

**GENERAL APPLICATION FORM**

Edited 9/25/18

Project Name:	Polaris Pointe South Filing No. 4	Existing Zone:	PUD	Acreage:	18.713
Site Address:	n/a	Direction from Nearest Street Intersection:	Approx. 1,100 lf along Spectrum Loop from Powers Blvd/Spectrum Loop intersection		
Tax Schedule Number(s):	6200000711				

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

☐ 2020 Land Use Map Amendment	☐ Property Boundary Adjustment
☐ Administrative Relief	☐ PUD Concept Plan ☐ New ☐ MJ ☐ MN ☐ MM
☐ Amendment to Plat Restriction	☐ PUD Development Plan ☐ New ☐ MJ ☐ MN ☐ MM
☐ Annexation	☐ PUD Zone Change
☐ Building Permit to Unplatted Land	☐ Street Name Change
☐ Building Permit Prior to Platting	☒ Subdivision Plat ☐ Prelim ☐ Prelim & Final ☒ Final
☐ CMRS No. ☐ 1 ☐ 2 ☐ 3	☐ Subdivision Waiver ☐ Design ☐ Process
☐ Concept Plan ☐ New ☐ MJ ☐ MN ☐ MM	☐ Use Variance ☐ New ☐ MJ ☐ MN ☐ MM
☐ Conditional Use ☐ New ☐ MJ ☐ MN ☐ MM	☐ Vacation of Plat
☐ Coordinated Sign Plan (CSP)	☐ Waiver of Replat
☐ Development Agreement	☐ Zone Change; Proposed Zone: _____
☐ Development Plan ☐ New ☐ MJ ☐ MN ☐ MM	☐ FBZ Development Plan ☐ New ☐ MJ ☐ MN ☐ MM
☐ Historic Preservation ☐ Re-roof ☐ Hearing Request	☐ FBZ Conditional Use ☐ New ☐ MJ ☐ MN ☐ MM
☐ Landscape Plan ☐ Preliminary ☐ Final ☐ Irrigation	☐ FBZ Interim Use Plan
☐ Master Plan ☐ New ☐ MJ ☐ MN ☐ MM	☐ FBZ Minor Improvement Plan
☒ Nonuse Variance	☐ FBZ Warrant
☐ Preservation Easement 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.

	1/25/21		1/25/21
Signature of Property Owner	Date	Signature of Consultant	Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner:	Northgate Properties, LLC.	Contact Name:	Gary Erickson
E-Mail:	gary@executive-company.com	Phone:	(719) 531-0707
Developer:	CopperRidgeDevelopment, Inc.	Contact Name:	Gary Erickson
E-Mail:	gary@executive-company.com	Phone:	719-531-0707
Consultant/Main Contact name:	Executive Consulting Engineers, Inc.	Phone:	(719) 491-2087
Address:	13540 Meadowgrass Drive, Suite 200	City:	Colorado Springs
State:	CO	Zip Code:	80921
E-Mail:	bob@executive-company.com		

PLANNER AUTHORIZATION: (CITY USE ONLY)

☒ Checklists	☒ Distribution Form	☒ Project Blurb	☒ E-mail to Admin.	Initial Review Level:	☒ AR	☐ CPC	☐ DRB	☐ HP
Payment \$	Assigned to:		Tamara Baxter		Date:		7/20/22	
Receipt No.:	City File No.:		AR NV 22-00480					



Nonuse Variance Application Requirements

REVIEW CRITERIA: Applications for nonuse variances must meet all of the criteria listed in the Zoning Code before an application can be approved. As a guide to applying any of the criteria for nonuse variance applications, the applicant may consider any or all of the following circumstances in determining whether the applicable criteria have been met:

1. Extraordinary or Exceptional Conditions:

- The physical conditions of the property shall not be conditions general to the neighborhood or surrounding properties.
- The unique physical conditions of the property may be its size, shape, locations, topography, soils; or,
 - The unique physical conditions of the property may be the size or location of existing structures on the property if such structures are not self-imposed conditions; or
- The unique physical conditions may be certain on-site or off-site environmental features which may positively or negatively affect the property in question, including but not limited to, adjacent land uses, traffic, noise, views and location of significant natural, architectural, or historic features.

