

SUBMITTAL REQUIREMENTS SPECIAL USE

Project Name: _____

Date: _____

10/17/2016

Tax Schedule Number (s): _____

Fees: _____

File #: AL-17-005

Documentation

	Project Manager	Engineering Division	Pikes Peak Regional Building	Army Corp.	EPC Environmental Services	EPC Health Department	Sheriff's Department	MVEA	Tri Lakes Fire	School Dist 38	Woodmor Water & Sanitation	Town of Monument	US Fish & Wildlife	
Application Fee & Surcharge	1													1
Application/Petition Form, signed by owner	1	1	1	1	1	1	1	1	1	1	1	1	1	13
Letter of Intent	1	1	1	1	1	1	1	1	1	1	1	1	1	13
Vicinity Map	1	1	1	1	1	1	1	1	1	1	1	1	1	13
Plot Plan Drawings	1	1	1	1	1	1	1	1	1	1	1	1	1	13
Legal Description (hard copy)	1	1												2
Title Commitment (dated within 30 days of	1	1												2
Mineral Rights Certification, notarized	1	1												2
Adjacent Property Owner Notification (mailing slips stamped by post office)	1													1

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2017-TA-0547

U.S. FISH AND WILDLIFE SERVICE	
<input type="checkbox"/>	NO CONCERNS
<input type="checkbox"/>	CONCLUR NOT LIKELY TO ADVERSELY AFFECT
<input checked="" type="checkbox"/>	NO COMMENT
<i>DRUE L. DEBERRY</i>	<i>3/2/17</i>
DRUE L. DEBERRY	DATE
ACTING COLORADO FIELD SUPERVISOR	

November 22, 2016

Nina Ruiz
PCD Project Manager and Planner II
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
(719) 520-6300

LETTER OF INTENT

RE: Monument Hill Business Park
Lot 3, Greater Europe Mission Subdivision, Filing No. 1
El Paso Count, CO

VERSION: 1
DATE: 3/6/2017

Ms. Ruiz,

The Monument Hill Business Park is to be located on Lot 3 in the Greater Europe Mission Subdivision is requesting a special use permit. The Center will include two buildings (A and B) and marketed as a light commercial business complex. Each building will have 7 to 8 units with each unit being approximate 2,100 sq. ft. Each unit is designed for business offices and/or showroom type space in the front of the unit along with warehouse space in the rear. These units are ideal for small commercial businesses. The proposed use is applicable to the Master Plan for this area in that adjacent properties offer similar commercial uses, including offices, school campuses and other office/warehouse uses.

The size, scope and design of the proposed development is harmonious with the surrounding buildings. The two proposed buildings are one-story in height with precast concrete walls and storefront and stone veneer along the building frontage. The building elevations are included with this letter for reference. Building A will face west toward Monument Hill Road and I-25. The neighbors have been notified of our intentions (see attached letter). Given the proposed use, we do not anticipate excessive use of public facilities and services because of this development. Light office/warehouse uses don't typically require a high-demand for utilities. Traffic to this site will be like neighboring properties and not greatly impact surrounding businesses. We are proposing two access points to the property, one along Monument Hill Road and the other on Deer Creek Road, effectively distributing added traffic to prevent congestion along either existing road. We do not anticipate traffic interfering with access to surrounding properties.

The special use will comply with all local, state, and federal laws and regulations in regards to air, water, light, or noise pollution. The landscape has been designed to preserve the unique character of the I-25 corridor with the appropriate landscape and screened parking. We will screen the parking lots with clusters of evergreen and deciduous trees. Evergreen trees will be staggered to compliment the current landscape of Monument Self Storage, the neighbor to the east.

The landscape will meet the 10 -20% requirements per the Town of Monument Comprehensive Plan Update. This area will include a mixture of trees, shrubs and grasses, as well as mulches and groundcovers that are hardy to

Beverly Gonzales

From: sheryl_trowbridge@fws.gov on behalf of ColoradoES, FW6 <coloradoes@fws.gov>
Sent: Thursday, March 02, 2017 2:49 PM
To: DSDComments
Subject: Fwd: 2017-TA-0547
Attachments: 2017-TA-0547 out.pdf

----- Forwarded message -----

From: ColoradoES, FW6 <coloradoes@fws.gov>
Date: Thu, Mar 2, 2017 at 2:08 PM
Subject: 2017-TA-0547
To: DSDocuments@elpasoco.com

Good Afternoon,

Please see attached the final response rendered for the project.

Respectfully,

Colorado Ecological Services Field Office

***Please be advised, the Ecological Services office for U.S. Fish and Wildlife for the Mountain-Prairie Region will now be utilizing a new office inbox. Consultations and projects will still be reviewed by the same office. Please send all new requests to coloradoes@fws.gov . Thank you.

EL PASO  **COUNTY**
COLORADO

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Date: February 27, 2017
To: Nina Ruiz, Planning and Community Development Department
From: Nancy Prieve, Community Services Department, Environmental Division
Subject: Monument Hill Business Park PPR-17-007 and AL-17-005

The El Paso County Environmental Division has completed its review of the Monument Hill Business Park PPR-17-007 and AL-17-005. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845.

VERSION: 1
DATE: 2/28/2017

Elizabeth Hook

From: Brent Johnson <brent@pprbd.org>
Sent: Tuesday, February 28, 2017 2:32 PM
To: DSDComments
Subject: PPR-17-007 & AL-17-005

Regarding a request for approval of a site development plan and a special use for parcel 7113-04-020, Enumerations has the following comments:

1. This parcel has the address of 1945 Deer Creek Rd. Since there are 2 buildings proposed, 1 of the proposed buildings will use this address, and the other will need to have an address assigned by Enumerations.
2. Since the proposed structures are to be multi-tenant buildings, Suite numbers will need to be assigned. Any building plans should clearly show the suite numbering, based on the maximum number of tenants that the building could hold. Secondary addressing guidelines are available on our website www.pprbd.org ->addressing->secondary addressing guide.
3. The trash enclosure shown on the development plan is 7 feet in height, and will therefore require a separate address and building permit. This address will be assigned by Enumerations at the time of plan submittal.

Floodplain has no comment or objection to this submittal.

RECEIVED VERSION
FEB 28 2017 1

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Review Agency Comment Sheet

Date:	2/16/17	Review Agency:	PCD Project Management/Planning
File Number:	PPR-17-007 AL-17-005	Reviewer:	<u>Nina Ruiz</u>
		Project Manager:	Nina Ruiz, (719) 520-6313
Send response comments to: <u>DSDcomments@elpasoco.com</u>			
Project Name:	Monument Hill Business Park		
Request:	A request by Monument Hill Business Park LLC for a special use and site development plan to allow for the construction of two buildings for office and warehousing.		
Commissioner Dist:	1		
Tax ID# (s):	71113-04-020		

Outside Review Agencies: Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

County Review Agencies: Please type your comments in Arial 11.

**All comments must be returned to the
EPC Planning and Community Development Department no later than:**

March 2, 2017

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: _____ **Date:** _____

Previous Reference Files:

Fire District: **Yes (Fire Marshall Review Optional)** **No (Fire Marshall Review Required)**

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695