EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

NEW ROAD ACCESS PERMIT APPLICATION

Acceptance date: 7/22/26

Instructions:
- El Paso County Department of Public Works (DPW) is the issuing authority.
- Contact DPW Development Services (719-520-6300) to determine which plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to DPW.
- Submit an application for each access affected.
- If you have any questions contact the Development Services group at DPW.
- For additional information see EPC Department of Public Works website at https://publicworks.elpasoco.com/forms-applications/

Please print or type

1) Property owner (Permittee) **Mountain View Ranches LLC**		2) Applicant or Agent for Permittee John B. Chavez, Chavez Consulting Inc., LLC	
Street address **77 Locust Street, Suite A**		Mailing address **13880 Gymkhana Road**	
City, state & zip **Dover, NH 03820**	Phone # **720 822 5372**	City, state & zip **Peyton, CO 80831**	Phone # 719 251 5580
E-mail address **abologna@colandsales.com**		E-mail address johnchavez@chavezconsultinginc.com	

3) Name of new roadway connecting to El Paso County (required) **TBD: private driveway access.**

4) Legal description of property: If within jurisdictional limits of Municipality, City and/or Town, identify which one

Unincorporated El Paso County; future lots 103 - 120 (inclusive) of replat of Vista Ranch IV; Deposit Number: 22490204.

5) Which County roadway are you requesting access from? **Boone Road**	6) Which side of the roadway? ☐ N ☐ S ☒ W
7) What is the nearest cross street? **Boone Road and Shear Road**	How many feet is the proposed access from the nearest cross street? **Greater than 1000'**

8) What is the approximate date you intend to begin construction? **04/15/26**

9) Check here if you are requesting a:

☒ new access ☐ improvement to existing access

☐ removal of access ☐ relocation of an existing access (provide detail)

10) Describe the anticipated property use for the proposed access. **Access to county right of way via private easement for use by 35+ acre parcels**

11) Do you have knowledge of any County access permits serving this property?

☒ no ☐ yes, if yes - list the permit number(s) and provide copies: and/or, permit date:

12) Does the property owner own or have any interests in any adjacent property? ☒ no ☐ yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways, or access easements bordering or within the property? ☒ no ☐ yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are: ☐ peak hour volumes or ☒ average daily volumes.	**Total count of all vehicles: One access could eventually serve a maximum of 18 35-acre residential/agricultural parcels**

15) Is there an associated El Paso County Planning & Community Development Department (PCD) project for the proposed access?

☒ no ☐ yes, if yes - please identify the PCD file number and project name:

15) Check with DPW to determine which of the following documents are required to complete the review of your application.

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- Property map indicating other access, bordering roads and streets
- Roadway plan profile
- Drainage Report showing impact to the County right-of-way
- Subdivision, zoning, or development plan
- Proposed access design
- Parcel and ownership maps including easements
- Traffic studies

- Map and letters detailing utility locations before and after development in and along the right-of-way
- Proof of ownership
- Financial Assurance Estimate
- Erosion and Stormwater Quality Control Permit
- Grading and Erosion Control Plan & Grading and Erosion Control Checklist
- Stormwater Management Plan & Stormwater Management Plan Checklist

1- It is the Permittee's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances.

2- The Permittee is responsible for familiarizing themselves with all current accessibility criteria and specifications and ensuring the proposed plan reflects all site elements required by the United States Department of Justice. Approval of plans associated with this access permit by El Paso County does not ensure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature	Print name	Date
John B. Chavez	John B. Chavez	3/31/2026

If the applicant is not the owner of the property, we require this application to also be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the Permittee.

Property owner signature	Print name	Date
Aleksander Bologna	Aleksander Bologna	3/31/2026

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INSTRUCTIONS FOR COMPLETING APPLICATION FOR ACCESS PERMIT
September 2024

To construct, relocate, close, or modify access to an El Paso County Roadway, an application for access permit must be submitted to El Paso County Department of Public Works for a New Road Access Permit. Application shall be submitted through the Electronic Development Application Review Program (EDARP) website at: https://epcdevplanreview.com. Contact DPW Development Services for the list of documents to be submitted.

