



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ALBUQUERQUE DISTRICT
SOUTHERN COLORADO REGULATORY BRANCH
201 WEST 8TH STREET, SUITE 350
PUEBLO, COLORADO 81003

October 16, 2020

Regulatory Division

SUBJECT: No Permit Required – Action No. SPA-2020-00156-RDS
Grandwood Ranch Development

Ms. Courtney Marne
ERO Resources
1842 Clarkson Street
Denver, CO 80218

Dear Ms. Marne:

I am writing this letter in response to your request for a determination of Department of the Army permit requirements for the proposed Grandwood Ranch Development located at approximately 39.0801°, -104.8218° in El Paso County, Colorado. The work, as described in your letter, will involve the construction of a residential subdivision on an approximately 147.42-acre parcel north of the intersection of Higby Road and Colonial Park Drive in Monument, Colorado. We have assigned Action No. SPA-2020-00156-RDS to this project. Please reference this number in all future correspondence concerning the project.

Based on the information provided, we have determined that a Department of the Army permit is not required since the project activity does not involve a discharge of dredged or fill material into waters of the U.S. Please note that the subject property may contain jurisdictional waters of the U.S., as identified in your letter dated June 29, 2020, but an official determination of the Corps' jurisdiction (i.e., approved jurisdictional determination) was not required for this project since the work appears to avoid all potential jurisdictional areas.

Please also note that a Corps permit decision does not constitute approval of project design features, nor does it imply that the construction is adequate for its intended purpose. Additionally, a Corps permit decision does not authorize any injury to property or invasion of rights or any infringement of federal, state, or local laws or regulations. The responsible party and/or any contractors acting on behalf of the responsible party must possess the authority and any other approvals required by law, including property rights, in order to undertake the proposed work.

This determination applies only to this project. Other project proposals require a new determination. If your plans change, please contact our office for a reevaluation of permit requirements.

If you have any questions or need any further assistance from our office, please contact me at (719) 744-9379 or by e-mail at Joshua.G.Carpenter@usace.army.mil. At your convenience, please complete a Customer Service Survey on-line available at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey.

Sincerely,

Joshua G. Carpenter
Senior Project Manager