

**GENERAL APPLICATION FORM**

Edited 2/13/17

Tax Schedule Number(s):

Project Name:

Existing Zone:

Acreage:

Site Address:

Direction from
Nearest Street
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"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Administrative Relief | <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"/> Amendment to Plat Restriction | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Concept Plan <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"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <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"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <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"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Property Boundary 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.

☐ I, as the property owner, wish to receive copies of all correspondence regarding this project.
Signature of Property Owner

12-16-20

Date

Signature of Applicant/Consultant

12/15/2020

Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant:

Contact Name:

Address:

City:

Phone:

State:

Zip Code:

E-Mail:

Property Owner:

Phone:

Address:

City:

State:

Zip Code:

E-Mail:

PLANNER AUTHORIZATION: (CITY USE ONLY)☐ Checklists ☐ Distribution Form ☐ Project BlurbInitial Review Level: ☐ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ 8,206.00

Assigned to: Lonna Thelen Date: 12/22/2020

Receipt No.: 38691

City File No: AR CP 18-00709-A3MJ20



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

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

Minor Amendments are characterized by the following:

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

Major Amendments are characterized by the following:

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

File Number to be Amended:

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

Applicant

Planner

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

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

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



December 16, 2020

Colorado Springs Planning Department
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

RE: Peak Technology Campus

Dear City Planner,

Flywheel Capital Development would like to proceed with entitlement for the first of four approximately 50,000 square foot buildings located at the corner of Peak Innovation Parkway and Embraer Heights. The proposed campus buildings will be built on a newly leased 22-acre site in the Peak Innovation Park near the Colorado Springs Airport. The lot is already zone as Airport Planned Development, Runway Protection Zone, Airport Overlay and Accident Potential Zone and will not have to be rezoned. The buildings will be concrete tilt wall buildings with approximately 16 feet clear height and more than 30 feet in total height. The proposed access points will be from Embraer Heights and Integration Loop streets. The buildings will be built on a speculative basis and the buildings do not have tenants selected or any uses assumed.

Sincerely,

INTERGROUP ARCHITECTS

Bill Smith
Principle Architect, Applicant

PHONE
303.738.8877

FAX
303.738.2294

WEB
www.igarch.com

ADDRESS
2000 W. Littleton Blvd
Littleton, CO 80120

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: Peak Technology Campus Date: 12.14.20

Climate zone (from Figure 4 of Landscape Policy Manual) - **circle one**:

Foothills

Foothills & Plains

Plains

Plant Communities

- to be labeled by number(s) on diagram:

- 1 — Semiarid Shrublands
- 2 — Pinon-Juniper Woodlands
- 3 — Prairie
- 4 — Lower Elevation Riparian
- 5 — Foothill Shrublands
- 6 — Ponderosa Pine Forest
- 7 — Upper Elevation Riparian
- 8 — Douglas-fir Forest

Hydrozones (supplemental water)

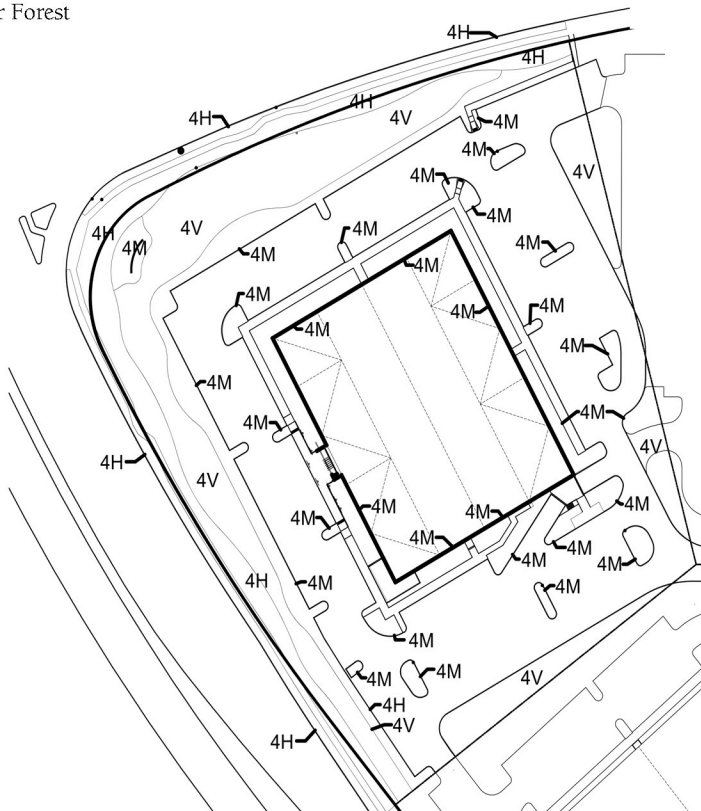
- to be labeled by letter(s) on diagram:

V - Very Low (0 to 7 inches per year)

L - Low (7 to 15 inches per year)

M - Moderate (15 to 25 inches per year)

H - High (more than 25 inches per year)



Appendix I: Certification of Professional Qualifications

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

I, Stephen Don Wiens, 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	Yes	Yes	Yes
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
10. City Recognized Qualified Designer – Landscape	Yes	No	No
11. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED VERIFICATION INFORMATION:

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

State Colorado, License or Registration No. 504

State Agency Phone No. for verification (303) 894-7855

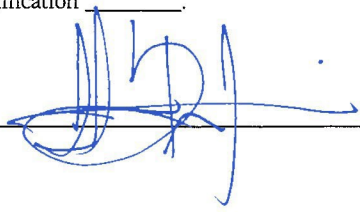
For ☐ Full or ☐ Associate (except Student Associate) Member of American Society of Landscape Architects at (202) 898-2444, check one.