2. No Reasonable Use:

- The demonstrated extraordinary or exceptional physical conditions of the property must directly relate to the inability to reasonably use the property in conformance with the applicable zoning ordinance regulations.
- The concept of less reasonable use may be considered if a neighborhood standard exists and if it is demonstrated that the property in question has a less reasonable use by comparison with proximate and similar properties in the same zoning district.
- The purchase price of the property, the desire for greater economic return on investment or mere inconvenience do not constitute, by themselves, evidence of no reasonable use.
- Self-imposed conditions such as prior voluntary rezoning, platting, or building in violation of City codes and ordinances do not constitute evidence of no reasonable use.
- Knowledge, or lack of knowledge, of zoning restrictions and physical site constraints at the time the property is purchased is immaterial to evidence of no reasonable use of the property.

3. No Adverse Impact:

- The granting of a variance shall not be detrimental to public health, safety and welfare or injurious to surrounding properties.
- The granting of a variance shall not be inconsistent with any plans adopted by the City.
- The granting of a variance shall not weaken the general purpose of the Zoning Ordinance or its regulations.
- The variance, if granted, shall only be to the extent necessary to afford a reasonable use of property.

Code Section/Plan Number to be varied: Code/Plan Requirement:

Request:

Code Section/Plan Number to be varied: Code/Plan Requirement:

Request:

Code Section/Plan Number to be varied: Code/Plan Requirement:

Request:

SUBMITTAL CHECKLIST: The following items will need to be included in any Nonuse Variance review submittal.

Applicant	Planner
☐ General Development Application Form	☐
A Project Statement identifying the following: (<i># TBD by Planner</i>)	
☐ 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan; and	☐
☐ 2. A Justification based on the review criteria addressing why the proposed project should be approved.	
☐ A legal description of the proposed project	☐

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

Applicant A Parking Plan will be provided at a later time.

Planner

☐ A vicinity map showing the parcel outlined with the adjacent streets noted on a separate 8 1/2" x 11" page.	☐
☐ All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	☐
☐ Indication of the scale (i.e. 1" = 20') and a bar scale	☐
☐ North arrow	☐
☐ Property lines and dimensions	☐
☐ Size and location of all existing easements	☐
☐ Existing and proposed structures and dimensions	☐
☐ Setbacks of all existing and proposed structures from property lines	☐
☐ Other improvements (i.e. driveways, parking areas, sidewalks, curblines, fences, etc.)	☐
☐ Height of all existing and proposed structures	☐
☐ Elevation drawing of proposed structure for any height variance request	☐
☐ Type, dimension and size of signage (if applicable)	☐
☐ Elevation drawing of proposed sign for any sign variance	☐
☐ Number of existing and proposed off-street parking spaces and parking ratio used (if applicable)	☐
☐ Legend in the lower right-hand corner which must contain the following information:	☐
☐ Name, address and phone number of both applicant and owner	☐
☐ Property address	☐
☐ Lot size in square feet	☐
☐ Square footage of each structure, both existing and proposed	☐
☐ Lot coverage of each structure, both existing and proposed and a total amount of lot coverage	☐

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Project Statement for Lot 1 Polaris Pointe South Filing No. 4

Purpose:

Approval of Nonuse Variance related to parking for Lot 1, Polaris Pointe South Filing No. 4.

Project Location and Description:

The proposed project is in a portion of South Half of Section 7, Township 12 South, Range 66 West of the 6th principal meridian, City of Colorado Springs, County of El Paso County, State of Colorado.

Lot 1, Polaris Pointe South Filing No. 4 is located within the Polaris Pointe at Northgate Master Plan area and is zoned Planned Unit Development Commercial. Subject parcels are bordered by Spectrum Loop and unplatted PUD commercial lots to the east.

The proposed Lot 1, Polaris Pointe South Filing No. 4 development includes an 8,000 seating capacity outdoor amphitheater in 6.897 acre site.

