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July 24, 2024

County File: OAR2418
City of Fountain File: PP-24-003
Re: South Academy Highlands Fil No 2A
To: Kristy Martinez, Planning Supervisor (Kristy@fountaincolorado.org)

Planning Division

Staff recommends providing a buffer between the proposed use and the adjacent residential zoning district to the East.

Reviewed by: Lacey Dean, Associate Planner
Laceydean2@elpasoco.com

Engineering Division

1. No drainage comments. Develop flows are routed into an existing full spectrum detention pond located within City of Fountain that was sized to accommodate this developments flow per the submitted preliminary drainage report. The project is not anticipated to adversely affect unincorporated EPC properties in the immediate vicinity.

2. No transportation comments. The site is accessed via Venetucci Boulevard which is owned/maintained by City of Fountain. Per the submitted traffic memo, the proposed commercial development will generate significantly less traffic than what was originally planned for this parcel.

Reviewed by: Daniel Torres, P.E.
danieltorres@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

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