

Miranda Benson

From: Cody Humphrey <cody.humphrey@onelaplata.com>
Sent: Monday, August 24, 2026 5:31 PM
To: Daniel Torres
Cc: Eric Smith; Brett Louk; Jordan Montoya; Miranda Benson; Brad Walters
Subject: Re: Road Impact Fees Calculation PPR2347

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Daniel,

Thank you! Really appreciate you looking into this and getting the fee payment delayed until construction permit. I will let the rest of our team know.



Cody Humphrey
Planning Division President

Phone: 303.809.1678
Email: cody.humphrey@onelaplata.com
Address: 422 E. Vermijo Ave., Suite 100
Colorado Springs CO 80903
Web: www.ONELaPlata.com

From: Daniel Torres <DanielTorres@elpasoco.com>
Sent: Monday, August 24, 2026 2:58 PM
To: Cody Humphrey <cody.humphrey@onelaplata.com>
Cc: Eric Smith <Eric.Smith@onelaplata.com>; Brett Louk <blouk@smhconsultants.com>; Jordan Montoya <jordan.montoya@onelaplata.com>; Miranda Benson <MirandaBenson2@elpasoco.com>; Brad Walters <BradWalters@elpasoco.com>
Subject: RE: Road Impact Fees Calculation PPR2347

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Hi Cody,

The road impact fee payment for the RV/Boat storage parking area can be delayed to the construction permit. A condition of approval would be added to the site development plan. A notice to proceed with construction will not be given until the road impact fee is paid. Once you receive site development plan approval and are ready for construction, please reach out to Brad Walters, our Inspections Supervisor, for a pre-construction meeting. He will walk you through all the necessary requirements for the construction permit which will now also include payment of the road impact fee.

Respectfully,



Daniel Torres, P.E.

Engineering Manager

Development Services

Department of Public Works

El Paso County, Colorado

719.520.6305 (Office) | 719.208.6783 (Cell)

<https://publicworks.elpasoco.com>

Office Hours: 7:00 am – 5:30 pm, Monday - Thursday

American Public Works Association Accredited Agency



Exciting News: El Paso County is combining the Engineering Criteria Manual and Drainage Criteria Manual into one streamlined document. We'd love your input—please complete the kickoff survey at <http://www.elpasocountyecm.com> by selecting the **Participate** tab.

From: Cody Humphrey <cody.humphrey@onelaplata.com>

Sent: Monday, August 24, 2026 9:45 AM

To: Daniel Torres <DanielTorres@elpasoco.com>

Cc: Eric Smith <Eric.Smith@onelaplata.com>; Brett Louk <blouk@smhconsultants.com>; Jordan Montoya <jordan.montoya@onelaplata.com>; Miranda Benson <MirandaBenson2@elpasoco.com>

Subject: Re: Road Impact Fees Calculation

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Thanks, Daniel, for the calculation and looking into delaying the fee payment. Let us know what you find out.



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Planning Division President

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From: Daniel Torres <DanielTorres@elpasoco.com>
Sent: Thursday, August 20, 2026 4:04 PM
To: Cody Humphrey <cody.humphrey@onelaplata.com>
Cc: Eric Smith <Eric.Smith@onelaplata.com>; Brett Louk <blouk@smhconsultants.com>; Jordan Montoya <jordan.montoya@onelaplata.com>; Miranda Benson <MirandaBenson2@elpasoco.com>
Subject: RE: Road Impact Fees Calculation

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Hi Cody,

For 37,950 sf of RV/Boat storage parking stalls the road impact fee would be \$16,963.65 (37,950 s.f. x \$447/1,000 s.f.). In regards to postponing payment of the road impact fee to the construction permit I have reached out to the transportation planning manager who runs the fee program. As soon as I hear back from her I can let you know.

Respectfully,



Daniel Torres, P.E.

Engineering Manager
Development Services
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From: Cody Humphrey <cody.humphrey@onelaplata.com>

Sent: Tuesday, August 18, 2026 4:00 PM

To: Daniel Torres <DanielTorres@elpasoco.com>

Cc: Eric Smith <Eric.Smith@onelaplata.com>; Brett Louk <blouk@smhconsultants.com>; Jordan Montoya <jordan.montoya@onelaplata.com>

Subject: Road Impact Fees Calculation

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Daniel,

Our outdoor boat and RV storage parking totals 37,950 sf. Can you provide the estimated Road Impact Fee would be for that area?

Eric Smith and I were discussing the timing of paying these fees after our call earlier. We were wondering if it would be possible to tie paying the Road Impact Fees to the FA paid at the time of the construction permit? Doing this allows the site development plan to still get it's approval through EPC but the RIFs would still be paid prior to us breaking any ground or doing any development work. As I mentioned during our call, Kevin won't want to move forward with the approval if there are fees associated with granting the approval which seems fair that he would not want to put money into the site until he's ready to move forward with the construction of the storage facility. If EPC allowed us to tie the RIFs to the construction permit, similar to the FA that would be paid at that time, then I think Kevin would be comfortable proceeding with the next resubmittal and hopefully subsequent approval soon after. I'd hate to have to pull this project now over having to pay the Road Impact Fees at the time of the site development plan approval. Thoughts?



Cody Humphrey
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