

Responses to Comments

- **Black Forest Fire Protection District:**

- Applicants shall demonstrate full compliance and conformance with El Paso County's adopted Land Development Code (LDC), Engineering Criteria Manual (ECM), adopted International Fire Code (IFC), and all other adopted codes, provisions, or statutes that impact fire safety to include access/egress, water supply, hardening of structures, addressing, fire protection systems, etc. The applicant shall submit a comprehensive fire protection report from a qualified fire protection engineer that is licensed as a Professional Engineer (PE) by the Colorado State Board of Registration for Professional Engineers to demonstrate conformance to all requirements. Furthermore, the District does not support any waivers or variances that negatively impact any fire safety provisions including access/egress, water supply, hardening of structures, addressing, fire protection systems, etc.

Noted. Will be addressed at the time of Minor Subdivision application.

- **Pikes Peak Regional Building Department:**

- Enumerations has no comment regarding the rezone. The home and garage that were on the property prior, were destroyed in the Black Forest Fire in 2013. Wrecking permits for both have been issued by Regional Building.

Noted.

- Note: Proposed to be subdivided into 2 lots. If the proposed development to split the lots has been distributed, Enumerations has not received this proposal. Please provide this information to Enumerations so that separate addressing can be assigned.

The minor subdivision application is forthcoming.

- **EPC Parks Department:**

- County Parks requests trail easements where development projects impact proposed County trails. As it pertains to the future minor subdivision application, the County will request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

Noted. The 25' trail easement has been added to the plat.

- **Letter of Intent:**

- These two lots totaled is more than 6.02 acres, please revise.

Lot acreage has been updated.

- Per the assessor's site, this parcel is 6.02 acres, please revise.

The assessor's website is incorrect. There have been recorded quitclaim deeds altering the boundaries of the parcel that have not been reflected on the assessor's

website. Copies of the recorded quit claim deeds have been included with the resubmission.

- **Rezone Map:**

- Existing easements need to be depicted on map.
Easements have been added.
- Assessor's site does not include the road as a part of the parcel, please revise.
Revised.
- Lot configuration does not match our records, please revise, if correct please have a surveyor stamp and sign off on this.
The assessor's website is incorrect. There have been recorded quitclaim deeds altering the boundaries of the parcel that have not been reflected on the assessor's website. Copies of the recorded quit claim deeds have been included with the resubmission, along with surveyor's stamp.
- PCD File # P241
File Number has been added.