



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Flying Horse PAcel #13 Existing Zone: A Acreage: 23.465
Site Address: NA Direction from Nearest Street Intersection: NE of New Life Dr. and Hill Point Redding Water Dr. Running
Tax Schedule Number(s): 6200000697 \*portion

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
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
Vacation of Public Right-of-Way
Waiver of Replat
Zone Change; Proposed Zone: PUD
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.

Signature of Property Owner/Applicant Date 11-15-18 Signature of Consultant Representative Date 11/15/18

CONTACT INFORMATION (please print or type)

Property Owner/Applicant: PULPIT ROCK INVESTMENTS LLC Contact Name: Drew Balsick
Address: 6382 Corporate Dr. Ste. 200 City: Colorado Springs Phone: (719) 785-3237
State: CO Zip Code: 80919 E-Mail: dbalsick@classichomes.com
Consultant Representative: John Maynard Phone: (719) 471-0073
Address: 619 N.. Cascade Ave Ste. 200 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: jmaynard@nescolortado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 16,166.00 Assigned to: Catherine Carter Date: 2-21-19
Receipt No.: 33019 City File No.: CPC PUD 19-00030



# 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.*

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> <b>General Development Application Form</b>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information: <ol style="list-style-type: none"> <li>1. Description: Describe the project and/or land uses proposed;</li> <li>2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &amp;</li> <li>3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.</li> </ol>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY) <i>To Be Provided when Hearing Date is Known</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**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.*

<input checked="" type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b> (EDRD)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Hydraulic Grade Line (HGL) Request Form</b> to Colorado Springs Utilities (CSU) Email completed form and map to <a href="mailto:waterplanning@csu.org">waterplanning@csu.org</a> or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU) Email completed form and map to <a href="mailto:wwmasterplansubmit@csu.org">wwmasterplansubmit@csu.org</a> prior to application submittal.	<input type="checkbox"/>

**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:

<input checked="" type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

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

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project name and description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>

**PLAN CONTENTS:** continued from previous page:

Applicant	Planner
<input checked="" type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<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"/>
<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"/>
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"/>
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 checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<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"/>
<input checked="" 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 checked="" 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"/>
<input checked="" 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:**

<input checked="" type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and <u>proposed land uses</u> within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input checked="" 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

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

**STREETS & ALLEYS:**

- 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
- Identify all streets as "public" or "private"
- Show and label all access points to the property from adjacent streets and alleys
- Show and label all speed line of sight visibility areas at all street intersections
- All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities
- Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width
- Show any existing or proposed encroachments into the public right-of-way that require a [Revocable Permit](#)
- Provide typical cross-sections for all proposed streets and alleys

**SIDEWALKS & TRAILS:**

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

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

- 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.
- Show and label any access easements, existing or proposed
- Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.
- Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)
- For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk
- Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable

**PARKING LOTS, AREAS, & SPACES:**

- Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.
- Location and number of all regular, compact, and handicapped spaces and access aisles.
- Provide a typical or detail with dimensions of typical regular and compact parking spaces types

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 checked="" 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 checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input type="checkbox"/>
<input checked="" 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 checked="" 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"/>
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**BUILDINGS & STRUCTURES:**

<input checked="" type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input checked="" 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"/>
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**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"/>
<input checked="" type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<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"/>
<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:**

<input checked="" type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
<input checked="" 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"/>
<input checked="" 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 checked="" type="checkbox"/> <b><u>Preliminary Grading Plan</u></b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b><u>Preliminary Utility and Public Facility Plan</u></b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b><u>Preliminary or Final Landscape Plan</u></b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b><u>Coordinated Sign Plan (CSP)</u></b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b><u>Hillside or Streamside Compliance Plan</u></b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b><u>Land Suitability Analysis</u></b>	<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.

## **Flying Horse Parcel #13 Capri– Project Statement**

**January 2019**

Flying Horse Parcel #13 (Capri) is located northeast of the intersection of Running Water Drive and New Life Drive. The site is bounded on north and east by vacant land within the Flying Horse Master Plan. Land use to the west is the Reserve at North Creek Subdivision, a small lot PUD. To the south across New Life Drive is the north campus of Pikes Peak Community College.

Flying Horse Parcel #13(Capri) is proposed as a Small Lot PUD with housing product similar to the Torino subdivision to the north also in Flying Horse. The design complies with criteria established for this type of housing. Access to the site will be from Running Water Drive and from a new street (Ceretto Road) that will intersect New Life Drive opposite the entrance to Pikes Peak Community College.

The applications associated with this request include: a Master Plan Amendment; a Zone Change to PUD; a PUD Development Plan; a Final Plat.

This parcel is currently designated for multi-family residential land use at 12-20 units per acre on the Flying Horse Master Plan. A master Plan amendment to reduce density is a part of this request. This Small Lot PUD proposes 100 lots on 23.465 acres for a density of 4.26 units per acre. The average lot size is 4500 square feet. Internal common open space areas function as pedestrian access ways to some units and as buffers between units. This space will also be programed for recreational amenities suited to preferences of buyers. 83 of the 100 lots have direct access to open spaces.