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:  Date: 12.14.20 Phone No. (303) 808-4523



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 9/23/2020

Pre-Application No.: 20-40

Applicant(s) Present: Bill Smith, Cody Wilson, Dan, John, Vince

Lot Size: _____

Site Location: 3527 Cresterra Pkwy (southwest of Cresterra Parkway and Integration Loop)

TSN: 5506001015

Project Description: 2 - 3 story office buildings

Zone: APD

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 type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo 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 checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input checked="" 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 checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: _____ | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: ☐ Yes ☐ No

Date: TBD

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):

- This site is governed by the concept plan AR CP 18-00709-A1MN19. The concept plan shows this site as Use Area 1 and allows office complexes. The property is platted. If there is to be a land lease with the airport, no final plat would be required. Include the legal description of the leased property on the development plan.
- The parking requirement for office is 1/400 sf
- Work with Colorado Springs Utilities to ensure all utilities are available to the site.
- Work with the overall developer to confirm the drainage requirements and traffic requirements are met. A drainage report is required with the submittal. Contact Zaker Alazzeah (385-5468) with City Traffic to determine if any updated traffic reports are needed.
- Provide an explanation of who will develop any surrounding roadways and the timing of the development with the development plan submittal.
- Fences are allowed 6' in height or less on the property, but not in the landscape setbacks. If the fence is over 6' the building setback must be met
- The landscape setbacks are determined by the roadway classification and the concept plan.

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: 1 full size

Lonna Thelen, AICP LEED AP BD+C

Principal Planner
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5383
Fax: (719) 385-5167
lthelen@springsgov.com



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 9/23/2020

Pre-Application No.: 20-41

Applicant(s) Present: Cody Wilson, Bill Smith, John, Dan, Vince

Lot Size: _____

Site Location: 7304 Embraer Hts (SEC of Embraer Heights and Cresterra Parkway)

TSN: 5500000430

Project Description: 4 new office buildings

Zone: APD

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 type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo 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 checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" 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 checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazzeah, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: ☐ Yes ☒ No

Date: TBD

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):

- This site is governed by the concept plan AR CP 18-00709-A1MN19. The concept plan shows this site as Use Area 2 and allows office complexes. The property is platted. If there is to be a land lease with the airport, no final plat would be required. Include the legal description of the leased property on the development plan.
- The parking requirement for office is 1/400 sf
- Work with Colorado Springs Utilities to ensure all utilities are available to the site.
- Work with the overall developer to confirm the drainage requirements and traffic requirements are met. A drainage report is required with the submittal. Contact Zaker Alazzeah (385-5468) with City Traffic to determine if any updated traffic reports are needed.
- Provide an explanation of who will develop any surrounding roadways and the timing of the development with the development plan submittal.
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- The landscape setbacks are determined by the roadway classification and the concept plan.

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Lonna Thelen, AICP LEED AP BD+C

Principal Planner
Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5383
Fax: (719) 385-5167
lthelen@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: December 22, 2020

Planner: Lonna Thelen

Planner email: Lonna.Thelen@coloradosprings.gov

Planner phone number: (719) 385-5383

Applicant Email: bsmith@igarch.com

Applicant Name: Bill Smith

TSN: 5500000430

Site Address (to be used on postcard): southeast from Peak Innovation Parkway and Embraer Heights

PROJECT:

<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:

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

PROJECT BLURB

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

Major Amendment to the Concept Plan

Request by Colorado Springs Airport, with representation by Intergroup Architects, for approval of a major amendment to the Peak Innovation Park Concept Plan. If approved the proposed application would allow for a conceptual layout of four office buildings with 40,000-60,000 square feet of office space in each building. The site is zoned APD, contains 22 acres and is southeast of Peak Innovation Parkway and Embraer Heights.

Development Plan

Request by Colorado Springs Airport, with representation by Intergroup Architects, for approval of a development plan. If approved the proposed application would allow for a 50,000 square foot office building. The site is zoned APD, contains 5.7 acres and is southeast of Peak Innovation Parkway and Embraer Heights.

POSTCARD

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

- This project proposes a concept plan for four office buildings ranging in size from 40,000 to 60,000 square feet each and a development plan for one of the four buildings.

POSTER

Fill out applicable information below:

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

This project proposes a concept plan for four office buildings ranging in size from 40,000 to 60,000 square feet each and a development plan for one of the four buildings.

Planning and Development Distribution Form

Concept Plan Major Amendment

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

Planner Intake Date: 12/22/2020

Admin Receive Date: 12/23/20

Project Name: Peak Technology Campus

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

2. Date buckslip comments are due (21 calendar days after submittal): January 12, 2021

3. HOA: (Note HOA number or write N/A) N/A

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	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"/> Michelle Ontiveros, CSPD (MC 1565)	Michelle.Ontiveros@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 Melissa.Spencer@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	Britt.Haley@coloradosprings.gov Constance.Schmeisser@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
92	<input type="checkbox"/> Forestry	Jeff.Cooper@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 checked="" type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input 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 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 checked="" 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 checked="" 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 type="checkbox"/> Airport	Kandrews@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@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
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Special notes or instructions: