

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Beehive Assisted Living Facility

Existing Zone: OC/CR AO

Acreage: 2.07 Acres

Site Address: 4985 Austin Bluffs Pkwy, Colorado Springs

Direction from
Nearest Street
Intersection:Approximately 800ft south of Old Farm
Dr/Austin Bluffs Pkwy. intersection**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- | | |
|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> PUD Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit Prior to Platting | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input checked="" 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 checked="" type="checkbox"/> Development Plan <input type="radio"/> New <input checked="" 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: Brooks W. Hansen Date: 4/2/20Signature of Consultant: [Signature] Date: 04/02/2020

Signature of Developer: _____ Date: _____

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Brooks Hansen	Contact Name: Brooks Hansen
E-Mail: brooksw1@gmail.com	Phone: (801) 928-8846
Developer: Brooks Hansen & Nicholas Hansen	Contact Name: Brooks Hansen
E-Mail: Brooks.Hansen@morganstanley.com ; NicholasRHansen@gmail.com	Phone: 435-645-2778 ; cell: 801-928-8846
Consultant/Main Contact name: Richie Lyon, PE	Phone: (719) 434-5638
Address: 2910 Austin Bluffs Pkwy.	City: Colorado Springs
State: CO Zip Code: 80918	E-Mail: rlyon@rmg-engineers.com

PLANNER AUTHORIZATION: (CITY USE ONLY)☒ Checklists ☒ Distribution Form ☒ Project Blurb ☒ E-mail to Admin. Initial Review Level: ☒ AR ☐ CPC ☐ DRB ☐ HPPayment \$ _____ Assigned to: Daniel Sexton Date: 5/12/2020Receipt No.: _____ City File No: AR DP 20-00330



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

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

Applicant Planner

☐ [General Development Application Form](#) ☐

☐ 1 copy of a **Project Statement** containing the following information: ☐

1. Description: Describe the project and/or land uses proposed;
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.

☐ 1 copy of a **Development Plan** showing all "Plan Contents" below ☐

n/a ☐ [Mineral Estate Owner Notification Certification Affidavit](#) (Public Hearing Items ONLY) ☐

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

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

n/a ☐ 2 copies of a **Geologic Hazard Study** (EDRD & LUR) ☐

☐ 2 copies of a **Drainage Study** (WRE) ☐

n/a ☐ 2 copies of a [Traffic Impact Analysis](#) (EDRD) ☐

☐ Submittal of the [Hydraulic Grade Line \(HGL\) Request Form](#) to Colorado Springs Utilities (CSU)
Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal. ☐

☐ Submittal of the [Wastewater Facilities Master Report](#) to Colorado Springs Utilities (CSU)
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal. ☐

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

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

☐ Development Plan name ☐

n/a ☐ City File Number ☐

☐ Sheet number (i.e. 1 of X, 2 of X, etc.) ☐

☐ North arrow ☐

☐ Scale, both written and graphic ☐

☐ Space for City stamp in the bottom right corner ☐

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

☐ Vicinity Map ☐

☐ Sheet Index Map (for multiple sheets) ☐

☐ Project name and description ☐

☐ Owner, Developer, and Applicant name ☐

☐ Date of preparation ☐

☐ Total development plan area in acres or square feet ☐

☐ Legal description ☐

PLAN CONTENTS: *continued from previous page*

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

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

LAND USE:

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

PLAN CONTENTS: *continued from previous page.*

Applicant Planner

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

STREETS & ALLEYS:

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

SIDEWALKS & TRAILS:

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

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

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

PARKING LOTS, AREAS, & SPACES:

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

PLAN CONTENTS: *continued from previous pages*

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

ADA SITE ACCESSIBILITY:

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

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

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

BUILDINGS & STRUCTURES:

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

BUILDING ELEVATION DRAWINGS:

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

SITE LIGHTING:

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

PHASING PLAN:

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

ADDITIONAL PLAN COMPONENTS:

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

DEVELOPMENT PLAN REVIEW CRITERIA:

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

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

CONDITIONAL USE REVIEW CRITERIA

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

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

USE VARIANCE REVIEW CRITERIA

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

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

Hansen, Brooks W (Wealth Management Field)

Brooks W Hansen

Lots 1-4 Old Farm Business Park
4965, 4985, 4995, 5015 Austin Bluffs Parkway
Colorado Springs Co 80918

30th March 2020

Letter of Intent for Proposed Building Project in Colorado Springs CO.