All applications are processed, and access permits are issued in accordance with the requirements and procedures found in the most current version of the El Paso County Engineering Criteria Manual. The Engineering Criteria Manual is also available from El Paso County website at: https://library.municode.com/co/el_paso_county

Please complete all information requested accurately. Access permits granted based on applications found to contain false information may be revoked. An incomplete application will not be accepted. If additional information, plans and documents are required, attach them to the application. Keep a copy of your submittal for your records. Please note that only the original signed copy of the application will be accepted. A permit fee will be collected when the access permit is issued. The following is a brief description of the information to be provided on each enumerated space on the application form.

1. **Property Owner (Permittee):** Please provide the full name, mailing address and telephone number and the E-mail address (if available) of the legal property owner (owner of the surface rights). Please provide a telephone number where the Permittee can be reached during business hours (8:00 a.m. to 5:00 p.m.).
The property owner named shall be the entity who will own and maintain the new access road, such as a Municipality (Town or City) for public roads or a Metro District or HOA for private roads.

2. **Agent for permittee:** If the applicant (person completing this application) is different than the property owner (Permittee), provide entity name (if applicable), the full name of the person serving as the Agent, mailing address, telephone number, and the E-mail address (if available). Please provide a telephone number where the Agent can be reached during business hours (8:00 a.m. to 5:00 p.m.).
Joint applications such as owner/lessee may be submitted. Corporations must be licensed to do business in Colorado. All corporations serving as, or providing, an Agent as the applicant must be licensed to do business in Colorado. Typically, the developer constructing new subdivisions and responsible for preparing any of the required documents associated with the access permit is listed as the applicant.

3. **Name of new roadway connecting to El Paso County:** The road name should be approved by enumerations prior to completing this form.

4. **Legal Description of Property:** Fill in this item to the extent it applies. This information is available at your local County Courthouse or on your ownership deeds. A copy of the deed may be required as part of this application in some situations. To determine applicability, check with the DPW staff.

5. **Which County roadway are you requesting access form**: Fill in the existing roadway name into which the new roadway will connect.

6. **Which side of the roadway:** Select the side of the existing roadway into which the new roadway will take access.

7. **What is the nearest cross street:** Fill in the name of the nearest cross street and how many feet it is away from the proposed access.

8. **What is the approximate date you intend to begin construction:** Fill in the date on which construction of the access is planned to begin. A pre-construction meeting with an El Paso County representative is required prior to engaging in any construction activities involving a new roadway connection to a county roadway.

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9. **Select the type of access that is requested:** Select the appropriate box for the access that is requested.

10. **Describe the anticipated property use for the proposed access:** Describe how the property is currently being used. For example, common uses are Single Family Residential, Commercial, or Agricultural.

11. **Do you have knowledge of any County access permits serving this property, or adjacent properties in which you have a property interest:** If yes is selected, list the permit number and provide copies and/or permit date.

12. **Does the property owner own or have any interests in any adjacent property:** If yes is selected, provide parcel numbers or addresses for neighboring properties.

13. **Are there other existing or dedicated public streets, roads, highways, or access easements bordering or within the property:** Does the property have any other legal alternatives to reach a public road other than the access requested in this application? Note the access permit number(s) for any existing Access Permits along with their issue dates. If there are no existing access points, mark the "no" box. If yes is selected, they need to be shown on the plans along with the proposed and existing access points.

14. **Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts:** Provide a reasonable estimate of the traffic volume expected to use the access. Note the type of vehicles that will use the access along with the volume (number of vehicles in and out at either the peak hour or average daily rates) for each type of vehicle. A vehicle leaving the property and then returning counts as two trips. If 40 customers are expected to visit the business daily, there would be 80 trips in addition to the trips made by all employees and other visitors (such as delivery and trash removal vehicles).

15. **Is there an associated El Paso County Planning & Community Development Department (PCD) project for the proposed access:** If this application was required because of a current or previous project, that other project information will be included here.

Signature: Generally, if the applicant is not the property owner, then the property owner or a legally authorized representative must sign the application. With narrow exceptions, proof of the property owner's consent is required to be submitted with the application (proof may be a power of attorney or a similar consent instrument). El Paso County staff will determine if an exception is applicable.

If the application is accepted, it will be reviewed by El Paso County staff. If an Access Permit is issued, be sure to read all the attached Terms and Conditions before signing and returning the Access Permit. The Terms and Conditions may require that additional information be provided prior to issuance of the Notice to Proceed.

Construction may not proceed until a County Work Within the Right-of-Way permit is approved by DPW. An application form can be found here: https://publicworks.elpasoco.com/forms-applications/. **The Notice to Proceed may also have Terms and Conditions that must be fulfilled before work may begin on the permitted access.**

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