All internal streets, including the alleys are proposed as public streets. Landscape and common areas will be owned and maintained by a homeowners association.

### **MASTER PLAN**

Since adoption of the Flying Horse Master Plan, the land to the west of this parcel has been annexed, planned and developed as a Small Lot PUD. The proposed change in land use is consistent with and compatible with this adjacent land use. Infrastructure is in place to serve this project. Land suitability analysis for this site and all of Flying Horse was prepared with the original Master Plan. This site is relatively flat and has no environmental constraints making it appropriate for this product type.

### **ZONE CHANGE REVIEW CRITERIA**

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

***Response: The proposed land use will provide for sale housing at a moderate price point and will therefore add diversity to the housing stock in this region of the City.***

2. The proposal is consistent with the goals and policies of the Comprehensive Plan.

***Response: The Comprehensive Plan encourages a range of product types. The proposed land use is residential in an area where residential use is currently planned.***

3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

***Response: The proposed use will be consistent with the Flying Horse Master Plan as proposed to be amended by these applications.***

#### **DEVELOPMENT PLAN REVIEW CRITERIA:**

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

***Response: Yes. The proposed land use is similar to the adjacent land use to the west.***

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?

***Response: Yes. The site is currently served by streets and utilities and is compatible with adjacent land use. Parks within the Flying Horse Master Plan serve this parcel.***

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

***Response: Yes. These will be single family residences.***

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?

***Response: Yes. Landscape setbacks and plantings will provide buffers to the south and east; compatible land use is to the west; open space (slope) will abut this parcel to the north.***

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?



**Response: Yes. Access to the site is confined to two existing locations.**

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

**Response: Yes. The Small Lot PUD guidelines are met; those guidelines were designed to meet this criterion.**

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?

**Response: Yes.**

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

**Response: Each unit will have a two car garage. Guest parking is provided throughout the site.**

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?

**Response: Yes. ADA requirements are met and sidewalks are provided throughout the site.**

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

**Response: Yes, per Small Lot PUD guidelines.**

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?

**Response: Yes. Sidewalks and walkways are located throughout the site.**

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?

**Response: There are no significant natural features on this site.**



# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 6/25/18

Pre-Application No.: N 18-132

Applicant(s) Present: John Maynard (NES)

Lot Size: \_\_\_\_\_

Site Location: Flying Horse

TSN: \_\_\_\_\_

Project Description: MP parcel # 13

Zone: PUD

**APPLICATION(S) REQUIRED:**  No application to the Planning Department required

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment  | <input type="checkbox"/> Development Agreement (PUD Zone)   | <input type="checkbox"/> Street Name Change   |
| <input type="checkbox"/> Administrative Relief  | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM       | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> Historic Preservation Board  | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                                      |
| <input type="checkbox"/> Annexation   | <input checked="" type="checkbox"/> Master Plan <input checked="" 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 type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment   | <input checked="" type="checkbox"/> Zone Change   |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](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:**
- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input type="checkbox"/> Postcard              | <input type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required |
- Note: Applicant will be required to pay for postage at time of poster pick-up.
- 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: <u>Zaker Alazzeh, 719-385-5468</u>                           | Contact: <u>Anna Bergmark, 719-385-5613</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 checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____               |

**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):

Parcel 13: (same as Torino concept)  
MP - major amendment  
Zone Change/ DP/ Final Plat

\*Less than 6000 sqft - small lot PUD

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

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

**Katie Carleo**  
Principal Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105      Phone: (719) 385-5060  
P.O. Box 1575, MC 155                      Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575      [kcarleo@springsgov.com](mailto:kcarleo@springsgov.com)



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$504.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$720.00		
LUR - Subdivision Plat	Land Use Review	\$390.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Subdivision Plat	Land Use Review	\$330.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$720.00		
Master Plan (New or Major Amendment)	CSU Utilities	\$111.00		
Master Plan (New or Major Amendment)	EDRD	\$120.00		
Master Plan (New or Major Amendment)	EDRD	\$1,052.00		
Master Plan (New or Major Amendment)	Fire Review	\$248.00		
Master Plan (New or Major Amendment)	Land Use Review	\$1,050.00		
Master Plan (New or Major Amendment)	Land Use Review	\$720.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$120.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$39.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$33.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$48.00		
<b>Total Fees</b>		<b>\$16,199.00</b>		

**Intake Staff:**

<b>Date:</b>	2/21/2019
<b>Planner:</b>	Katie Carleo
<b>Receipt Number:</b>	33019
<b>Check Number:</b>	14542
<b>Amount:</b>	\$16,166.00
<b>Received From:</b>	CLASSIC DEV-FLYING HORSE LLC; Flying Horse Parcel No.13 - Capri

Date: February 21, 2019  
Planner: **CATHERINE CARLEO**  
Planner email: **KCARLEO@SPRINGSGOV.COM**  
Planner phone number: (719) 385-5060  
Applicant Email: [jmaynard@nescolorado.com](mailto:jmaynard@nescolorado.com)  
Applicant Name: John Maynard  
TSN:62000-00-697