Description:

We are proposing the development of Lots 1 through 4 of the Old Farm Business Park subdivision for an adult residential care facility to be called BeeHive Homes. This facility will accommodate 19 residents. We will be providing services to those seeking help with daily assisted living needs, such as bathing, eating, medication management, and emotional and physical care. The development consists of the immediate 19-resident facility on the east side of the property with paved accesses to/from Austin Bluffs Parkway, paved parking, a picnic area and walking path on the north side of the property, landscaping throughout the property, and a full spectrum detention pond on the southeast corner of the development. A second future proposed facility of a smaller footprint, estimated at 15 residents, is to be built the following year. We hope to develop the best BeeHive Homes to date at this location with a rustic-chic appeal that fits the locale and raises the bar for assisted living facilities.

Justification :

This Project will add value to the surrounding neighborhoods and businesses by bringing more jobs to the area and providing assisted living services, an ever-growing need in our communities as large demographics are aging and require these services. Additionally, this parcel neighbors the existing independent living community of Summit Glen Gracious Retirement Living allowing for this area of Colorado Springs to be a hub for care taking.

As you review the plans, you can see we have done the required reports and studies for this project. The following reports/ studies have been done:

- Geologic Hazard Study
- Drainage Study
- Traffic Impact Analysis
- Wastewater Facilities Master Report and Hydraulic Grade Line Report

Issues:

There is an existing Right of Way / Utility Easement (Book 3804, Page 381) owned by Colorado Springs Utilities on the site. The utility easement is seemingly for the wastewater main on site that was originally installed for the entirety of the development area. This easement is not to be altered or abandoned in any way and instead is to be utilized by this development for wastewater service connection. Real Estate Services and Colorado Springs Utilities have been contacted and informed that we do not intend to build within this easement.

The neighboring parcel to the south, Lot 5 addressed 4975 Austin Bluffs Parkway, is a chiropractor's office and the property owner is Mariah H. Tomlinson. This office currently has an asphalt paved parking lot encroaching on Lot 4. Additionally, their wastewater service and electric service is in this area, not within a utility easement. Our proposed development will require this space for the detention pond so we request that their wastewater service and electric lines be rerouted to fall within the appropriate utility easement and meet setback requirements from the permanent BMP. We ask that the City please advise on action items to ensure that a responsible and respectful approach to these issues be handled so as to accommodate the neighboring property owner and reduce inconveniences.

Sincerely,



Brooks W Hansen

Figure 5.

LANDSCAPE PLAN CHECKLIST

(To be submitted in conformance with Policy 312)

Name of Project: BEEHIVE ASSISTED LIVING

Complete the following checklist by checking all completed requirements under APPLICANT column, indicating conformance with the Zoning Code and Landscape Policy Manual.

The plan shall include:

APPLICANT	REVIEWER COMMENT
<input checked="" type="checkbox"/> 1. Appendix I, Certification of Professional Qualifications, attached (effective November 1, 1999).	_____
<input checked="" type="checkbox"/> 2. Soil analysis report, from an established soil analysis laboratory, attached.	_____
<input checked="" type="checkbox"/> 3. Description of soil preparation and amendments per soil analysis.	_____
<input checked="" type="checkbox"/> 4. Climate zone and plant communities to be used noted from Figure 4, Climate Zones for Signature Landscapes map, of Policy 311.	_____
<input checked="" type="checkbox"/> 5. Appendix E, Schematic Landscape Diagram of plant communities and hydrozones attached or shown clearly/separately on plan.	_____
<input checked="" type="checkbox"/> 6. Calculation of site category requirements and how they are met per Appendix F format.	_____
<input checked="" type="checkbox"/> 7. Plant Schedule, per Appendix G format, meeting plant material specifications of Policy 312.	_____
<input checked="" type="checkbox"/> 8. Percentages of Signature Plants per Appendix G format.	_____
<input checked="" type="checkbox"/> 9. Tree, shrub, perennial and ground cover planting details per Appendix H.	_____
<input checked="" type="checkbox"/> 10. North arrow and vicinity map.	_____
<input checked="" type="checkbox"/> 11. Notation of scale, with bar scale.	_____
<input checked="" type="checkbox"/> 12. Dimensioned property lines.	_____
<input checked="" type="checkbox"/> 13. Location, name, and classification of abutting streets.	_____
<input checked="" type="checkbox"/> 14. Existing and proposed zoning of the site and existing zoning of surrounding properties.	_____
<input checked="" type="checkbox"/> 15. Project data including the total square footage of the property and number of parking spaces.	_____
<input checked="" type="checkbox"/> 16. General statement of type(s) of equipment and method(s) to be used to irrigate the site categories.	_____
<u>N/A</u> 17. Delineation of 100 year floodplain and nontidal wetlands, as applicable.	_____
<u>N/A</u> 18. Plan for protection of vegetation to be retained, during site grading and building construction process, as applicable.	_____
<u>N/A</u> 19. Written request for Administrative Relief per Appendix L, as applicable.	_____

