



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Flying Horse Palermo 3 & 4, 15

Existing Zone: A

Acreage: 59.520A-

Site Address: NA 809A

Direction from Nearest Street Intersection: West side of proposed Powers, south of Hawkstone Dr.

Tax Schedule Number(s): 621630004

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
Coordinated Sign Plan (CSP)
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
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.

Signatures and dates for Property Owner, Consultant, and Developer.

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Pulpit Rock Investments LLC
Contact Name: Drew Balsick
E-Mail: dbalsick@classichomes.com
Phone: (719) 785-3237
Developer: Same
Contact Name: same
E-Mail: same
Phone: same
Consultant/Main Contact name: NES, Inc John Maynard
Phone: (719) 471-0073
Address: 619 N. Cascade Ste. 200
City: Colorado Springs
State: CO
Zip Code: 80903
E-Mail: jmaynard@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists, Distribution Form, Project Blurb, E-mail to Admin. Initial Review Level: AR, CPC, DRB, HP
Payment \$ 18,133.00
Assigned to: HUN
Date: 7/18/19
Receipt No.: 34296
City File No.: CPC PUL 19-00095



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.

Applicant Planner

General Development Application Form

1 copy of a **Project Statement** identifying the following:

- 1. A clear description of the proposed zone change;
- 2. A justification based on the review criteria why the proposed zone change should be approved; and
- 3. A description of how each issue, as communicated by the reviewing Planner, has been addressed.

Mineral Estate Owner Notification Certification Affidavit *To be provided once hearing date is known*

1 copy of either a **Concept Plan** or **Development Plan** showing all "Plan Contents" listed in their respective checklists. A **Concept Statement** 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.

- If rezoning to:*
 - PF:* A development plan must be approved prior to the issuance of a building permit
 - OR:* A development plan is required at the time of the request to establish the zone district
 - DFOZ Overlay:* A development plan is required at the time of the establishment of the parent zone district

A copy of the **Pre-Application Meeting Summary** from the assigned City Planner

A **legal description** and **drawing** 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.

All plans, documents, and reports uploaded to **Dropbox** folder (Planner to send folder invite link through email)

REPORTS & STUDIES: (requirement to be determined at the pre-application or LDTC meetings) These reports and studies must be prepared by an appropriate qualified professional.

2 copies of a **Drainage Report**

2 copies of a **Traffic Impact Analysis**

2 copies of a **Geologic Hazard Study**

Flying Horse Palermo 3, 4 & 5

Project Statement

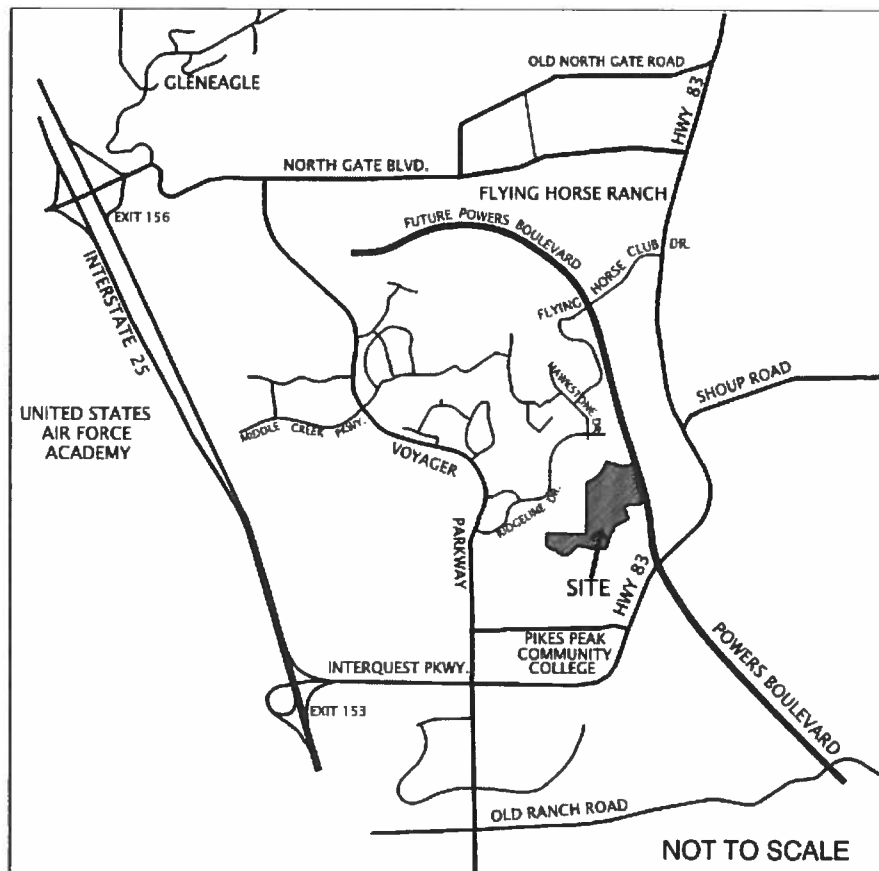
July 2019

Request

1. Zone change from Agricultural (A) to Planned Unit Development (PUD) for single family lots
2. PUD Development Plan for single family residential
3. Three Final Plats

