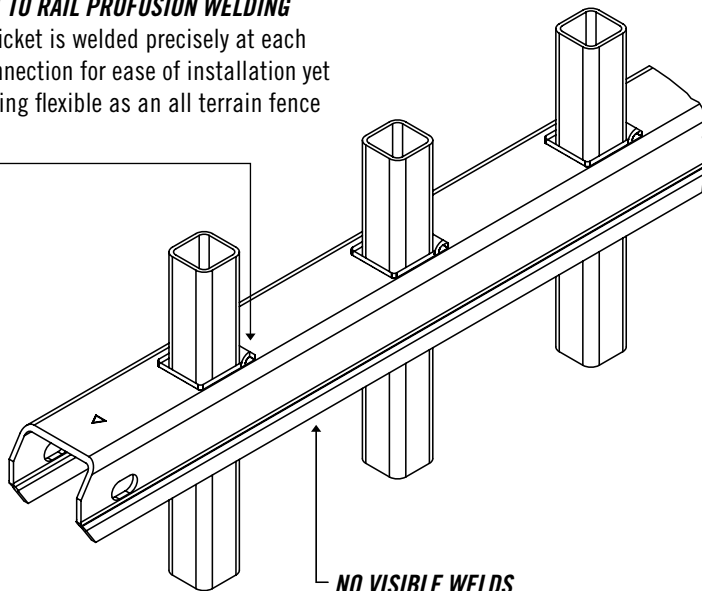






**PICKET TO RAIL PROFUSION WELDING**

Each picket is welded precisely at each rail connection for ease of installation yet remaining flexible as an all terrain fence



**NO VISIBLE WELDS**

Profusion welding techniques are both strong and hidden from view providing a good neighbor profile

**INCREASED SECURITY**

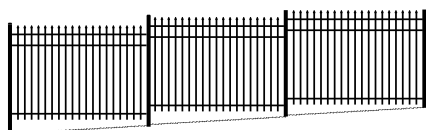
Crafted from industrial grade steel, and precision welded by ProFusion techniques makes Montage II the best choice for perimeter security fencing.

**AESTHETIC DETAILS**

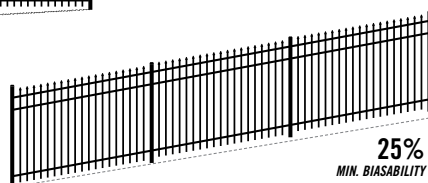
Montage II is manufactured not only for strength but also elegance. Featuring a “good neighbor” profile with no visible welds or screws, each picket to rail connection is concealed for visual appeal.

**RAKEABLE VS STAIR-STEP**

The ProFusion welded picket to rail connection is the method used to construct Montage II panels, which allows a minimum biasability of 25%, eliminating unsightly stair stepping of panels.



Stair-stepping panels



Fully rakeable panels

PEACE *of* MIND



*Ameristar's Montage II fence systems are backed by over 30 years of excellence in the fencing industry*

Buy AMERICAN



*Ameristar Fence Products is committed to providing products that meet the Buy American Act.*

BEING GREEN



*Ameristar products have the opportunity to earn LEED points.*

# ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



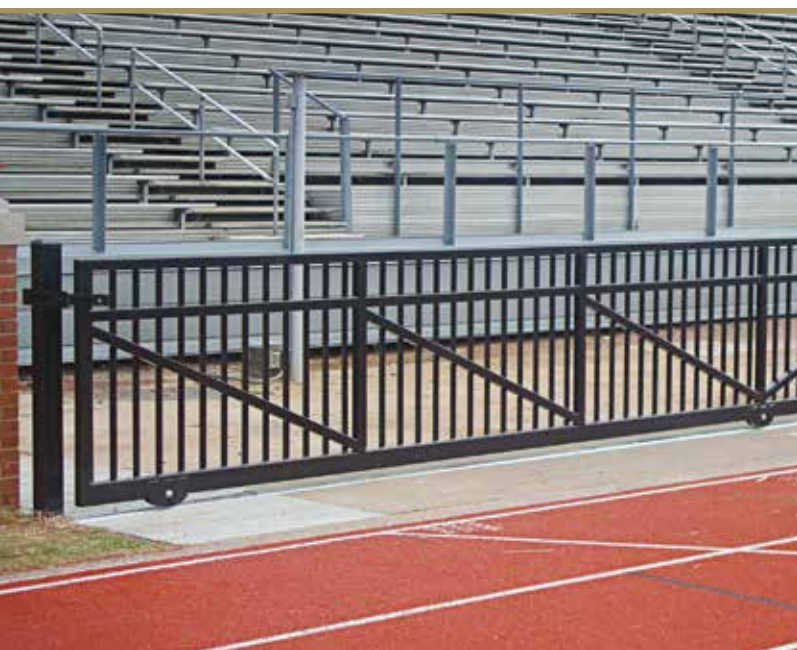
*Ameristar's **Project Solution Specialists** are experienced in every facet of perimeter security design. Our goal is to assist the architectural community in finding the **best perimeter & entry solutions** for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services **our team offers to complete your project design.***



