

## Judith Espinoza

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**From:** Judith Espinoza  
**Sent:** Friday, September 25, 2020 7:45 AM  
**To:** Daniel Torres; Elizabeth Nijkamp  
**Cc:** Petra Rangel  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

Thank you, Daniel!

Best regards,

*Judy Espinoza*

**Judy Espinoza**

Administrative Technician I

El Paso County Planning & Community Development

2880 International Circle Ste 110

Colorado Springs, CO 80910

Business Hours: 7:30am – 4:30pm MST

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**PERSONAL WORK SCHEDULE**

Monday - Friday, 7:30 am to 4:30 pm

**DEPARTMENT HOURS**

Monday - Friday, 7:30 am to 4:30 pm

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**From:** Daniel Torres <DanielTorres@elpasoco.com>

**Sent:** Thursday, September 24, 2020 5:31 PM

**To:** Judith Espinoza <JudithEspinoza@elpasoco.com>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>

**Cc:** Petra Rangel <PetraRangel@elpasoco.com>

**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

Hi Judy,

I took a look at the documents that you sent. I do not believe the small change in the deck would warrant or need a stamped plan or letter.

Thanks,

Daniel Torres, P.E.  
Engineer II  
El Paso County  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
(719) 520-6300 (Main)  
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PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

NOTE: In an effort to be respectful of the health of our employees, family, and all citizens in El Paso County, we are limiting our face-to-face public interactions. During this timeframe we will be making every effort to operate "business as usual". All phone calls and emails will be returned, projects reviewed, and necessary meetings held via conference call. Thank you for your patience. Be safe!

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**From:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Sent:** Thursday, September 24, 2020 3:25 PM  
**To:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>  
**Cc:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>; Daniel Torres <[DanielTorres@elpasoco.com](mailto:DanielTorres@elpasoco.com)>  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

Elizabeth,

Thank you for getting back to me so quickly on this review. Your explanation was terrific for an exact deck replacement or a large expansion of the original deck.

However, this is a deck replacement (40' x 12') is just slightly larger and slightly different in shape from the original deck (46' x 10') built during the initial construction of the home. So I'm not sure if we need another stamped site plan or letter.

Enclosed are the following (should a quick review be required):

1. Approved site plan and architectural plan for initial construction of home
2. Proposed site plan for new deck (40' x 12') replacement
3. Proposed architectural plan for new deck (40' x 12') replacement
4. Assessors Sketch

Please let me know if this small change requires the contractor to show no impact on the original drainage design with a stamped plan or letter indicating as such and conformance to the final drainage report for the subdivision. There are no other deck replacements on record with PCD or BDA.

Thank you.

Best regards,

*Judy Espinoza*

**Judy Espinoza**

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PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

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**From:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>

**Sent:** Thursday, September 24, 2020 2:34 PM

**To:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>

**Cc:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>; Daniel Torres <[DanielTorres@elpasoco.com](mailto:DanielTorres@elpasoco.com)>; Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>

**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

Judy,

Thanks for forwarding to me, if Gilbert didn't see this prior to his few days off, it would delay an answer to the customer.

I will try and answer this question, thinking I am interpreting it correctly.

If this site is **replacing** an existing deck, I would say that no one needs to see it from Engineering, and the County (not to release from any PPRBD's requirement) does not need to see anything from the applicant that would need an engineer's stamp. So, in other words, they would have done all of that with the construction of the initial home.

With that, if he is **adding** to the deck he would need to show that he is not impacting the original drainage design. That would mean either a stamped plan or a stamped letter referencing a set of plans, stating that there are no adverse drainage impacts, and that they are still in conformance with the final drainage report for the subdivision.

Please let me know if this answers your questions, or **do we** need to go into BDA and review a plan set?

Thank you,

Elizabeth Nijkamp, PE  
Engineer Review Manager  
719-520-7852  
719-237-7206 cell

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**From:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Sent:** Thursday, September 24, 2020 1:52 PM  
**To:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>  
**Cc:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Subject:** FW: BDA Plan Set No. R134165 - 131 METCALF LN

Good afternoon Elizabeth,

Could you please have someone on your team address my inquiry regarding the above referenced subject residential review for 131 Metcalf Ln?