Non Use Variance:

With this Non Use Variance application, we are requesting for variances for off-site and on-street parking, which are being varied from three sections of City code as follows:

1. City Code Section 7.4.204.C.1.D.(2). The variance request is from the 400' distance from the subject property for shared parking at remote locations.
 - a. *"The location of the shared parking is on a parcel or parcels adjacent to the subject property within four hundred feet (400') by direct pedestrian access."*
2. City Code Section 7.4.204.C.1.D.(2). The variance is from exceeding the 35% maximum reduction that can be granted by the Planning Manager.
 - a. *"The Manager may reduce the minimum on site parking requirement by five percent (5%) for each of the conditions in subsections C1a, C1b, and C1c of this section. The Manager may reduce the minimum on site parking requirement by up to twenty percent (20%) for approved shared parking arrangements under subsection C1d of this section. The maximum reduction of the minimum on site parking requirement allowed under this subsection is thirty five percent (35%)."*
3. City Code Section 7.4.204.B.1.a-c. The variance is for on-street parking beyond the project boundary.
 - a. *On Street Parking Credit: If the conditions of this subsection B are met, the Manager may count certain on street parking spaces as off street parking spaces for purposes of the minimum off street parking requirements in section [7.4.203](#) of this part.*
 1. *Conditions For On Street Parking Credit: The Manager may count immediately adjacent on street parking in determining whether the minimum off street parking requirements for a particular proposed use have been met if all of the following conditions are satisfied:*
 2. *The City street immediately adjacent to the subject property allows on street parking; and*

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3. *The subject property has a minimum lot width of thirty feet (30') adjacent to the street containing the on street parking spaces; and*
4. *The scope, scale and other characteristics of the proposed use(s) are such that counting on street parking toward the minimum off street parking requirement would not generate significant off site impacts upon neighboring properties."*

As an alternative parking options per City Code 7.4.204.B.2.a-c for the proposed on-street parking in Spectrum Loop, we are requesting for on street parking credit with submitted Non Use Variance application. Per Todd Frisbie with Traffic Engineering department's email dated June 22, 2022, City Traffic will allow on-street parking in Spectrum Loop and can be used to count the parking spaces (560 spaces) toward the amphitheater venues as an on-site parking count. A Parking and Shuttle Plan with parking data, dimensions and locations of all on site parking spaces is submitted along with the application. As stated per City Code 7.4.204.B.3, on street parking spaces (560 spaces) will be used only for the vehicular parking and are prohibited for the following uses and activities: (1) No sales; (2) Rental; (3) Storage; (4) Repair; (5) Servicing of vehicles, equipment or materials, dismantling; (6) Other activities. Proposed on street parking spaces are not for private use or reserved for the adjacent use. Such note is added on the Development Plan and Non Use Variance Plan cover sheet notes.

With submitted Non Use Variance application, the off-site (remote) parking lot facilities at Bass Pro Shops, Discovery Canyon Campus, The Classical Academy and Compassion International sites, are not affected their parking requirements. As shown on the Development Plan cover sheet and on the Park and Shuttle Plan, available shared parking spaces are either the surplus parking spaces or off-hours available parking spaces.

796 (236 on-site parking spaces and 560 on street on-site parking spaces) off street on-site parking spaces of is now provided for the venue. The remaining required 1,204 parking spaces will be full filled at the off-site remote parking facilities at Bass Pro Shops and Compassion International sites, if and when conflict with the school or district's events or activities at TCA or Discovery Canyon Campus. Important note, both Compassion International & Bass Pro will allow over 1,300 guaranteed parking spaces in our Agreements without conflict. Both Compassion and Bass Pro have designated other parking areas at their locations for their employees and guests that is outside of what has been guaranteed to the amphitheater venues. Because we will know (months) in advance of when concerts and events will be scheduled, we will have plenty of time to work with our Strategic Partners on parking arrangements.

Nonuse Variance review criteria: Code section to be varied: 7.4.203 (Parking Space Requirements by Use)

1. **Extraordinary or Exceptional Conditions:** Proposed outdoor amphitheater is located within Polaris Pointe at Northgate Master Plan area and is zoned PUD (Planned Unit Development) commercial high rise. Over 150 acres of commercial uses are already developed adjacent to the proposed

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amphitheater development location. The site is surrounded by Power Boulevard Freeway, Interstate Highway 25 and unplatted commercial use lots and by City collector street, Spectrum Loop. There will be no change to the current condition of the property with proposed project. Proposed amphitheater is a bowl shaped development, which will fit nicely with the existing topography (see Grading and Erosion Control Plan). Previously, vicinity of proposed amphitheater location was planned for a major mall and Spectrum Loop surrounding the developments is built to meet the traffic capacity for a major mall. Per LSC Transportation Consultants' Trip Generation Memorandum, fewer trips are now generated than originally studied for the area. Nature of the amphitheater venues, the sound issue is a sensitive topic for both City and public. We have provided a robust noise study prepared by LSTN Consultants LLC, an acoustics company. A detailed Environmental Noise assessment report is included with this application. There are no other unique physical conditions exist both on and off-site.