# SLIDE GATES & SWING GATES

*Egress & ingress* requirements are unique to each application. *Managing traffic flow & usage demands* are of the utmost importance, which is why Montage II is manufactured in a variety of gate types built to *balance function, security & beauty*.

Ameristar *Transport™* & *Passport™* sliding gates perfectly match the perimeter fence system to create a *seamless & stunning design* while exuding a *commanding presence* of security built to unite perimeter and entry.



# WHY CHOOSE AMERISTAR

## ► KNOWLEDGE & EXPERIENCE

Ameristar was chartered over *30 years ago* in response to the *demand by consumers & specifiers for specialty fence products*. Ameristar offers an *aesthetically pleasing product* that is both *high in quality & affordability*. This has been achieved by maximizing *high-volume productivity*, increasing product design strength, and promoting *simplistic installation*.

## ► PROVEN CAPABILITY

Ameristar's integrated *in-house process & extensive raw material inventory* results in much improved productivity and availability compared to the competition. By having a *vast finished goods inventory*, Ameristar is capable of *delivering finished products faster* than competitors who sublet the majority of their operations.

## ► INDUSTRY LEADERSHIP

Over the years Ameristar has continually *raised the bar* across the board in the *manufacturing of high quality*, innovative fencing products. Our demonstrated commitment to *upholding higher values* translates into superior products that *go far beyond* merely meeting minimum industry standards.



*Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.*



### LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers

#1820-2002



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Experience a safer and more open world

