

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**MEMORANDUM**

**Date:** April 13, 2021

**To:** Board of County Commissioners  
Stan VanderWerf, Chair

**From:** John Green, Planner II  
Gilbert LaForce, Engineer III

**Through:** Craig Dossey, Executive Director

**Subject:** Authorization for Pre-Development Site Grading (EGP-21-002)

**Summary:** A request by Winsome, LLC, for the Board of County Commissioners to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 340.31 acre proposed Winsome Filing No. 2 final plat in advance of approval of the final plat. The properties are located at the northwest corner of the Hodgen Road and Meridian Road intersection.

Section 6.2.6.B.1, of the El Paso County Land Development Code (2019), requires Board of County Commissioner approval for the pre-development site grading in conjunction with approval of a preliminary plan. The Winsome Preliminary Plan was approved by the Board of County Commissioners on July 9, 2019. The approval did not include approval of pre-development site grading. The applicant has requested a stand-alone request for pre-development site grading approval to allow the applicant to begin rough site grading.

The applicant will be required to secure approvals of the associated Erosion and Stormwater Quality Control Permit (ESQCP), grading and erosion control plan, and financial assurance estimate. The applicant is also required to provide Pre-Development Site Grading Acknowledgement and Right of Access Forms, a stormwater management plan, and financial assurance to secure performance of the grading and erosion control in accordance with the requirements of the El Paso County Engineering Criteria Manual (2019).

**Recommendation:**

Should the Board of County Commissioners approve this request for pre-development site grading, staff recommends inclusion of the following conditions:

**RECOMMENDED CONDITIONS OF APPROVAL**

1. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
2. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
3. Grading activities shall not occur until the applicant has secured all applicable federal, state, and County permits.

**Attachments:**

Vicinity Map  
Letter of Intent  
Board of County Commissioner Resolution