**PROJECT: Flying Horse Parcel #13 - Capri**

<input type="checkbox"/>	Pre-application Notice	<input type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

**PUBLIC NOTICE:**

- 150 feet     500 feet     1,000 feet  
 Modified (attach modified buffer)  
 No public notice

**PROJECT BLURB(S)**

**Major Master Plan Amendment**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of a major amendment to the Flying Horse Master Plan. The proposed changes a current master plan designation for multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential at a gross 4.26 DU/AC. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

**PUD Zone Change**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of a zone change to Flying Horse Parcel #13. The site is currently zoned A (Agricultural) and this request proposes a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

**Development Plan**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse Parcel #13, Capri, Development Plan. If approved the proposed would allow for Small Lot PUD, single-family residential, with housing product similar to the Torino subdivision to the north in Flying Horse. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

[Type text]

### **Final Plat**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse No. 13 Capri Filing No. 1 subdivision plat. If approved the proposed would establish lots for Small Lot PUD, single-family residential. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 12.63 acres.

### **Final Plat**

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse No. 13 Capri Filing No. 2 subdivision plat. If approved the proposed would establish lots for Small Lot PUD, single-family residential. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 10.83 acres.

## **POSTCARD**

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

- A major amendment to the Flying Horse Master Plan from existing designation for multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential at a gross 4.26 DU/AC
- Establishment of a PUD (Planned Unit Development; single-family residential) zone district
- New Flying Horse No. 13 Capri Development Plan for small lot PUD single-family residential along with associated subdivision plats.

## **POSTER**

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*Fill out applicable information below:*

Flying Horse Master Plan major amendment from multi-family residential land use (12-20 DU/AC) to single-family residential with gross 4.26 DU/AC and establishing a new development plan for small lot PUD residential with associated subdivision plats.

**Planning and Development Distribution Form**

Concept Plan, Conditional Use, **Development Plan, PUD**, PUP, Use Variance, and Major Amendments

Planner Intake Date: **KAC (2/21/2019)** Admin Receive Date: 2.21.19

**Project Name: FLYING HORSE NO. 13 - CAPRI**

**2. Date buckslip comments are due (21 calendar days after submittal): MARCH 14, 2019**

**3. HOA: (Note HOA number or write N/A)**  
*(Add emails for HOA to mailing list if no email contact info)*

**4. STANDARD DISTRIBUTION:**

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

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:sdsmith@springsgov.com">sdsmith@springsgov.com</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
21	<input type="checkbox"/> Caprice Cote, CSPD (MC 1565)	<a href="mailto:coteca@ci.colospgs.co.us">coteca@ci.colospgs.co.us</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:csharp@springsgov.com">csharp@springsgov.com</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>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:coperry@springsgov.com">coperry@springsgov.com</a>
23	<input type="checkbox"/> Flood Plain / Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.medina@usps.gov">Elaine.f.medina@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:thuggins@springs.gov.com">thuggins@springs.gov.com</a> <a href="mailto:Dscalfri@springs.gov.com">Dscalfri@springs.gov.com</a>
60	<input type="checkbox"/> Transit	<a href="mailto:kkarr@springsgov.com">kkarr@springsgov.com</a> <a href="mailto:czurcher@springsgov.com">czurcher@springsgov.com</a> <a href="mailto:raustin@springsgov.com">raustin@springsgov.com</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:gwarnke@springsgov.com">gwarnke@springsgov.com</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Dale_stewart@cable.comcast.com">Dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:Chris_Kelley3@cable.comcast.com">Chris_Kelley3@cable.comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:plancos@springsgov.com">plancos@springsgov.com</a>

**5. LANDSCAPE PLAN:**

**Electronic plans**

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

**6. SCHOOL DISTRICT:**

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
	<input 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:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input checked="" type="checkbox"/> School District # 20	<a href="mailto:mark.hatchell@asd20.org">mark.hatchell@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.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):**

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
	<input 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>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input checked="" type="checkbox"/> USAFA	<a href="mailto:Victoria.Williams@us.af.mil">Victoria.Williams@us.af.mil</a> <a href="mailto:carrie.muchow.ctr@us.af.mil">carrie.muchow.ctr@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@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):**

**Electronic plans**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@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 checked="" type="checkbox"/> Streamside Area Overlay	<a href="mailto:hvannimwegen@springsgov.com">hvannimwegen@springsgov.com</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:mdschultz@springsgov.com">mdschultz@springsgov.com</a> <a href="mailto:rteixeira@springsgov.com">rteixeira@springsgov.com</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:hvannimwegen@springsgov.com">hvannimwegen@springsgov.com</a> <a href="mailto:dsexton@springsgov.com">dsexton@springsgov.com</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:kschmitt@springsgov.com">kschmitt@springsgov.com</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@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>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.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:Jwalker@springsgov.com">Jwalker@springsgov.com</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:kbrady@springsgov.com">kbrady@springsgov.com</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:jmitchell@springsgov.com">jmitchell@springsgov.com</a> If DP, CP is accompanying an Annexation
	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@springsgov.com">Steve.Posey@springsgov.com</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

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