LANDSCAPE PLAN CHECKLIST, continued

APPLICANT

PLANNER

Site elements to be indicated:

- | | | |
|------------|---|-------|
| <u>✓</u> | 20. All structures and light standards | _____ |
| <u>✓</u> | 21. Exterior parking and loading areas and vehicular drives | _____ |
| <u>✓</u> | 22. Pedestrian walks or paths and pedestrian-oriented areas | _____ |
| <u>✓</u> | 23. All retaining walls, screening walls and fences by type and height | _____ |
| <u>N/A</u> | 24. Existing major vegetation to be retained and to be removed, by size and species | _____ |
| <u>N/A</u> | 25. Existing grade elevations of plants to be retained | _____ |
| <u>✓</u> | 26. Location of trees, shrubs and equivalent ornamental grasses labeled by quantity, species, and site category, with species in substantial conformance with the Schematic Landscape Diagram | _____ |
| <u>✓</u> | 27. Proposed plants shown within ranges of <u>mature width</u> (See Appendix B of Landscape Code) | _____ |
| <u>✓</u> | 28. Ground plane treatment, by species of plant, manner of establishment, and/or type and depth of mulch, etc. | _____ |
| <u>✓</u> | 29. Plants not required by Code or for administrative relief labeled as "extra" -- (E) | _____ |
| <u>✓</u> | 30. Any non-living materials | _____ |
| <u>✓</u> | 31. Delineation of corner visibility triangle(s) | _____ |
| <u>N/A</u> | 32. Natural features, such as rock outcrops, ponds, lakes and streams | _____ |
| <u>✓</u> | 33. Existing and proposed storm water management ponds | _____ |
| <u>N/A</u> | 34. Height and slope of all berms | _____ |
| <u>✓</u> | 35. Areas of slope protection | _____ |
| <u>N/A</u> | 36. Reclamation and erosion control area labeled | _____ |
| <u>✓</u> | 37. Locations of existing and proposed utilities and utility easements | _____ |
| <u>N/A</u> | 38. Overhead power lines clearly labeled | _____ |
| <u>✓</u> | 39. Screening of refuse collection areas from adjacent streets and properties | _____ |
| <u>N/A</u> | 40. Screening of loading and utility service areas, vehicle repair bays and vehicle fueling areas from adjacent streets and properties | _____ |
| <u>✓</u> | 41. A detailed design of screening structures | _____ |

I hereby acknowledge that the information indicated in this Final Landscape Plan Submittal Checklist is correct and that any incomplete and/or incorrect information will cause a delay in review.

JAMES W. REES
Name (PRINT)

[Signature]
Signature

3/27/20
Date

Appendix I: Certification of Professional Qualifications

(To be submitted in conformance with Policies 312*, 313* & 314**)

I, JAMES W. REES, hereby certify that I am qualified to prepare the type plan(s) indicated below based on the qualifications (denoted as "Yes") circled and verified below.

Note: Only one qualification (circled Yes) is needed to prepare a specific type of plan.