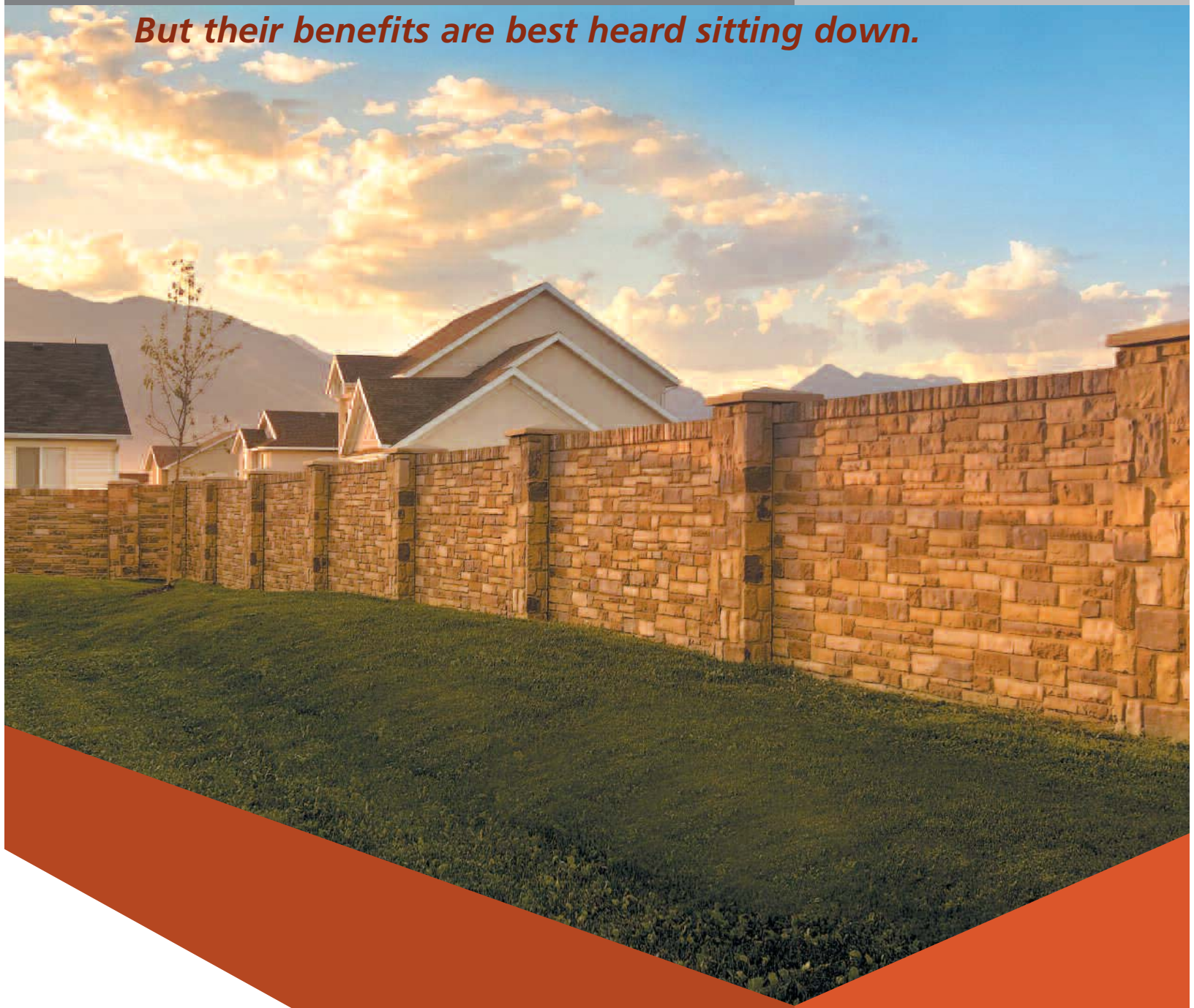
**AMERISTAR**<sup>®</sup>

**ASSA ABLOY**



Verti-Crete walls are poured standing up

*But their benefits are best heard sitting down.*





# VERTI-CRETE

Precast has never shaped up

*quite like this*

**S**olid and flat. That's a typical description of the precast business: commodity products with steady demand, but with very low margins. Now Verti-Crete is turning that concept on end.

Our precast panel and post systems allow you to add breadth to your product line—and do it without adding strain to your facilities or labor pool. We add exclusivity to a proprietary product by protecting licensee rights in defined territories. But best of all, Verti-Crete products are as attractive to your customers as they are to your business.

## A SURFACE LOOK AT VERTI-CRETE

When customers consider a Verti-Crete product, the first thing they'll notice is the masonry-true appearance. Our proprietary method of vertically casting panels allows not just for beautiful aesthetics on both sides of a wall, but seamless monolithic panels and stone patterns that wrap around each post corner. Customers get a realistic, continual pattern throughout their wall—and our unique design allows for incredible flexibility in configuration. Beauty aside, Verti-Crete products are more durable than wood or vinyl fencing, and far more appealing than CMU block options. Bring the realities of budget and scheduling into view, and its quick install and affordability compared to stone masonry make Verti-Crete even more attractive in every way.



▼ Stucco Wall with Ashlar Columns

Ledge Stone Posts with Vinyl Fence ▼

▲ Ashlar Post with Wrought Iron



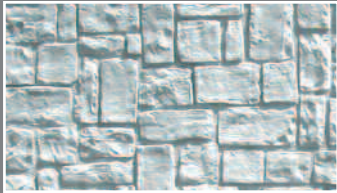


- Double-Sided Molded Stone Pattern
- Seamless Solid Panel Design

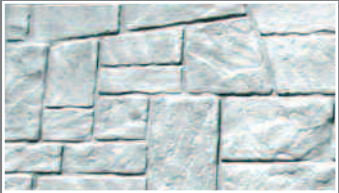


▲ Ashlar Privacy Wall with Dumpster Enclosure

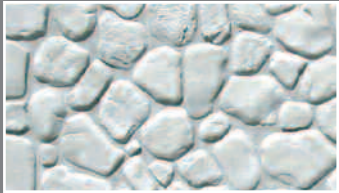
EIGHT REALISTIC SURFACES:



