

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: 10/31/2025

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
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Tamara Baxter	tamara.baxter@coloradosprings.gov	-

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.	Guest - 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)"

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.	Guest - 09-09-2025 15:04:28 Noted.
19	1	Note	Tamara Baxter : Planning	Open	See Planning comments to project statement with land use plan	Guest - 09-09-2025 15:08:42 noted
15	2	Note	District #49 : School Districts	Open	Please update. A parcel for a PK-8, a parcel for a High School	Guest - 09-09-2025 15:08:45 updated

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-	1	Free Hand Highlight	Caroline Miller : Planning	Open		
21	1	Note	Caroline Miller : Planning	Open	Please also revise Park Counts - 5 total parks. 4 Neighborhood & 1 Community.	Guest - 10-16-2025 16:56:11 Updated
22	1	Note	Caroline Miller : Planning	Open	Park actuals are now totaling at 44 acres. Please revise to reflect the change in Community Park size.	Guest - 10-16-2025 16:56:19 Updated
23	1	Note	Caroline Miller : Planning	Open	Once Project Statement is revised, no comments on Rezone Request. Residential density and units will be evaluated with the associated Land Use Plan.	Guest - 10-16-2025 16:55:33 Noted