



Preservation Easement Adjustment Application Requirements

Submittal Checklist

General Requirements	
<input type="checkbox"/>	General Applicant and Owner Acknowledgement form
<input type="checkbox"/>	Project Statement identifying the following: <ol style="list-style-type: none"> 1. A clear description of the proposed Preservation Area/Easement Adjustment; and 2. A written justification of the request, including explanations of: <ul style="list-style-type: none"> - Why the area to be removed from the preservation area does not meet the definition of a preservation area; - How the preservation area retains the overall intent of any applicable HS-O district; and - How additional land intended to offset the removal of area within the preservation area meets the definition of preservation area.
<input type="checkbox"/>	Site Plan showing all "Plan Content Requirements" below

Plan Contents

Overall Page Layout	
The content of the site plan must include the following information.	
<input type="checkbox"/>	Registered Land Surveyor Certification
<input type="checkbox"/>	All existing lot and block number(s) with the appropriate Subdivision Name and the book and page or reception number of the recorded plat.
<input type="checkbox"/>	All existing preservation area/easement boundaries shown as dashed lines
<input type="checkbox"/>	All proposed preservation area/easement boundaries shown as solid lines
<input type="checkbox"/>	Location, names and right-of-way widths for all adjacent streets and alleys
<input type="checkbox"/>	Location of all existing easements with dimensions
<input type="checkbox"/>	Existing topography with two foot (2') contour intervals
<input type="checkbox"/>	Location, size and species of all existing natural vegetation on the lot
<input type="checkbox"/>	Property Owner's name, address and telephone number
<input type="checkbox"/>	North arrow and indication of scale (numeric and bar); minimum acceptable scale is 1" = 20'
<input type="checkbox"/>	A Legal Description of the proposed project. 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. Easements not on the parcel should not be included.
<input type="checkbox"/>	Property lines and dimensions
<input type="checkbox"/>	Distance of all existing, new and/or expansions of structures including retaining walls and fences to property lines
<input type="checkbox"/>	Location and dimensions of predetermined building envelopes
<input type="checkbox"/>	Location, dimensions, type, height of existing and proposed structures
<input type="checkbox"/>	Indicate all proposed significant natural features that will be protected during construction, preserved after construction and all of the features that will be removed
<input type="checkbox"/>	Indicate the location, size and type of all existing significant natural features, including excessive slopes of 25% or greater, ridgelines, bluffs, rock formations, vegetation, natural streams and drainageways and limiting natural and geologic conditions.
<input type="checkbox"/>	Legend which indicates the following information: <ul style="list-style-type: none"> o Site address o Tax Schedule Number(s) involved o Zoning district



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	<input type="radio"/> Development Plan name and number
	<input type="radio"/> Size of the area of property
	<input type="radio"/> Total square footage of all existing and proposed structures' footprints, including percentage of lot coverage
	<input type="radio"/> Total square footage of all existing and proposed structures
	<input type="radio"/> Calculated maximum height of all existing, proposed and/or expanded structures
<input type="checkbox"/>	<p>The following Notary Statement and signature blocks shall be included on the site plan written exactly as shown below:</p> <p>The Preservation Area/Easement Boundary Adjustment has been reviewed and approved by the City of Colorado Springs and is henceforth to be considered the valid lot(s) configuration for the purposes of the City Codes and Ordinances.</p> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="width: 45%; border-bottom: 1px solid black;"></div> <div style="width: 45%; border-bottom: 1px solid black;"></div> </div> <p>Land Use Review Date</p> <p>AND:</p> <p>"STATE OF COLORADO)) ss. COUNTY OF EL PASO)</p> <p>I _____ being the owner of the property contained in the following legal description:</p> <p style="text-align: center; margin: 10px 0;"><i><insert legal description></i></p> <p>do hereby request that the preservation area boundaries of said property be adjusted as shown in the attached certified property survey and that this henceforth be considered the valid lot configuration for purposes of the City Codes and Ordinances.</p> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="width: 45%; border-bottom: 1px solid black;"></div> <div style="width: 45%; border-bottom: 1px solid black;"></div> </div> <p>Owner's Signature Date</p> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div style="width: 45%; border-bottom: 1px solid black;"></div> <div style="width: 45%; border-bottom: 1px solid black;"></div> </div> <p>Owner's Signature Date</p> <p>Subscribed and sworn to me before me this _____ day of _____, 20_____.</p> <p>My Commission Expires: _____</p>

Review Criteria

Preservation area boundaries platted in accord with Chapter 7, Article 7, Part 3 may be amended under this provision. Major or minor boundary amendments to "preservation areas" may be submitted for review in accord with the standards established in this section. The purpose and intent of this process is to implement the hillside overlay in the zone district.