- 2. No Reasonable Use:** As noted above, proposed amphitheater use is approved commercial use for the land. The existing zoning for this lot and surrounding area is PUD (Planned Unit Development – high rise commercial) commercial, and the use of proposed amphitheater will be in conformance with the applicable zoning ordinance regulations. Outlined conditions for the evidence of no reasonable use do not apply for the development.
- 3. No Adverse Impact:** The granting three (3) variances as outlined above in this letter will not be detrimental to public health, safety and welfare or injurious to surrounding properties or not be inconsistent with any plans adopted by the City. Additionally, granting variances will not weaken the general purpose of the Zoning Ordinance or its regulations. Allowing the on street parking and shared off-site parking facilities will provide the adequate number of parking spaces needed for the venue patrons. Detailed narrative for the off-site and on-street parking is provided above in this letter.

On Behalf of Northgate Properties, LLC, Executive Consulting Engineers, Inc. is pleased to submit proposed development.

LEGAL DESCRIPTION: POLARIS POINTE SOUTH FILING NO 4

A TRACT OF LAND BEING A PORTION THE SOUTHWEST QUARTER OF SECTION 7 ,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE EASTERLY RIGHT-OF-WAY LINE OF
SPECTRUM LOOP AS PLATTED IN POLARIS POINTE SOUTH
FILING NO. 1, RECORDED UNDER RECEPTION NUMBER
218714219, RECORDS OF EL PASO COUNTY, WHICH BEARS
N27°29'05"W, A DISTANCE OF 101.95, BEING MONUMENTED ON
EACH END BY A NO. 5 REBAR AND AN YELLOW PLASTIC CAP
STAMPED "EDWARD-JAMES PLS 33196", AT GROUND LEVEL

COMMENCING SOUTHERLY END OF THE COURSE ON THE EASTERLY RIGHT-OF-WAY
LINE OF SPECTRUM LOOP AS PLATTED IN POLARIS POINTE SOUTH FILING NO. 1,
RECORDED UNDER RECEPTION NUMBER 218714219, RECORDS OF EL PASO COUNTY,
WHICH BEARS N27°29'05"W, A DISTANCE OF 101.95 FEET, SAID POINT BEING THE POINT
OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID SPECTRUM LOOP THE FOLLOWING FOUR (4)
COURSES:

1. N27°29'05"W, A DISTANCE OF 101.95 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 71°13'56", A
RADIUS OF 306.50 FEET, A DISTANCE OF 381.05 FEET TO A POINT OF
TANGENT;
3. N43°44'51"E, A DISTANCE OF 145.28 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 34°15'40", A
RADIUS OF 393.50 FEET, A DISTANCE OF 235.30 FEET TO A POINT ON CURVE;

THENCE S79°07'14"E, A DISTANCE OF 48.88 FEET, TO A POINT OF CURVE; THENCE ON
THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°10'37"E, A RADIUS OF 116.50
FEET, A DISTANCE OF 59.33 FEET TO A POINT OF TANGENT; THENCE N71°42'08"E, A
DISTANCE OF 1,196.87 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE
TO THE LEFT HAVING A DELTA OF 12°34'39", A RADIUS OF 994.50 FEET, A DISTANCE OF
218.31 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO
THE RIGHT, HAVING A DELTA OF 28°37'50", A RADIUS OF 459.33 FEET, A DISTANCE OF
229.52 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY

