



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 *x 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.  1  2  3
- Concept Plan  New  MJ  MN  MM
- Conditional Use  New  MJ  MN  MM
- Development Agreement
- Development Plan  New  MJ  MN  MM
- Historic Preservation  Re-roof  Hearing Request
- Landscape Plan  Preliminary  Final  Irrigation
- Master Plan  New  MJ  MN  MM
- Nonuse Variance
- Preservation Easement Adjustment
- Property Boundary Adjustment
- PUD Concept Plan  New  MJ  MN  MM
- PUD Development Plan  New  MJ  MN  MM
- PUD Zone Change
- Street Name Change
- Subdivision Plat  Prelim  Prelim & Final  Final
- Subdivision Waiver  Design  Process
- Use Variance  New  MJ  MN  MM
- Vacation of Plat
- Vacation of Public Right-of-Way
- Waiver of Replat
- Zone Change; Proposed Zone: PUD
- FBZ Development Plan  New  MJ  MN  MM
- FBZ Conditional Use  New  MJ  MN  MM
- 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. 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] 11-15-18 Signature of Property Owner/Applicant Date

[Signature] 11/15/18 Signature of Consultant Representative Date

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@nescolorado.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 PUZ 19-00029



## Zone Change Application Requirements

**REVIEW CRITERIA:** A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
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.

Existing Zone:

Proposed Zone:

**SUBMITTAL CHECKLIST:** The following items will need to be included in any review submittal for a change of zone.

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> <b>General Development Application Form</b>	<input checked="" type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following:	
<input checked="" type="checkbox"/> <ol style="list-style-type: none"> <li>1. A clear description of the proposed zone change;</li> <li>2. A justification based on the review criteria why the proposed zone change should be approved; and</li> <li>3. A description of how each issue, as communicated by the reviewing Planner, has been addressed.</li> </ol>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> <i>To Be Provided when Hearing Date is Known</i>	<input checked="" type="checkbox"/>
1 copy of either a <b>Concept Plan or Development Plan</b> showing all "Plan Contents" listed in their respective checklists. A <b>Concept Statment</b> may be an acceptable alternative to the above plans if rezoning to either of the following districts: A, R, R1-9000, R1-6000, R-2, PF, or PK.	
<del>N/A</del> <i>If rezoning to:</i> <ol style="list-style-type: none"> <li>PF: A development plan must be approved prior to the issuance of a building permit</li> <li>OR: A development plan is required at the time of the request to establish the zone district</li> <li>DFOZ Overlay: A development plan is required at the time of the establishment of the parent zone district</li> </ol>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> from the assigned City Planner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A <b>legal description and drawing</b> of the property to be rezoned. Subdivision names must be as shown on the recorded plat and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds for the entire boundary of the Zone Change. Easements not on the parcel should not be included.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox</b> folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>
<b>REPORTS &amp; STUDIES:</b> <i>(requirement to be determined at the pre-application or LDTC meetings)</i> These reports and studies must be prepared by an appropriate qualified professional.	
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Report</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b>	<input type="checkbox"/>

## **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:**

Note: Applicant will be required to pay for postage at time of poster pick-up.

- |   |  |  |
|---|--|--|
| <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 |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft.               | <input type="checkbox"/> 1,000 ft.                 |
| <input type="checkbox"/> Custom distance: _____   |  |  |

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report               | <input 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



**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



PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

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**

---

*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**

---

*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**  
 Zone Change – ZC & **PUZ**

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

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

**2. Date bucksliip 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
24	<input type="checkbox"/> DR&S	<a href="mailto:sapplegate@springsgov.com">sapplegate@springsgov.com</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@csono.org">rdavis@csono.org</a> <a href="mailto:mcupp@csono.org">mcupp@csono.org</a> <a href="mailto:rqt@csono.org">rqt@csono.org</a>
13	<input type="checkbox"/> Parks and Recreation	<a href="mailto:coperry@springsgov.com">coperry@springsgov.com</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPLEGATE@springsgov.com">SAPLEGATE@springsgov.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:gwarnke@springsgov.com">gwarnke@springsgov.com</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:plancos@springsgov.com">plancos@springsgov.com</a>

**5. 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>

**6. MILITARY INSTALLATION (if within 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.i.sanders71.civ@mail.mil">john.i.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>

**7. 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>
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>
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>
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
9	<input type="checkbox"/> Fire	<a href="mailto:sdsmith@springsgov.com">sdsmith@springsgov.com</a>
85	<input type="checkbox"/> Utilities	<a href="mailto:Buckslips@CSU.org">Buckslips@CSU.org</a>

**8. LAND USE REVIEW:****Hard Copy Full sized plans** Planner**Special notes or instructions:**