

September 4, 2018

Gabe Sevigny  
El Paso County Planning and Community Development Department  
2880 International Circle Suite 110  
Colorado Springs, Colorado 80910  
719-520-6300

Re: VR-18-011 Resubmittal

Dear Mr. Sevigny

Please see below responseS to El Paso County's comments regarding the submittal for file VR-18-011.

**CURRENT PLANNING**

- Adjacent neighbor notification has a security lock and cannot add redlines,
  - For the Adjacent Neighbor Notification- the request is not to modify existing lot lines, the request is to create a new lot.

*RESPONSE: Letter to adjacent neighbors has been revised to state that the request is to create a new lot. Copies of notification letters have been uploaded.*

- Parcels 5405000051 and 5405000053 are missing from notification. If you wish to continue as the entire subdivision being vacate and replatted then you will need to notify more, if you apply the Vacate Replat to just lot 2 those are the only additional lots needing notification.

*RESPONSE: Letters to the above mentioned parcel owners have been sent. Copies of notification letters with certification receipts have been uploaded.*

- Sudivision Summary Form also security locked
  - Range Incorrect please change and resubmit.

*RESPONSE: The range listed on the form has been corrected and resubmitted.*

- Wastewater Disposal Report, Water Resources Report, security locked
  - Both reports indicate the existing four lots and no comment or commitment to the proposed new lot.

*RESPONSE: The reports and the commitment letter from Cherokee Metro have been revised to include comment/commitment to the new proposed lot.*

- Water Supply Information Summary needs to be for the proposed subdivision, the name as proposed is Claremont Ranch Filing No. 9C.

*RESPONSE: The Water Supply Information Summary has been revised to reflect the correct proposed subdivision.*

#### **ENGINEERING DEPARTMENT**

Attachment: Comment\_VR1811.docx

Review 1 comments:

- \* Replace the submitted drainage report with a "Drainage Letter". See the Drainage Criteria Manual Vol 1 Chapter 4 Section 4.5 for the criteria/requirements.

*RESPONSE: Drainage letter has been revised and uploaded.*

- \* The Traffic Impact Study provided with the first submittal was from the original Claremont Ranch Filing No. 9 project (SF1511). Replace with a traffic memorandum which focuses on the impact (if any) by the vacation/replat application. The memorandum shall provide a comparison of the trip generation estimate between the original approved study and the proposed vacation/replat. The memo shall provide a summary of recommendations and conclusions. Include the attached standard signature blocks on the traffic memorandum.

*RESPONSE: Traffic Memorandum focusing on vacation/replat application uploaded for review.*

- \* The ESQCP is not applicable with the vacation and replat application.

*RESPONSE: No revisions required.*

#### **FALCON FIRE PROTECTION DISTRICT**

Falcon Fire has reviewed this request by Evergreen to Vacate and Replat Claremont Ranch Filing 9B to create a new lot. Falcon Fire has no objections or new comments for this request. TH

*RESPONSE: No revisions required.*

#### **COLORADO DEPARTMENT OF TRANSPORTATION-PUEBLO OFFICE**

CDOT has no comments. Thank you.

*RESPONSE: No revisions required.*



**CENTRAL MARSHEFFEL METRO**

In response to the proposed project this parcel will be subject to the Central Marksheffel Metropolitan Commercial District fee's and mill levies. The district has no objection to the replat to adjust the lot line.

*RESPONSE: No revisions required.*

**ELPASO COUNTY ENVIRONMENTAL SERVICES**

The El Paso County Environmental Division has completed its review of the above referenced submittal. 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) 520-7879.

*RESPONSE: No revisions required.*

**ELPASO COUNTY PARKS DEPARTMENT**

The Planning Division of the Community Services Department has reviewed the Claremont Ranch Filing No. 9C Vacation and Replat application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located on the southeast corner of the intersection of Marksheffel Road and Constitution Avenue. The proposed Marksheffel Road Bicycle Route is located adjacent to the western boundary of the property. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Parks recommends that the applicant consult the City of Colorado Springs Parks staff, since the City is actively working on potential trail connections in this area. Dave Dietemeyer would be a good contact there.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Ross A. Williams Park  
Planner Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

*RESPONSE: No revisions required.*

#### **911 AUTHORITY –EL PASO /TELLER COUNTY**

Comments for E911 as follows:

No Street names being provided by contractor in Final Plat drawings. No actions needed by E911 at this time.

Thank you

*RESPONSE: No revisions required.*

#### **MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA. MVEA has designed and currently has electric facilities in place within this parcel. If there is any removal or relocation of facilities it will be at the expense of the applicant. Should additional facilities be required MVEA will work with the developer to design the service and acquire the needed easements.



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

Sincerely,

Cathy Hansen-Lee

Engineering Administrative Assistant

*RESPONSE: Revised commitment letter stating commitment of service to all 5 lots uploaded.*

#### **COLORADO SPRING UTILITIES**

**Utility Comments (electric, gas, water, wastewater)**

**Action Items:**

1. No action items and recommending approval.

*RESPONSE: Revised commitment letter stating CSU's commitment to provide service to all 5 lots uploaded.*

#### **COLORADO SPRINGS AIRPORT ADVISORY COMMISSION**

***Subject to Airport Advisory Commission Action***

*Airport staff recommends an objection with the following conditions:*

- An aviation easement was recorded January 7, 2016 at Reception No. 216001978; no further action required.
- Based on elevation data, the applicant should file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website

(<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

*RESPONSE: FAA Filing completed August 22, 2018.*

#### **PIKES PEAK REGIONAL BUILDING DEPARTMENT**


Regarding a request for approval of a final plat for Claremont Ranch Filing No. 9C, Enumerations has the following comments: **1)** Per Regional Building Code section RBC312.8, addresses must appear on plats. The address for lots 1, 3 and 4 should appear on the plat as they are currently addressed. Lot 2B should show the address which is currently assigned for Lot 2 of Claremont Ranch Filing No. 9B which is 2457 N. Marksheffel Rd. Lot 2A should show the address of 2467 N. Marksheffel Rd. **2)** The range shown in the title block of this plat is incorrect. This parcel is in Range 65. **3)** Standard final plat comments apply. The



Enumerations fee due at the time of mylar review will be \$10 since all but 1 of the addresses are existing. Floodplain has no comment to this submittal. Brent Johnson Enumerations Plans Examiner  
Pikes Peak Regional Building Department O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: pprbd.org

*RESPONSE: Revised survey includes addresses and corrected range.*

Sincerely,



Zach Lauterbach  
Director, Development  
Evergreen Devco, Inc.