LINE OF LOT 1, POLARIS POINTE SHOPS FILING NO. 2, AS RECORDED UNDER RECEPTION NUMBER 218714250, THENCE S05°56'02"W, ON SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 20.54 FEET; THENCE CONTINUING S05°56'02"W, A DISTANCE OF 20.76 FEET, TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S03°15'25"E, HAVING A DELTA OF 28°11'00", A RADIUS OF 423.19 FEET, A DISTANCE OF 208.16 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N31°33'41"W, HAVING A DELTA OF 13°15'50", A RADIUS OF 1,039.50 FEET, A DISTANCE OF 240.64 FEET TO A POINT OF TANGENT; THENCE S71°42'08"W, A DISTANCE OF 772.78 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 16.50 FEET, A DISTANCE OF 25.92 FEET TO A POINT OF TANGENT; THENCE S18°17'52"E, A DISTANCE OF 529.56 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18°00'14", A RADIUS OF 121.50 FEET, A DISTANCE OF 38.18 FEET TO A POINT OF TANGENT; THENCE S00°17'37"E, A DISTANCE OF 11.24 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 76°35'31", A RADIUS OF 11.50 FEET, A DISTANCE OF 15.37 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°35'33", A RADIUS OF 195.50 FEET, A DISTANCE OF 100.97 FEET TO A POINT OF TANGENT; THENCE S47°17'35"E, A DISTANCE OF 31.20 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SPECTRUM LOOP AS RECORDED UNDER RECEPTION NUMBER 218714219; THENCE ON THE RIGHT-OF-WAY LINE OF SAID SPECTRUM LOOP THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S43°14'19"E, HAVING A DELTA OF 12°45'18", A RADIUS OF 643.50 FEET, A DISTANCE OF 143.25 FEET TO A POINT OF TANGENT;
2. S34°00'23"W, A DISTANCE OF 128.60 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 56°17'10", A RADIUS OF 306.50 FEET, A DISTANCE OF 301.10 FEET TO A POINT OF TANGENT;
4. N89°42'27"W, A DISTANCE OF 305.60 FEET, TO A POINT OF CURVE;
5. THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 62°13'22", A RADIUS OF 306.50 FEET, A DISTANCE OF 332.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED ARE OF 815,118 SQUARE FEET OR 18.713 ACRES.

Hello Brock-

As ride share continues to increase in popularity as a mode of transportation to our concerts and events, current data indicates the percentage of the audience using UBER/LYFT is now falling between 35 and 45% based on the demographic.

Thank you-

Brent

Brent Fedrizzi
Co-President and COO
AEG Presents
bfedrizzi@aegpresents.com
720-931-8709 Office



aegpresents.com

4180 Wynkoop Street, Suite 300
Denver, CO 80216

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: July 20, 2022
Planner: Tamara Baxter
Planner email: tamara.baxter@coloradosprings.gov
Planner phone number: (719) 385-5621
Applicant Email: bob@executive-company.com
Applicant Name: Bob Yoo
TSN: 6207300001
Site Address (to be used on postcard): Southwest bend of Spectrum Loop

PROJECT: **Polaris Pointe South Filing No. 4 Nonuse Variance - Parking**

☐	Pre-application Notice	☒	Standard Notification
☐	Pre-application Neighborhood Meeting Notice	☐	Standard with Neighborhood Meeting Notice
☐	No notice	☐	Poster only

PUBLIC NOTICE: **Posters (3) and Postcards**

☐ 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.

Nonuse Variance # 1 – On site parking

Request by Northgate Properties, LLC. with representation by Executive Consulting Engineering's, Inc., for approval of a Nonuse Variance to City Code Section 7.4.204(C)(1)(d)(2) for reduction in minimum parking space requirement and maximum percentage reduction allowance for the Polaris Pointe South Filing 4 project. The variance would allow shared parking beyond four hundred feet (400') by direct pedestrian access on a parcel or parcels adjacent to subject property to be located at remote locations such as Discovery Canyon Campus, Bass Pro Shop, The Classical Academy and Compassion International. The variance would also allow the reduction of the minimum on-site parking requirements to 99% (1,300 spaces on site) where 35% maximum reduction (700 spaces) is allowed. The site is zoned PUD HR (Planned Unit Development with High Rise Overlay), is 18.7 acres in size, and is located at the southwest bend of Spectrum Loop.