ASHLAR



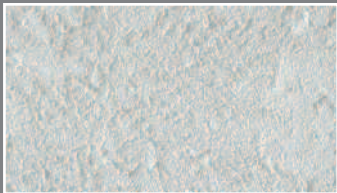
DRY STACK



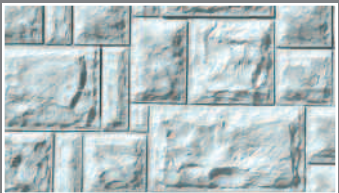
COBBLE



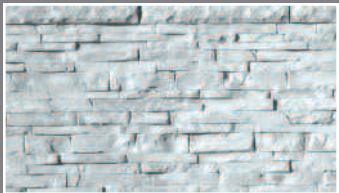
LEDGE STONE



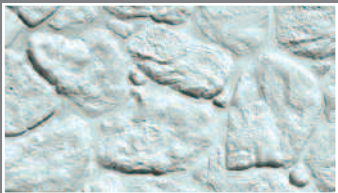
STUCCO



CASTLE STONE



DRYFIT LEDGESTONE



LAVA ROCK



## STAND-UP PRODUCTION WITH STAND-OUT EFFICIENCY

Adding Verti-Crete products to your existing business is an easy step—and it may be a natural extension of what you already do. Our vertically oriented precast systems require a minimal footprint in your yard and are simple to use with minimal training.

There are two systems within the Verti-Crete line:

### 1) THE VERTI-CRETE PANEL STACKER SYSTEM

For creating precast privacy and sound walls, the Verti-Crete Panel Stacker System implements an exclusive, battery design which allows you to pour multiple panels back to back. It's an incredibly efficient method in both time and space: compared to the traditional horizontal steel bed method, Verti-Crete requires half the labor and can produce up to 960 square feet in a 10' x 14' area.

### 2) THE VERTI-CRETE POST STACKER SYSTEM

To connect Verti-Crete panels or to sell independently for use with wrought iron, vinyl or other fencing materials, Verti-Crete posts will be among your most versatile products. Requiring just half a yard of concrete per six-foot post, the Verti-Crete post system is a great potential use for return concrete if you're a ready-mix producer or even if you contract to get it from an outside source. Our proprietary corner system allows for easy stripping and leaves a continual pattern (no seams!) around the entire structure.

In both systems, the molds you'll select are manufactured from highly durable polyurethane and are designed to last through hundreds of pours. (Other liners begin to tear after just a few dozen uses.) This ruggedness and ease of operation mean you'll have the capacity to pour and strip every day.

▼ Ashlar, Ledge Stone Combination with Wrought Iron



That's a big advantage considering the market potential—Verti-Crete products are perfectly suited for both residential and commercial developers. You can purchase Verti-Crete systems for creating 4', 6', or 8' high standard privacy walls. We'll also customize and even pre-stress enable commercial sound wall systems to your specifications.



▲ Lava Rock Privacy Wall

## SOLID INSTALLATION FROM THE GROUND UP

Unlike the hassle of precisely digging, maneuvering, and setting traditional H-posts, Verti-Crete posts are installed over footings with rebar anchors. After the footings are set, Verti-Crete's hollow-core posts are set over the rebar to rest firmly on each concrete base. Panels are then set in place to fit securely within notches cast into the posts. After each section is squared up and level, each post is filled with concrete to secure the connection between post and footing. This process results in a faster installation for you, and an even, more stable fence system for your customer.

What's more, Verti-Crete installation can be accomplished with an all-terrain forklift—a much easier alternative than a crane for getting the access you need on any type of site. To complete the job, Verti-Crete panels and posts can be stained to complement the theme of the property. Staining is easy and can be handled by a small crew with minimal training; a team of three can color-finish up to 1,000 linear feet per day.