PROFESSIONAL QUALIFICATION POSSESSED:

TYPE PLAN QUALIFIED TO PREPARE:

	Landscape Plan*	Landscape Grading Plan*	Irrigation Plan**
1. Licensed Landscape Architect	<u>Yes</u>	Yes	<u>Yes</u>
2. Full Member of American Society of Landscape Architects (ASLA)	Yes	Yes	Yes
3. Bachelor or higher degree in Landscape Architecture or Landscape Design	Yes	Yes	No
4. Associate Member (except Student Associate) of ASLA or bachelor or higher degree in Horticulture	Yes	No	No
5. Registered Professional Engineer	No	Yes	Yes
6. Licensed Architect	No	Yes	No
7. Bachelor or higher degree in Agricultural Engineering	No	No	Yes
8. Bachelor or higher degree in Civil Engineering	No	Yes	No
9. Certified Irrigation Designer certified by The Irrigation Association	No	No	Yes

REQUIRED VERIFICATION INFORMATION:

For ☒ Licensed Landscape Architect, ☐ Architect, or ☐ Registered Professional Engineer, check and indicate:

State COLORADO, License or Registration No. 411

State Agency Phone No. for verification ()

For ☐ Full or ☐ Associate (except Student Associate) Member of American Society of Landscape Architects at (202) 898-2444, check one.

For ☐ Bachelor or higher degree in ☐ Landscape Architecture, ☐ Landscape Design, ☐ Horticulture, ☐ Agricultural Engineering, or ☐ Civil Engineering, check and indicate:

Degree _____ Year _____, School _____

Registrar Phone No. ()

For ☐ Certified Irrigation Designer certified by The Irrigation Association at (703) 573-3551, check and indicate year of certification _____

Signature: [Signature] Date: 3/27/20 Phone No. (719) 651-3136

* Note: Qualifications to prepare Landscape Plan and Landscape Grading Plan become effective November 1, 1999.

** Note: Qualification to prepare Irrigation Plan becomes effective November 1, 2000.

Soil Test Report

Colorado State University
Soil, Water and Plant Testing Laboratory
Room A319, NESB
Phone: 970-491-5061 / Fax: 970-491-293



Lab ID Number: H503a-landsca

Sample ID: old farm

Company Name: James Rees Landscape Arch.

Contact Name: Jim Rees

Phone: (719) 651-3136 Ext:

Email Address: jwr520@gmail.com

Client Type: Consultant

Current Plant Type: Native Vegetation

Proposed Plant Type: Landscape: (Flowers - Shrubs - Trees)

Current Irrigation: sprinkler, drip 2x/wk

Current Amendments: -

Report Date: 9/30/2019

Invoice #: CC17957

Street Address: 520 Silver Spring Cr

City: Colorado Springs

County: El Paso

State: CO

Zip: 80919

Date Rcvd: 9/20/2019

Date Tested: 9/24/2019

Test Performed By: TCP JS TD

pH: 7.3

pH is High. pH 6 to 7.2 is the preferred pH range for growth of most plants, but most plants tolerate this higher pH with little problem.

Electrical Conductivity or Salts: 0.5 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

Lime: Low

Low: Lime is less than 1% in the soil. Plants can still grow well at this lime level.

Texture Estimate: Sandy Loam

This soil will drain at a medium to high rate which may cause it to dry out rapidly. Watering times may have to be increased to compensate for the rapid drainage.

Sodium Absorption Ratio:

This value not requested.

Organic Material: 2.3 % Plant Type: Landscape: (Flowers - Shrubs - Trees)

Organic Matter is Low; A good goal for Landscape is to gradually increase the OM content to about 5% over a period of years. For 2-3 years in the fall, apply 2-3 inches depth of plant-based compost, or 1 inch depth of animal-based compost, and incorporate into the top 6-8 inches of the soil.

Nitrate: 3.0 ppm

N is low: Apply 0.3 lb N/100 sq ft to the soil. For each 0.1 lb of N needed, apply about 1/4 lb urea, or 1/2 lb ammonium sulfate, or 3/4 lb bloodmeal, or 1 lb corn gluten meal, or 5 lb alfalfa meal pellets per 100 sq.ft. Other fertilizers can be used as well. Check with your local garden center or home improvement store to determine what fertilizers are available in your area. When calculating fertilizer rates take the amount of N needed and divide by the % N in the fertilizer. For example, if your fertilizer contains 30% N, take 0.30 lbs (N needed) divided by 0.30 (N in the fertilizer) to get 1 lb of the 30% N fertilizer that is needed to apply per 100 sq.ft. For rates per 1000 sq. ft multiply the

quantities by 10.