Location

Flying Horse Palermo 3 & 4 is located in the southern portion of the Flying Horse Master Plan. Future Powers Boulevard forms the eastern portion of the site. Black Squirrel Creek Open Space forms the southern boundary. The Deer Creek Subdivision abuts the property on the west and northwest.



Project Description

Single family land use is proposed for the entire site along with associated open space. Proposed lot sizes are similar to those found in the Palermo subdivision within Flying Horse and with the Deer creek subdivision to the west.

Applicant has been working with US Fish & Wildlife (US F&W) and the US Army Corps of Engineers regarding drainage and Preble's Meadow Jumping Mouse (PMJM) habitat within Black Squirrel Creek to the south of the property. The Black Squirrel drainage is shown as open space on the Flying Horse Master Plan.

A Habitat Conservation Plan (HCP) prepared by CORE Consultants has been under review for almost one year, the purpose of which is to define the boundaries of required conservation area and methods to improve and protect habitat for PMJM. Review and approval has been delayed by staff cutbacks within US F&W by the Trump administration, but approval is anticipated within the review timeframe of this application. The HP will define habitat protection and mitigation as well as development constraints for the south side of Black Squirrel Creek in a comprehensive document. The HCP recognizes the proposed City Park pedestrian bridge across Black Squirrel Creek, but leaves discussion of a proposed future La Foret trail parallel to the creek and within PMJM habitat to a future City interaction with US F&W.

Development Regulations

Lot Sizes. Minimum lot size will be 7500 Square Feet

Lot Coverage. Maximum lot coverage is 40%

Building Height. Maximum building height will be 35 feet

Setbacks. Setback minimums are 15 feet front, 5 feet side, 20 feet rear. All garages will be setback a minimum of 20 feet from back of sidewalk or curb. Corner lots will have a non-access front setback of 10 feet.

Access

Site access will be from an extension of Hawkstone Drive into the subdivision, and from two access points platted in het Deer Creek Subdivision: Silver Creek Drive and Black Creek Drive.

Drainage

The site drains from north to south to Black Squirrel Creek which forms the southern boundary. As proposed on the HCP, three detention/storm water quality ponds are proposed within PMJM habitat. These ponds will become a component of the HCP and will be used to enhance PMJM habitat.

Utilities

All utilities will be provided by CSU according to their regulations. Extensions will be made to serve the site from existing infrastructure in adjacent subdivisions. The overhead electric line that previously crossed this site has been relocated underground adjacent to the future Powers Boulevard Right-of-way.

Justification

These applications are consistent with the proposed land use shown on the Flying Horse Master Plan. They are compatible with adjacent land use.

Zone Change Criteria

- 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.** Adjacent land uses are also single family and have similar lot sizes and density. The uses and development restrictions proposed are compatible with surrounding existing and proposed land uses, therefore the proposed subdivision will not be detrimental to public interest, health, safety, convenience, or general welfare.
- 2. The proposal is consistent with the goals and policies of the Comprehensive Plan.** The site is within an area designated as General Residential on the City's 2020 Land Use Map. The proposed PUD single-family residential development is consistent with the Comprehensive Plan use as General Residential and meets the following neighborhood enhancement and infill objectives of the Comprehensive Plan 2016 Ordinance. The development provides an opportunity for a cohesive residential development with available infrastructure and surrounding compatible uses.
- 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.**

The property is within the Flying Horse Master Plan. Land use type and density are consistent with the land use designation on that Plan.

Development Plan Criteria

- 1. Will the project design be harmonious with the surrounding land uses and neighborhood?** Yes. The land use and density are similar to adjacent subdivisions.

- 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?** Yes. The land use and density are similar to adjacent subdivisions. Streets, utilities parks and schools are in place and sized to serve this project.

- 3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?** Yes. Proposed development regulations are similar to those of adjacent subdivisions.

- 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?** Yes. Propose landscaping will comply with City Code. No buffers are required.

- 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?** Yes. Three streets in adjacent subdivisions were "stubbed" to this property to provide access. No other access points are available due to access restrictions and environmental constraints.

- 6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?** Yes. Local streets are designed to provide access to individual lots.