## SEE WHAT SHAPES UP TO BE A GREAT INVESTMENT

As a Verti-Crete licensee, you'll be able to take advantage of a proprietary product that can command exceptional profit margins. After all, the systems' efficiency allows you to pour 8-10 panels and 10 posts per day—that's up to 2,600 linear feet per month. Then consider

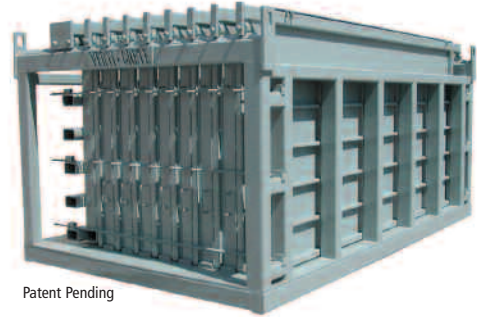
- Lower Labor Costs
- More Production in Less Space
- The Look and Feel of Stone from Precast Concrete





▲ Panel Installation

COMPACT VERTI-CRETE SYSTEMS  
ALLOW YOU TO PRECAST UP TO  
960 SQ. FT. IN A 10' X 14' AREA



Patent Pending

Ashlar Privacy Wall ▼

the potential value of using return concrete for posts, the lower labor requirement, and the fact that you set the selling price for your market, and the return on investment for Verti-Crete systems becomes very clear.

#### **THE VALUE IN BECOMING A VERTI-CRETE LICENSEE**

Verti-Crete systems are sold only to approved licensees who gain a defined geographic territory. As a licensee, you'll purchase your patent-pending equipment plus pay an annual licensing fee. In return, you receive the exclusive rights to produce Verti-Crete products in your area—moreover, you are free to sell wherever you choose. You may also utilize the Verti-Crete name, logo and other trademarked assets to customize your own marketing materials. Since Verti-Crete systems are proprietary, you'll have access to an exclusive product whose beauty and value customers will recognize and demand.

#### **PARTNER WITH A COMPANY YOU CAN TRUST**

Verti-Crete has been welcoming licensees across the United States and internationally since 2003. But our foundation goes back much further. Verti-Crete is part of a family of companies that have used the Verti-Crete Panel and Post Stacker Systems since 1999. Our heritage in the precast, concrete, and aggregate business reaches back for decades. So when you work with Verti-Crete, you'll have a relationship with people who have years of industry understanding, and who will support your business with innovative products for years to come.





▼ Dry Stack Privacy Wall



▼ Cobblestone Privacy Wall



## FIND OUT MORE ABOUT VERTI-CRETE TODAY

Please contact us with your questions—and plan to visit our facility to see Verti-Crete systems in use, watch an install, and observe the finishing procedures for yourself.

### Mail

P.O. Box 2347  
Sandy, Utah 84091

### Plant

16500 South Pony Express Road  
Bluffdale, Utah 84065

Phone 801 571-2028

Fax 801 571-3486

E-mail [sales@verti-crete.com](mailto:sales@verti-crete.com)

Web [www.verti-crete.com](http://www.verti-crete.com)







# PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 1/22/2021

Pre-Application No.: 940813

Applicant(s) Present: Georgianne Willard and others

Lot Size: 4.085ac

Site Location: 3170 Capital Dr

TSN: 5333202057

Project Description: New building

Zone: M1

**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                |
| <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 type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM               | <input type="checkbox"/> Preservation Easement Adjustment  | <input type="checkbox"/> Waiver of Replat   |
| <input checked="" type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment  | <input type="checkbox"/> Zone Change  |

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

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

### NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: \_\_\_\_\_  Neighborhood Meeting

**PUBLIC NOTIFICATION REQUIREMENTS:**  Pre-Application Stage  Internal Review Stage  Public Hearing Stage  
*Note: Applicant will be required to pay for postage at time of poster pick-up.*  Postcard  Poster  No Public Notice Required  
 Buffer Distance:  150 ft.  500 ft.  1,000 ft.  Custom distance: \_\_\_\_\_

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report               | <input type="checkbox"/> Traffic Impact Analysis                      | <input checked="" type="checkbox"/> Drainage Report           |
| Contact: _____   | Contact: _____  | Contact: <u>Joel Metzker</u>                                  |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis            |
| <input checked="" type="checkbox"/> Elevation Drawings   | <input type="checkbox"/> Mineral Estate Owner Notification            | <input checked="" type="checkbox"/> Other: <u>Photometric</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):

- The proposed development of an additional cold storage building (warehouse) on the property previous permitted as a contractor's storage yard requires the administrative review and approval of a major CU development plan amendment.
- All the submittal documents must contain all applicable City standard notes and notices (i.e. lighting, ADA, etc.)
- A drainage letter will need to be submitted with the application submittal.
- A neighborhood meeting will not be required.
- A Photometric plan will need to be provided.
- Building elevations must be provided for the new building.

