

## Colorado Springs, CO

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



### Application Comment Report

### Application No. ZONE-25-0021

**Report Date: 01/21/2026**

**Description :**

**Address : 0 14-15-65**

**Record Type : Zone Change**

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906
Matthew Alcuran	malcuran@csu.org	-
District #49	evelyn.galanephillips@d49.org	719-494-8986
Tamara Baxter	tamara.baxter@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-

### General Comments

Comment ID	Reviewer : Department	Status	Review Comments	Applicant Response Comments
20	Chris Padilla : COS Airport	Open	Action Items:  8/4/2025: This action item was approved by the AAC, please provide proof of Avigation Easement.  This item will be reviewed by the Airport Advisory Commison on 7/23/2025 with the below action item for Parcel # 5300000733.  • Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number). Add avigation easement note to plat.	<b>Guest</b> - 09-09-2025 15:14:01  per email coordination dated 8/29/25 with Barbara Reinardy of Real Estate Services "Avigation Easement can be held off on for now until these parcels undergo actual development, i.e., a final plat(s)"
24	Teresa Guagliardo : CDOT	Open	Please refer to the letter emailed to Tamara Baxter on 11-24-2025 for CDOT's comments regarding this development.	

Corrections in the following table need to be applied before a permit can be issued

**Document: 241010\_BLR Village C LUP Project Statement.pdf**

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
1	1	Callout	Matthew Alcuran : Col Springs Utilities	Open	**Springs Utilities comment to applicant: Springs Utilities comments will be provided at the time of the required Preliminary Utility and Public Facilities Plan submittal associated with the development plan entitlement.	<p>Guest - 09-09-2025 15:04:28</p> <p>Noted.</p>
15	2	Note	District #49 : School Districts	Open	Please update. A parcel for a PK-8, a parcel for a High School	<p>Guest - 09-09-2025 15:08:45</p> <p>updated</p>

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26	1	Note	Tamara Baxter : Planning	Open	refer to CDOT letter dated 11/24/25	