- 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?** Yes. Streets in adjacent subdivisions were designed to serve this parcel.

- 8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?** Parking will be provided on individual lots with two garage spaces plus driveway space on each lot.

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? This is a new subdivision. Homes for handicapped buyers will be designed to serve individual needs.

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

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? All streets will have sidewalks on both sides per City regulations.

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? Yes. The adjacent Black Squirrel open space is being preserved as a part of a Habitat Conservation Plan (HCP).



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

JOB NO. 1171.41-02
JUNE 17, 2019
PAGE 1 OF 3

LEGAL DESCRIPTION: PUD BOUNDARY

A PORTION OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR N88°58'48"E, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N01°10'42"W, ON THE EASTERLY BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1, A DISTANCE OF 1319.85 FEET TO THE NORTHEASTERLY CORNER OF SAID DEER CREEK AT NORTHGATE FILING NO. 1, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 4 PALERMO FILING NO. 2 RECORDED UNDER RECEPTION NO. 219714328;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (4) FOUR COURSES:

1. N58°38'05"E, A DISTANCE OF 250.57 FEET;
2. N42°09'10"E, A DISTANCE OF 247.38 FEET;
3. N28°51'38"E, A DISTANCE OF 202.20 FEET;
4. N08°56'59"E, A DISTANCE OF 60.00 FEET TO THE MOST EASTERLY CORNER OF SAID FLYING HORSE NO. 4 PALERMO FILING NO. 2, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. S81°03'01"E, A DISTANCE OF 257.63 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°44'44", A RADIUS OF 575.00 FEET AND A DISTANCE OF 188.12 FEET TO A POINT ON CURVE;
3. N74°11'48"E, A DISTANCE OF 279.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID FLYING HORSE NO. 3 CORTONA FILING NO. 1;

THENCE S15°48'12"E, A DISTANCE OF 1050.55 FEET;
THENCE S74°11'48"W, A DISTANCE OF 175.04 FEET;
THENCE N86°57'24"W, A DISTANCE OF 137.88 FEET;
THENCE S74°11'48"W, A DISTANCE OF 69.62 FEET;
THENCE S58°38'05"W, A DISTANCE OF 113.09 FEET;
THENCE S31°21'55"E, A DISTANCE OF 140.07 FEET;
THENCE S58°40'06"W, A DISTANCE OF 25.00 FEET;
THENCE S31°21'55"E, A DISTANCE OF 163.41 FEET;
THENCE S58°38'05"W, A DISTANCE OF 290.00 FEET;
THENCE S63°50'16"W, A DISTANCE OF 79.25 FEET;
THENCE S62°18'00"W, A DISTANCE OF 70.00 FEET;
THENCE S01°40'32"E, A DISTANCE OF 113.27 FEET;
THENCE S44°20'55"W, A DISTANCE OF 129.14 FEET;
THENCE S17°32'57"W, A DISTANCE OF 195.19 FEET;

THENCE S15°48'27"W, A DISTANCE OF 191.11 FEET;
THENCE S88°58'45"W, A DISTANCE OF 402.80 FEET;
THENCE N81°20'04"W, A DISTANCE OF 284.05 FEET;
THENCE S88°58'45"W, A DISTANCE OF 71.32 FEET;
THENCE S39°30'47"W, A DISTANCE OF 263.90 FEET;
THENCE S69°30'08"W, A DISTANCE OF 108.51 FEET;
THENCE S88°17'16"W, A DISTANCE OF 129.24 FEET;
THENCE N52°38'46"W, A DISTANCE OF 195.13 FEET;
THENCE N76°05'14"W, A DISTANCE OF 137.52 FEET;
THENCE N48°54'37"W, A DISTANCE OF 136.81 FEET;
THENCE N01°01'15"W, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHERLY
BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1;
THENCE N88°58'48"E, ON SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1015.66 FEET TO
THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 59.520 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

DATE



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 10/16/18

Pre-Application No.: N 18-205/207

Applicant(s) Present: John Maynard (NES)

Lot Size: 30+ acres

Site Location: Flying Horse - Palermo 3 & 4 (Parcel 3 and 10)

TSN: 6216300004

Project Description: _____

Zone: A

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 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 checked="" 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 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: _____ | Contact: <u>Zaker Alazzeah, 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 checked="" type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: <u>Geo Haz Report - possible waiver</u> |

LDTC 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):

USFW: Waiting for the resolution to the boundary. NES has done a mitigation plan/ habitat conversation plan that was submitted. This will need to be approved/ confirmed prior to approval with the City.

Similar density to Palermo 1&2 - slightly larger lots to accommodate for grading changes. Grading still being evaluated.

Density within the 2-2.5 DU/AC per master plan.

Neighborhood meeting: will need to have information for date/time/location at submittal.