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: 3612.00

Number of Plans: 1 digital and 1 hard copy of plans and supporting reports

**Daniel Sexton, AICP**  
 Senior Planner  
 Land Use Review  
 Planning & Community Development

30 S. Nevada Avenue, Suite 105      Phone: (719) 385-5366  
 P.O. Box 1575, MC 155              Fax: (719) 385-5167  
 Colorado Springs, CO 80901-1575      [dsexton@springsgov.com](mailto:dsexton@springsgov.com)



[Return to Fee Calculator](#)

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

<b><u>Application</u></b>	<b><u>Department</u></b>	<b><u>Amount</u></b>	<b><u>Applicant</u></b>	<b><u>AnnexDisc</u></b>
Concept or Development Plan-Commercial-CSFire	CSFire	\$248.00		
Concept or Development Plan-Commercial-CSUtilities	CSUtilities	\$479.00		
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$1,128.00		
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$92.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$120.00		
Tech Fee	IT-GIS	\$25.00		
<b><u>Total Fees</u></b>		<b><u>\$3,612.00</u></b>		

**Intake Staff:**

**Date:** 2/26/2021  
**Planner:** Daniel Sexton  
**Receipt Number:** 38986  
**Check Number:** 800251  
**Amount:** \$3,612.00  
**Received From:** H.W. Houston Construction, LLC (3170 Capital Drive)



PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

Date: February 26, 2021  
Planner: Daniel Sexton  
Planner email: [daniel.sexton@coloradosprings.gov](mailto:daniel.sexton@coloradosprings.gov)  
Planner phone number: (719) 385-5366  
Applicant Email: [georgianne@mscivil.com](mailto:georgianne@mscivil.com)  
Applicant Name: Georgianne Willard  
TSN: 5333202057  
Site Address (to be used on postcard): 3170 Capital Drive

**PROJECT:** 3170 Capital Drive

<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:** Poster and Postcard

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.*

**Major Conditional Use Development Plan Amendment**

Request by Capital Drive, LLC, with representation by M&S Civil Consultants, inc., for approval of a major conditional use development plan amendment for the 3170 Capital Drive project. If approved, the proposed application would allow for the development of a 10,800sf storage/warehouse building and minor changes to ancillary site improvements. The size is zone M1/AO (Light Industrial with an Airport Overlay), is 4.085 acres in size, and is located 3170 Capital Drive.

**POSTCARD**

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

- This project proposes the development of a 10,800sf storage/warehouse building and minor changes to ancillary site improvements

**POSTER**

*Fill out applicable information below:*

**What type of project is proposed? (large bold letters on poster, approx. 35 characters):  
Amendment to allow a 10,800sf storage/warehouse building and minor changes**

## Planning and Development Distribution Form

### Conditional Use Major Amendments

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

Planner Intake Date: Daniel Sexton, 2/26/2021

Admin Receive Date: **3/1/21**

Project Name: **3170 Capital Drive Major Amendment**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **3/19/2021**

**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
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@CenturyLink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>



45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. LANDSCAPE PLAN:

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

### 6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:dqish@wsd3.org">dqish@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:terrance.Johns@d11.org">terrance.Johns@d11.org</a> <a href="mailto:terry.Seaman@d11.org">terry.Seaman@d11.org</a>

38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:chrismith@esd22.org">chrismith@esd22.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.ems@us.af.mil">joseph.ems@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:ayoka.paek@spaceforce.mil">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:Joseph.Elms@us.af.mil">Joseph.Elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:valerie.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>



33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	<a href="mailto:Michael.Kilabrew@coloradosprings.gov">Michael.Kilabrew@coloradosprings.gov</a>

**9. LAND USE REVIEW:**

**Hard Copy Full sized plans**

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