



## REAL ESTATE SERVICES

September 21, 2018

El Paso County Development Services Department  
Attn: Gabe Sevigny, Planner II – Project Manager  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Subdivision Exemption Request – EA1898  
Rock Creek Canyon – Snell Parcel Acquisition

### RESPONSE TO REVIEW BY EPC

Dear Mr. Sevigny:

In response to your letter dated August 28, 2018, please find the below responses and corresponding attachments addressing each of the comments from El Paso County's 1<sup>st</sup> Review of the above named project.

#### CURRENT PLANNING

- See Redlines concerning application an plat exemption  
*Response: The Application Form has been revised with the owner information corrected).*
- See Redlines concerning application an plat exemption  
*Response: The Exemption Plat has been revised according to the redlines provided by El Paso County "EPC".*
- A driveway Access waiver will need to be obtained.  
*Response: We respectfully disagree with the need for a driveway access waiver to be provided. The 20' permanent ingress/egress easement secures legal access for ingress, egress, maintenance and emergency access into the open space, not public access. The ingress/egress easement follows a portion of Mr. and Mrs. Snell's driveway, an existing driveway, before bifurcating and then follows an unimproved landscape that is assessable primarily via foot.*
- Please consider naming to something more particular to the area the open space is located.  
*Response: The title has been updated*
- Provide documentation showing an ingress/egress easement to the nearest public road.

Voicemail was left, but this is a required document for the current house. If you wish to appeal this decision there is a \$887 processing fee and it is appealed to the BoCC.

*Response: The Title Commitment Number 55051198, provided with the application and prepared by Land Title Guarantee Company, commits to insure the conveyance of the legal description of the subject parcel along with the following:*

**PARCEL C:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC ROADWAY KNOWN AS ROCK CREEK CANYON ROAD AS CREATED BY DEED RECORDED OCTOBER 29, 1964 IN BOOK 2041 AT PAGE 767, AND BY DECLARATION OF MUTUAL GRANTS OF EASEMENTS RECORDED MARCH 23, 1982 IN BOOK 3545 AT PAGE 155.**

*All documents referenced above have been provided with the Title Commitment in the application.*

- If you are wanting to record the plat it will require the changes to the signature blocks, if you are wanting to deposit only, then the changes to the title and the engineer comments need to be addressed, and the county signature blocks can be removed. You can speak to the surveyor about the deposit process.

*Response: The City of Colorado Springs is seeking to deposit the plat only. Applicable changes as requested have been made to accommodate the deposit.*

- Comments in Green are from the Project Manager, comments in blue are from the engineer.

*Response: Acknowledged*

- Informational notes:

*Response: The plat will be deposited. Refer to comments above for additional information*

## **ENGINEERING DEPARTMENT**

Engineering comments have been provided on the following documents, which will be uploaded by the project manager: -Subdivision Exemption Plat

*Response: The Exemption Plat has been revised according to the redlines provided by EPC.*

## **COLORADO SPRINGS UTILITIES**

I have one question per the plat that you submitted and the comment came for are Land Base Service group if you need to clarify please contact Rick Brewster at 719-668-8334 thanks Al 1.) In the title of the plat its not the City Of Colorado Springs and that would need to be changed.

*Response: The Exemption Plat title has been revised*

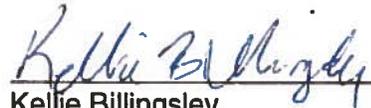
**PIKES PEAK REGIONAL BUILDING DEPARTMENT**

Regarding a request for approval of a subdivision exemption plat at 1725 Rock Creek Canyon Rd. , Enumerations has the following comments: 1. The address of the existing residence (1725 Rock Creek Canyon Rd.) will not change with this plat. If any addresses are needed for the newly created parcel, the developer should contact Enumerations prior to recording this exemption plat so that an address can be placed on the mylar. Floodplain has no comment or objection Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: pprbd.org

*Response: The City does not wish to request an address for the parcel being acquired.*

Thank you for your review. Should you have any further questions regarding the Project, please contact David Deitemeyer, Project Manager, at (719) 385-6515 or by email at [ddeitemeyer@springsgov.com](mailto:ddeitemeyer@springsgov.com). For questions regarding the acquisition, please contact Kellie Billingsley at (719) 385-5611 or by email at [kbillingsley@springsgov.com](mailto:kbillingsley@springsgov.com).

Sincerely,

  
\_\_\_\_\_  
Kellie Billingsley  
Real Estate Specialist II

  
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David Deitemeyer  
Project Manager