Thank you.

Best regards,

*Judy Espinoza*

**Judy Espinoza**

Administrative Technician I

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DEPARTMENT HOURS

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**From:** Judith Espinoza  
**Sent:** Monday, September 21, 2020 9:35 AM  
**To:** Gilbert LaForce <[GilbertLaForce@elpasoco.com](mailto:GilbertLaForce@elpasoco.com)>  
**Subject:** FW: BDA Plan Set No. R134165 - 131 METCALF LN

Good morning Gilbert,

I'm reviewing a residential site plan for a deck. Plat note 11 for subdivision states the following.

11 Prior to the Planning Department's authorization for the issuance of a building permit, each site plan for the construction shall be reviewed and approved by a registered Professional Engineer for proper on-site drainage which might be affected by construction and, at proposed driveway access points, for the need and sizing of roadside culverts, including necessary structures. Following construction completion, the Engineer shall certify to the County that the builder has complied with the applicable requirements.

Usually this note means we have someone from engineering review the site plan prior to site plan approval and that the site plan must be stamped. The note is specific to the construction of the residence and driveway. Would it also apply for an application for a rear yard deck (40x12) replacement of an existing deck (41x10)? I'd like to inform applicant should I need to disapprove site plan.

Enclosed is the submitted site plan, architectural plans, and Assessor's sketch.

I'm working from home today. You can reach me on my work cell number (719-373-0302).

Thank you.

Best regards,

*Judy Espinoza*

**Judy Espinoza**

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**From:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Sent:** Monday, September 21, 2020 8:45 AM  
**To:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

**Awesome.**

**Best Regards,**

**Petra M. Rangel**  
**Administrative Technician II**

**El Paso County**  
**Planning & Community Development**  
**2880 International Circle Suite 110**  
**Colorado Springs, CO 80910**  
**Business Hours: 7:30am – 4:30pm MST**  
**Phone: (719) 520-6317**  
**Fax: (719) 520-6695**



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**From:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Sent:** Monday, September 21, 2020 8:44 AM  
**To:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

I'll send it Gilbert and see if he can look at it with me since he's in daily to train new engineer.

Thank you, Ma'am!

JE

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**From:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Sent:** Monday, September 21, 2020 8:41 AM  
**To:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

**I would just see if someone in the office can look at it with you real quick.**

Best Regards,

Petra M. Rangel  
Administrative Technician II

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2880 International Circle Suite 110  
Colorado Springs, CO 80910  
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**From:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Sent:** Monday, September 21, 2020 8:41 AM  
**To:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

Ok. Do I just attach the site plan to an email and email it to Elizabeth with the plat note so she can assign it?

Best regards,

*Judy Espinoza*

**Judy Espinoza**  
Administrative Technician I  
El Paso County Planning & Community Development  
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**From:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Sent:** Monday, September 21, 2020 8:39 AM  
**To:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Subject:** RE: BDA Plan Set No. R134165 - 131 METCALF LN

Yes ma'am. Given that this is for a deck, you may want to have one of the engineers take a look at it before you reject it to see if they truly need to have you do all of that since the note could have been specific to the house only. I ran into that once before.

Best Regards,

**Petra M. Rangel**  
Administrative Technician II

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2880 International Circle Suite 110  
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---

**From:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Sent:** Monday, September 21, 2020 8:35 AM  
**To:** Petra Rangel <[PetraRangel@elpasoco.com](mailto:PetraRangel@elpasoco.com)>  
**Subject:** BDA Plan Set No. R134165 - 131 METCALF LN

Good morning Lady,

I just read plat notes (Plat No 10498) regarding the above referenced subject location. I'm not sure how to interpret the following plat note:

11 Prior to the Planning Department's authorization for the issuance of a building permit, each site plan for the ci shall be reviewed and approved by a registered Professional Engineer for proper on-site drainage which might b construction and, at proposed driveway access points, for the need and sizing of roadside culverts, including ne Following construction completion, the Engineer shall certify to the County that the builder has complied with the

Does it mean that one of our engineers needs to review the site plan as well and that we need an engineer stamped site plan?

Thanks!

Best regards,

*Judy Espinoza*

**Judy Espinoza**  
Administrative Technician I



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