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March 22, 2019

El Paso County Planning and Community Development Department  
Attn: Kari Parsons, Project Manager  
2880 International Circle  
Colorado Springs, CO 80910

**SUBJECT: Settlers Ranch Filing No. 2C  
Response to County Review Comments  
SF-18-18**

Dear Kari:

In conjunction with our final plat re-submittal, this letter provides responses to the County review comments discussed in your letter July 26, 2018. The review comments are specifically addressed as follows **(Applicant responses are annotated in bold / green / parenthesis following each County comment):**

## **EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

### **Current Planning**

Please see uploaded red lines of each document to be revised. Planning mark ups are in green. Engineering markups are in blue. **(Redlines have been addressed)**

### **Engineering Department**

See uploaded red lines. **(Redlines have been addressed)**

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

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA acknowledges the easements shown in the plat of ten (10) foot side, fifteen (15) rear and twenty (20) foot front lot line utility easement along with a thirty (30) foot exterior easement on plat. MVEA request utility easements be included with the Public Improvement Easements along the front lot and tract line to aid in the design and the platting of existing MVEA facilities with easement on the plat. If open space, drainage and landscape tracts are designed in this filing MVEA requests these areas be listed to include utilities. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA in order to serve this subdivision. **(Utility easements are included with the Public Improvement Easements as stated in easement note - overlaps 5' public improvements easement for a total of 20 feet)**

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

The following names have been approved and are reserved for Settlers Ranch Filing No. 2C project:

Note: Those streets in **RED** have exceptions and need to be addressed.

ESN: 241      City: Unincorporated El Paso County      PSAP: EPSO      Location:  
North of Hodgen Road, East of Timber Meadows

Settlers Ranch Road– Logical extensions of an existing Road

A list of Reserved Street names can be found at <http://elpasoteller911.org/191/Street-Emergency-Number-Databases>. **(Noted)**

## **COLORADO SPRINGS UTILITIES**

### **Utility Comments –**

#### **Action Items:**

1. Add to Easement Paragraph: All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect. **Item has been addressed. (Added to Easement Paragraph on Final Plat)**
2. Amend Note 19 to include Reception # 216055186. **Item has not been addressed. (The referenced document has no relationship to Note 19 of this plat....see further explanation below)**
3. Show and label the Permanent Easements granted under Reception Number 216055186. **Item has been addressed. (The referenced document is for a Rule & Order between the City of Colorado Springs and Lorson LLC and pertains to lands in T15S, R65W (Sec. 13, 14, 23 & 24). This Rule & Order is for land that is 4 Townships south of the Settlers Ranch Subdivision.)**

**Information Items:**

Prior informational items remain applicable.

If you have any questions, please contact Mike Gackle at [mgackle@csu.org](mailto:mgackle@csu.org). or 719-668-8262.

Please call if you have any questions or need any additional information.

Sincerely,  
**JPS Engineering, Inc.**

John P. Schwab, P.E.

cc: Kevin Lloyd, Rampart Surveys  
Mark Davis, Hodgen Settlers Ranch LLC