Phosphorus: 4.5 ppm

Phosphorus is Low; Add 0.4 lbs. P₂O₅/100 sq.ft. or 4 lbs. P₂O₅/1000 sq.ft. Bone meal can be added at 3.5 lbs/100 sq.ft. or triplesuperphosphate can be added at .9 lb/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

Potassium: 361.0 ppm

Potassium is High; No additional K₂O is needed.

Zinc: 1.0 ppm

Zinc is Low; Add 2 oz. of Zn per 1000 sq.ft. or 5 lbs Zn/acre.

Iron: 7.3 ppm

Iron is Low; Add 2 oz. of Iron (Fe) per 1000 sq.ft. as iron chelate.

Manganese: 2.3 ppm

Manganese is Adequate; No additional Mn is needed.

Copper: 2.8 ppm

Copper is Adequate; No additional Cu is needed.

Boron: 0.50 ppm

Boron is High. No additional boron is needed.

Gypsum:

Gypsum is NOT Needed.

Additional Comments:

More information on landscaping and gardening can be found at www.ext.colostate.edu Be sure to check out our website at www.soiltestinglab.colostate.edu for a list of garden centers where you can find a variety of fertilizers and soil amendments.

James R Self, Ph.D, Director, Soil, Water and Plant Testing Lab

Soil Test Report

Colorado State University
Soil, Water and Plant Testing Laboratory
Room A319, NESB
Phone: 970-491-5061 / Fax: 970-491-293



Lab ID Number: H503a-turf

Sample ID: old farm

Company Name: James Rees Landscape Arch.

Contact Name: Jim Rees

Phone: (719) 651-3136 Ext:

Email Address: jwr520@gmail.com

Client Type: Consultant

Current Plant Type: Native Vegetation

Proposed Plant Type: New Turfgrass

Current Irrigation: sprinkler, drip 2x/wk

Current Amendments: -

Report Date: 9/30/2019

Invoice #: CC17957

Street Address: 520 Silver Spring Cr

City: Colorado Springs

County: El Paso

State: CO

Zip: 80919

Date Rcvd: 9/20/2019

Date Tested: 9/24/2019

Test Performed By: TCP JS TD

pH: 7.3

pH is High. pH 6 to 7.2 is the preferred pH range for growth of most plants, but most plants tolerate this higher pH with little problem.

Electrical Conductivity or Salts: 0.5 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

Lime: Low

Low: Lime is less than 1% in the soil. Plants can still grow well at this lime level.

Texture Estimate: Sandy Loam

This soil will drain at a medium to high rate which may cause it to dry out rapidly. Watering times may have to be increased to compensate for the rapid drainage.

Sodium Absorption Ratio:

This value not requested.

Organic Material: 2.3 % Plant Type: New Turfgrass

Organic Matter is Low; For New Turfgrass add 3 cubic yards of OM per 1000 sq.ft. prior to seeding.

Nitrate: 3.0 ppm

When nitrate-N is less than 10 ppm, add N at these rates: For high maintenance turf: add 1 lb N/1000 sq.ft in each of 4 applications: (1) mid-March, (2) May-to-mid-June, (3) mid-Aug to mid-Sept., (4) and early Oct. to early Nov. For low maintenance turf: reduce applications (1) and (2) to 1/2 lb N/1000 sq.ft; application (4) is optional. For each 1 lb of N needed, apply 2 lb urea, or 5 lb ammonium sulfate, or 3 3/4 lb (27-3-4) lawn fertilizer, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal/pellets, per 1000 sq.ft. The number of nitrogen applications can be reduced or delayed if turf growth is vigorous in the spring.

Phosphorus: 4.5 ppm

Phosphorus is Low; Add 0.4 lbs. P₂O₅/100 sq.ft. or 4 lbs. P₂O₅/1000 sq.ft. Bone meal can be added at 3.5 lbs/100 sq.ft. or triplesuperphosphate can be added at .9 lb/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

Potassium: 361.0 ppm

Potassium is High; No additional K₂O is needed.

Zinc: 1.0 ppm

Zinc is Low; Add 2 oz. of Zn per 1000 sq.ft. or 5 lbs Zn/acre.

Iron: 7.3 ppm

Iron is Low; Add 2 oz. of Iron (Fe) per 1000 sq.ft. as iron chelate.