Also please provide linework/ CAD file for boundary to do appropriate buffer of proposed area for mailing.

CGS - need to identify if area is within any of the landslide susceptibility area. Geological Hazard study may be needed based on those findings of area of the proposed site.

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 Reprint**

[Return to Search](#)

Application	Department	Amount	Applicant	AnnexDisc
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	\$1,260.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,800.00		
LUR - Subdivision Plat	Land Use Review	\$600.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Subdivision Plat	Land Use Review	\$600.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Subdivision Plat	Land Use Review	\$600.00		
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	\$1,800.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$300.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$60.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$60.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$60.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$18,133.00		

Intake Staff:

Date: 7/15/2019
Planner: Hannah Van Nimwegen
Receipt Number: 34296
Check Number: 14651
Amount: \$18,133.00
Received From: Classic Dev-Flying Horse, LLC

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: July 18, 2019
Planner: Hannah Van Nimwegen
Planner email: Hannah.VanNimwegen@coloradosprings.gov
Planner phone number: (719) 385-5365
Consultant Email: jmaynard@nescolorado.com
Consultant Name: John Maynard
TSN: 6216300005, 6216300004, 6200000697

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)

PROJECT BLURB(S)

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

Zone Change (PUZ)

Request by Pulpit Rock Investments, LLC, with representation by N.E.S.Inc, for approval of a zone change for the Flying Horse Palermo filings 3, 4, and 5 from A (Agriculture) to PUD (Planned Unit Development) intended for single-family residential with a maximum density of 3.5 du/ac and a maximum building height of 35 feet. The site is located north and east of the New Life Road and Voyager Parkway intersection, and consists of 60 acres.

Development Plan (PUD)

Request by Pulpit Rock Investments, LLC, with representation by N.E.S.Inc, for approval of the Flying Horse Palermo Filings 3, 4, and 5 development plan. This development plan proposes 151 single-family detached residential. The site is located north and east of the New Life Road and Voyager Parkway intersection, and consists of 60 acres.

Final Plat

Request by Pulpit Rock Investments, LLC, with representation by N.E.S.Inc, for approval of the Flying Horse No. 4 Palermo Filing No. 3 Subdivision Plat. The site is located north and east of the New Life Road and Voyager Parkway intersection, and consists of 29.7 acres.

Final Plat

Request by Pulpit Rock Investments, LLC, with representation by N.E.S.Inc, for approval of the Flying Horse No. 4 Palermo Filing No. 4 Subdivision Plat. The site is located north and east of the New Life Road and Voyager Parkway intersection, and consists of 17 acres.

Final Plat

[Type text]

Request by Pulpit Rock Investments, LLC, with representation by N.E.S.Inc, for approval of the Flying Horse No. 4 Palermo Filing No. 5 Subdivision Plat. The site is located north and east of the New Life Road and Voyager Parkway intersection, and consists of 12.7 acres.

POSTCARD

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

- This project proposes to rezone 60 acres from A (Agriculture) to PUD (Planned Unit Development) intended for detached single-family residential with a maximum density of 3.5 dwelling units per acre.
- The development plan illustrates 151 single-family lots on 60 acres.
- A drainage report and traffic impact analysis were submitted for review.

Neighborhood Meeting Information:

Date: N/A

Time:

Location:

POSTER

Fill out applicable information below:

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

Single-family Residential

Subtext (below bold letters, file number or additional information approx. 55 characters):

This is the file number area.

Planning and Development Distribution Form
 Zone Change – ZC & **PUZ**

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

Planner Intake Date: **7/18/19**

Admin Receive Date: 7.18.19

Project Name: **Flying Horse Palermo 3, 4, & 5**

2. Date buckslip comments are due (21 calendar days after submittal): 8/8/19

3. HOA: (Note HOA number or write N/A) #85
(Add emails for HOA to mailing list if no contact email info)

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	Buckslips@CSU.org
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@csono.org mcupp@csono.org
13	<input type="checkbox"/> Parks and Recreation	bihaley@springsgov.com Constance.Perry@coloradospringsgov.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
88	<input type="checkbox"/> Parking Enterprise	Lee.Scott@coloradosprings.gov
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input 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 checked="" type="checkbox"/> School District # 20	mark.hatchell@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 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
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil Kim.van_treadway@us.af.mil
26	<input checked="" type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
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
18	<input type="checkbox"/> Streamside Area Overlay	Hannah.VanNimwegen@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Chris.Staley@coloradosprings.gov
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
28	<input type="checkbox"/> ADA	Anna.Kangas@coloradosprings.gov Michael.Killebrew@coloradospring.gov
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.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	Jariah.Walker@coloradosprings.gov
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	
---	--