

Agency Review Comments

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Project

Project Name

Claremont Business Park No. 2 Amendment

Applicant

Hammers Construction

EA Number

EA19107

File Number

SP197

Project Manager

Lindsay Darden (lindsaydarden@elpasoco.com)

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Status

Active

Created

7/18/2019 10:07:16 AM

Review Comments (19)

Link	Agency Comment	Date
View	PCD Project Manager See comments on Prelim grading plan	1/14/2020 5:29:14 PM
View	PCD Project Manager Drainage Report Redlines	1/14/2020 5:23:13 PM
View	PCD Project Manager See redlines on TIS	1/14/2020 5:20:11 PM
View	PCD Project Manager Please see redlines on the letter of intent.	1/14/2020 5:15:09 PM

PCD Project Manager **Adjacent Neighbor Notification:**

Please also notify the following parcels that were not included in original notification using the ownership info and the mailing address shown on the assessor's page: 5404304014, 5404303067, and

5405411004 1/14/2020 5:06:00 PM [Additional notification sent to parcels that were missed, see attached](#)

PCD Project Manager **Application** - The assessor's indicates three property owners for the parcels that are included in this development. All three must sign the property owner section of the application and be listed as owners on the application rather than notified as adjacent property owners. 1/14/2020 5:00:27 PM [Other owners signed an authorization, see attached](#)

PCD Engineering Division Review 1 engineering comments on the following documents will be uploaded by the project manager:

- Letter of Intent
- Preliminary Plan
- Preliminary Grading and Erosion Control Plan
- Drainage Report
- Traffic Study

[All plans have been updated per comments](#)

Pikes Peak Regional Building Department Regarding a request for approval of a revised preliminary plat for Claremont Business Park, Enumerations has the following comments:

1. The accesses shown on this plat should use the street names which were previously approved and shown with the original configuration of Claremont Commercial Filing No. 2. All lots will be addressed from these internal streets. **RESPONSE: The private access (north) was previously approved as El Jefe Lane. The naming was not approved by since this is a private street. We are requesting this name to be El Jefe Heights. The private street name (south) is being requested to be revised from the previously approved "Rey Pez St" to "Gary Watson Point"**
2. Is this plat going to use the name Claremont Commercial Filing No. 2? **RESPONSE: the current Preliminary Plan application is an "Amendment" to the previously approved "Claremont Commercial Fil. No. 2". The proposed plat for lots 1-7 shall be called "Claremont Business Park Fil. No. 3" and shall be submitted soon. The plat name for the north lots, 8-10 is unknown at this time.**

STANDARD ENUMERATIONS COMMENTS-DEVELOPMENT PLAN:

1. For assignment of addressing for lots and tracts, place (xxx) where they are intended to be utilized. Lot, placement to be front door. **RESPONSE: XXX's have been provided for the future addresses location**
2. Provide a 100 scale copy or larger of the entire APPROVED development to this department so that addressing can be assigned. Once received, the DP will be placed on a list to be addressed. **RESPONSE: Noted, a 1"=100' scale shall be provided for assignment of addresses**

STANDARD ENUMERATIONS COMMENTS-FINAL PLAT:

1. Enumerations will review the mylar prior to plat for address placement, street names and title block.

RESPONSE: Noted

2. \$10.00 per lot & tract platting fee will be due at the time of the review of the mylar (2 addresses per lot & tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations

Department. **RESPONSE: Noted**

3. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. A copy of the final recorded plat is required prior to approval in the Enumerations department on any COMMERCIAL plan submittal. Amy@pprbd.org or Brent@pprbd.org **RESPONSE: Noted**

911 Authority - El Paso/Teller County No street names indicated on provided drawings.

Comments reserved until street names requested. **RESPONSE: We have requested El Jefe Heights and Gary Watson Point and these names have been reserved.**