



January 24, 2018

El Paso County
Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Attn: Nina Ruiz
Project Manager / Planner II

Re: *Arvidson Administrative Relief, ADR-17-019, Review 1 Response*
MVE Project No. 61049

Dear Ms. Ruiz:

M.V.E., Inc. has prepared the following response to comments from your office and various agencies dated November 11, 2017 to December 13, 2017 concerning the above named project. Revised submittal materials are enclosed as needed. Each comment is addressed below in the order contained in your comment letter.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

- 1. Please add the dimension from the home to the proposed property lines. Response: Dimensions to the residence have been added to the site plan.*
- 2. There is a shed shown on proposed lot 2. An accessory structure may not be a standalone use within the RR-2.5 zoning district. Please label shed as to be removed, or show where it will be relocated to on lot 1. Response: The shed has been noted to be removed.*
- 3. Should the administrative relief request be approved, the rezone and subdivision will also need to be approved in order to create two legal lots. Response: Noted.*

Engineering Division

Letter of Intent: *The letter of intent will need to address the traffic impacts. It should state that this application will not require the submittal of a traffic impact study due to the fact that it will generate less than 100 trips per day (ADT). Response: Traffic impact is included in the Minor Subdivision Letter of Intent and has been added to the Admin Relief Letter of Intent as requested.*

Right of way dedication: *Beacon Lite Road is slated in the MUTCP to be a Rural Collector on the 2040 Roadway improvement projects list. A major rural collector requires a 90' ROW. In*

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

reviewing the application and speaking with your surveyor it appears that there are inconsistencies as to where the section line is located relative to Beacon Lite Road and the property boundary. We are currently looking into the matter and will provide further guidance when the County Assessor's office confirms the location of the section line with respect to your easterly property boundary. Response: Noted.

Drainage: The development of the newly created lot shall not adversely impact the adjacent property. Response: Noted. Drainage Report is provided.

911 AUTHORITY – ELPASO /TELLER COUNTY

No comment for 911 No new street names requested Thank you Justin Response: Noted.

MOUNTAIN VIEW ELECTRIC ASSOCIATION

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Arvidson Administrative Relief Project Number: ADR-17-019

Description: Matthew & Jenna Arvidson are requesting approval for an Administrative Relief to allow an approximately 5.45 acre parcel to be divided into two lots where each lot would be within 20% allowance for RR-2.5 (Rural Residential) zoning. This parcel is located at 2310 Wakonda Way also known as Section 03, Township 11 South, Range 67 West.

This area is within MVEA certificated service area. MVEA will continue to serve this parcel according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact our office at (719) 495-2283. Sincerely,

Cathy Hansen-Lee

Engineering Administrative Assistant Response: Noted.

TRI-LAKES-MONUMENT FIRE PROTECTION DISTRICT

Attachment: Comment_ADR-17-019.pdf

Comments Attached and the fire district has no additional concerns with the project. Response: Noted.

TRI LAKES LAND USE COMMITTEE

TriLakes Land Use Committee agrees with these projects and recommends approval.

Response: Noted.

Arvidson Administrative Relief, ADR-17-019, Review 1 Response

January 24, 2018

Page 3

Please review the attached revised submittal materials and contact us if there are any questions.

Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink, appearing to read "David R. Gorman", is written over a light gray rectangular background.

David R. Gorman, P.E.

DRG:cwg

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Enc.