Manganese: 2.3 ppm

Manganese is Adequate; No additional Mn is needed.

Copper: 2.8 ppm

Copper is Adequate; No additional Cu is needed.

Boron: 0.50 ppm

Boron is High. No additional boron is needed.

Gypsum:

Gypsum is NOT Needed.

Additional Comments:

More information on turfgrass can be found at www.ext.colostate.edu. Additional information on lawn seeding and lawn care (mowing, watering, fertilizing, and thatch management) can be found at <http://csuturf.colostate.edu>.

James R Self, Ph.D, Director, Soil, Water and Plant Testing Lab

FAX

2 Pages with Map

Fire Flow Calculations

Date of Calculation	2/12/2020
WO#	
Project Location	Beehive Assisted Living Facilities
Requester Name	Richard Lyon; RMG
FAX#	719-548-0223
Phone#	719-434-5638
Pressure Zone; Overflow Elevation*	Templeton; 6935
Map Sheet	N-26, N-25

***Maximum pressure = (Overflow Elevation – Hydrant Elevation)/2.31**

Hydrant	Elevation	Flow, theoretical (gpm)	Static Pressure @ Max Day Demand (psi)
Dh1	6596	4000	137
Dh2	6591	4000	139
1031-PV	6590	4000	140

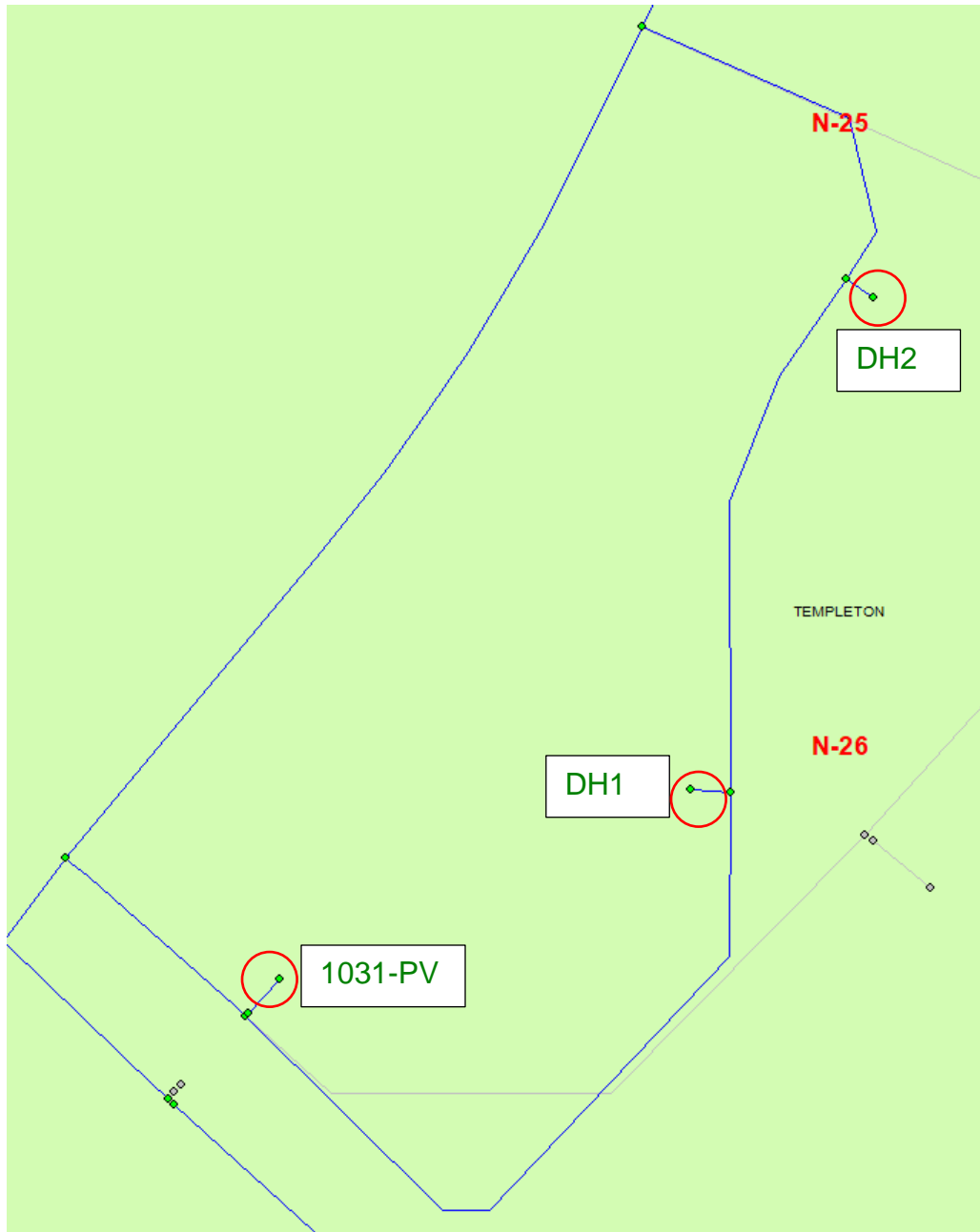
Per Colorado Springs Fire Department, the calculations provided are acceptable up to 1 year from above date.