Nonuse Variance # 2 – On Street Parking

Request by Northgate Properties, LLC. with representation by Executive Consulting Engineering's, Inc., for approval of a Nonuse Variance to City Codes Section 7.4.204(B)(1)(a-c) for on-street parking for the Polaris Point South Filing 4 project. The variance would allow for on-street parking beyond the project boundary along Spectrum Loop where on-street parking immediately adjacent to the subject property is allowed to be counted. The site is zoned PUD HR (Planned Unit Development with High Rise Overlay), is 18.7 acres in size, and is located at the southwest bend of Spectrum Loop.

POSTCARD

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

- Variance to allow shared parking beyond 400' to support a reduction of off-street parking requirements
- Variance to allow on-street parking beyond the project boundary

[Type text]

POSTER

Fill out applicable information below:

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

Variance to off-street and on-street parking standards for outdoor amphitheater

Planning and Development Distribution Form
Nonuse Variance

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

Planner Intake Date: **July 19, 2022 (Tamara Baxter)** Admin Receive Date: **[7/20/22]**

Project Name: **Polaris Pointe South Fil. No. 4 NV # 1 – On site parking**

1. PUBLIC NOTICE:

☒ **1,000 feet**

2. Date buckslip comments are due (____ calendar days after submittal): **August 8, 2022**

3. HOA: **NA**

4. STANDARD DISTRIBUTION:

Nonuse Variance

Electronic plans

	☐ None	
3	☐ CONO	landusenotice@cscono.org
85	☐ Utilities Development Services	Buckslips@csu.org
24	☒ SWENT / EDRD	development.review@coloradosprings.gov
65	☒ Zaker Alazzeah, Traffic Eng (MC 460)	development.review@coloradosprings.gov
56	☐ PlanCOS	PlanCOS@coloradosprings.gov
53	☐ UCCS Review – North Nevada Overlay Zone	mwood@uccs.edu

5. SCHOOL DISTRICT:

Electronic plans

	☒ None	
36	☐ School District #2	sbecker@hsd2.org lschroder@hsd2.org
68	☐ School District #3	gishd@wsd3.org
37	☐ School District #11	TERRY.SEAMAN@d11.org TERRENCE.JOHNS@d11.org
38	☐ School District #12	dpeak@cmsd12.org

39	☐ School District #20	tom.gregory@asd20.org
69	☐ School District #22	chrissmith@esd22.org
41	☐ School District #49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic plans

	☒ None	
84	☐ Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	☐ NORAD	Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	☐ 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 10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil
75	☐ Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB < ayoka.paek@spaceforce.mil > POPPERT, PAUL E GS-11 USSF SPOC 21 CES/CENB < paul.poppert@spaceforce.mil > 21CES.CENB.BaseDevelopment@us.af.mil

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

Electronic plans

	☐ None	
9	☒ Fire Department	CSFDDDevelopmentSMB@coloradosprings.gov
35	☐ Landscape Review	Daniel.Gould@coloradosprings.gov Patrick.Dosch@coloradosprings.gov
27	☐ CDOT (adjacent to CDOT ROW)	valerie.vigil@state.co.us
34	☐ Colorado Geological Survey	cgs_lur@mines.edu
18	☐ Streamside Area Overlay	Tamara.Baxter@coloradosprings.gov
15	☐ Hillside Overlay	Kerri.Schott@coloradosprings.gov

42	☐ Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	☐ Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
56	☐ PlanCOS; Comprehensive Planning	PlanCOS@coloradosprings.gov ; Corridor Plans in progress
20	☐ Airport Overlay	Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov
63	☐ El Paso County Dev. Services Division	KariParsons@elpasoco.com Review of plans within ½ mile of a County/City boarder
43	☐ Wescott Fire District (adjacent only)	admin@wescottfire.org
5	☐ Metro Districts	Metro District Email
71	☐ Falcon Fire Protection District	falconfire@falconfirepd.org
72	☐ Black Forest Fire Protection District	chief@bffire.org
81	☐ Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	☐ CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov
92	☐ Forestry	Jeff.Cooper@coloradosprings.gov Alison.Munroe@coloradosprings.gov
49	☐ Bob Cope, Economic Development & Sherry Hoffman, Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov Shawna.Lippert@coloradosprings.gov

8. LAND USE REVIEW:

Hard Copy Full sized plans

☒ Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Total # of Plans: _____

Special notes or instructions: