

Residential Acreage:

Open Space Acreage:

APPLICATION FOR OVERALL DEVELOPMENT PLAN (ODP)

	U			
wner(s): (f	or multiple owners, please o	uttach a separate sheet lis	sting the following	ng information for each owner)
David D Je	enkins, Carolyn S Jenk	ins, and Chris, Marc	, Chad, LLC	
111 S. Tej	on Street, Suite 222			
djenkins(norwood.dev		Phone #:	719 593-2600
		<u> </u>	Fax #:	719 633-0545
Nor'wood	Development Group			
111 S. Tej	on Street, Suite 222			
tseibert@r	norwood.dev		Phone #:	719 593-2600
			Fax #:	719 633-0545
Parcel #:	5528000027		Acreage:	532.28
ocation:			wers Blvd.	
nt Name:	Mesa Ridge ODP A	Amendment No. 5		
ning:	PUD	PUD zoning required	d.	
ntial Lots	2,385	No. Commercial/I	ndustrial Lot	ts
	David D Je 111 S. Tej djenkins@ Nor'wood 111 S. Tej tseibert@r Parcel #: ocation: nt Name: ning:	Minor Amendmen wner(s): (for multiple owners, please of David D Jenkins, Carolyn S Jenkins (David D Jenkins, Carolyn S Jenkins (David D Jenkins) (David D J	Minor Amendment to an ODP wner(s): (for multiple owners, please attach a separate sheet list David D Jenkins, Carolyn S Jenkins, and Chris, Marc 111 S. Tejon Street, Suite 222 djenkins@norwood.dev Nor'wood Development Group 111 S. Tejon Street, Suite 222 tseibert@norwood.dev 5528000028 5528000032 5528001012 5528001021 5528001014 5528001008 5528000027 (From County Assessor's Office 520-6600) ocation: Southeast of Mesa Ridge Parkway and Polynomia. (Nearest Street Intersection) Mesa Ridge ODP Amendment No. 5 PUD PUD zoning required	Minor Amendment to an ODP wner(s): (for multiple owners, please attach a separate sheet listing the following David D Jenkins, Carolyn S Jenkins, and Chris, Marc, Chad, LLC 111 S. Tejon Street, Suite 222 djenkins@norwood.dev Phone #: Nor'wood Development Group 111 S. Tejon Street, Suite 222 tseibert@norwood.dev Phone #: 5528000028 5528000032 5528001012 5528001012 5528001021 5528001014 5528001008 5528001021 5528001014 5528001008 Southeast of Mesa Ridge Parkway and Powers Blvd. (Nearest Street Intersection) Mesa Ridge ODP Amendment No. 5 pud PUD zoning required.

New Overall Development Plan

A copy of the Submittal Matrix must accompany your development application packet

391.4

74

	Check if
Materials Required to Accompany Application:	<u>Complete</u>
1. Nonrefundable fee as set forth in the fee schedule.	X
2. Referral Matrix - provided by the City of Fountain.	X
3. Referral agencies packets folded and assembled in unsealed manila envelopes addressed to appropriate referral agencies as specified in the referral matrix.	X

Commercial/Industrial Acreage

Open Space - % of development

20.0

13.9%

General Information:

- Refer to Chapter 17.22.010 of the City's Zoning Ordinance for Overall Development Plan procedures and requirements.
- Refer to the attached Overall Development Plan Checklist for items required on the ODP.

Owner's Acknowledgement

As owner or applicant named herein, I acknowledge that I have familiarized myself with the application procedures for an overall development plan and that the written and graphic information, the foregoing statements contained herein and the information provided as part of this application are in all respects true and accurate to the best of my knowledge and belief.

toler		tolat	
Signature of Owner	Date	Signature of Applicant	Date

PLANNING DEPARTMENT USE ONLY	
Date Received:	Received By:
Fee Paid:	Complete Submittal:

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN CHECKLIST

The following checklist outlines the information to be included directly on the overall development plan. Please complete this checklist by checking all appropriate boxes. Applications for overall development plans will not be accepted without this completed checklist.

X	Name by which the proposed development is to be referred, located at the top, center of the drawing.
X	2. Date of preparation, north arrow, and scale (1" = 50' or larger).
X	3. Legal description concluding with the gross acreage of the entire parcel
X	4. Owner's notarized acknowledgment and approval statement.
X	5. Existing topographical character of the land with elevation contours at five feet (5') intervals or less, showing all water bodies and courses, wetlands, floodplains, unique natural features, existing vegetation, and critical wildlife habitat as identified by existing habitat conservation plans and/or the Colorado Division of Wildlife.
	6. Open space (Section 17.246) information and calculations to include:
X	a. Total acreage of open space;
X	b. Location of open space;
X	c. Land uses proposed for open space;
	d. Amount of open space utilized for stormwater detention;
X X X	e. Amount of open space located within the 100 year floodplain; and
X	f. If open space is less than 25%, provide amenities in lieu of land calculations.
X	g. Conceptual Plan showing proposed type and location of planned amenities within the open space.
X	7. Approximate alignment of proposed and existing arterial and collector streets and pedestrian and bicycle routes, including major points of access and labeling the type of movement for each access.
×	8. Approximate location and number of acres of any public use such as parks, school sites, and other public or quasi-public uses. (Section 17.209)
X	9. Location of existing and proposed primary utility lines.

10. Height, yard, lot and other development standards including but not limited to the following: a. Front, Side & Rear yard structural setbacks; b. Maximum building height; c. Maximum structural lot coverage and impervious surface; d. Accessory structural setbacks; and e. Corner lot setbacks. 11. Designated land use descriptors or zoning designations for all areas within the ODP. 12. Areas beyond the property lines to a distance of at least one hundred and fifty feet (150°), exclusive of public right-of-way, at the same scale as the overall development plan, to include the following: a. Existing and proposed land uses, principal structures and other features; b. Density of adjacent residential uses; c. Traffic circulation; d. General topographic mapping of the area; e. Significant environmental amenities; f. Location and topography of drainage ways and other natural features; and g. Location of existing municipal boundaries, service and school district boundaries. 13. Proposed treatment of the perimeter of the development and outside storage areas. Information should include materials, height and techniques used, such as screens, fences, walls and landscaping. 14. Existing and proposed drainage facilities. 15. Street cross-section schematics for each category of street, including the proposed right-of-way and pavement width, curb, gutter, bicycle lane and sidewalk locations. 16. Existing and proposed easements and rights-of-way. 17. Owner's certification statement of acceptance of conditions and restrictions as set forth on the final development plan. Additional information as may be required by the Zoning Administrator, planning commission, or city council, which is necessary to evaluate the character and impact of the overall development plan area.		
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