Comments:

**** Colorado Springs Rules and Regulations require that second and subsequent fire flow requests for the same address within a 12 month period are supplied with a minimum \$50.00 fee for existing infrastructure and \$200.00 fee for multiple runs for proposed infrastructure.**

Meg Tucker
Colorado Springs Utilities
mtucker@csu.org
719-668-4064 (phone)

This information is provided solely for the purposes of this report and for no other purposes. While every effort is made to present accurate and reliable information, Colorado Springs Utilities does not represent or warrant this information to be appropriate for any use, reuse, or reliance other than the limited intended purpose of this report. Under no circumstances will Colorado Springs Utilities be liable for any general, special, direct, indirect, punitive or consequential damages that may result in any way from use of the information provided on this report, nor does it waive any part of the protections of the Colorado Governmental Immunity Act.



Meg Tucker
Colorado Springs Utilities
mtucker@csu.org
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PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 12, 2020
Planner: Daniel Sexton
Planner email: daniel.sexton@coloradosprings.gov
Planner phone number: (719) 385-5366
Applicant Email: rlyon@rmg-engineers.com
Applicant Name: Richie Lyon
TSN: 6323411044, 45, and 46, and 6323113001
Address: for postcard: 4965, 4985, 4995, and 5015 Austin Bluffs Parkway

PROJECT: Beehive Assisted Living

<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.

Development Plan

Request by BNN Properties, LLC, with representation by RMG Engineers, for approval of a development plan application for the Beehive Assisted Living Facility project. If approved, the proposed application would allow for the development of an assisted living facility with capacity to accommodate 34 residents, in two phases, and ancillary site improvements. The size is zone OC/cr/AO (Office Complex with Conditions of Record and an Airport Overlay), is 2.07 acres in size, and is located 4965, 4985, 4995, and 5015 Austin Bluffs Parkway.

Final Plat

Request by BNN Properties, LLC, with representation by RMG Engineers, for approval of a final subdivision plat for the Beehive Assisted Living subdivision. If approved, the proposed application would allow for the consolidation of Lots 1 through 4 of the Old Farm Business Park subdivision to be replatted as one lot under the Beehive Assisted Living subdivision. The size is zone OC/cr/AO (Office Complex with Conditions of Record and an Airport Overlay), is 2.07 acres in size, and is located 4965, 4985, 4995, and 5015 Austin Bluffs Parkway.

POSTCARD

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

- This project proposes an assisted living facility for 34-residents and ancillary site improvements
- Replat of four lots into one lot

[Type text]

POSTER

Fill out applicable information below:

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

An assisted living facility for 34-residents and replat

Planning and Development Distribution Form

Development Plan

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

Planner Intake Date: **Daniel Sexton, 5/12/2020**

Admin Receive Date: **5/13/20**

Project Name: **Beehive Assisted Living**

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

2. Date buckslip comments are due (21 calendar days after submittal): **Wednesday, June 3, 2020**

3. HOA: **Old Farm Awareness Association (46)**

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov

60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

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

6. SCHOOL DISTRICT:

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

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	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.ems@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 21CES.CENB.BaseDevelopment@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	Craigdossey@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro District	Metro District Email
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
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ;
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov 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	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

9. LAND USE REVIEW:

Hard Copy Full sized plans

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

Special notes or instructions: