

May 17, 2019

La Plata Communities, LLC
1755 Telstar, Suite 211
Colorado Springs, Colorado 80920

Subject: Geologic Hazards Exemption
Cordera CN-2 and CN-3
Old Ranch Road and Powers Boulevard
Colorado Springs, Colorado
Project No. CS19102-105

This letter is supplemental to the attached application for geologic hazard waiver and discusses our opinion that the planned development qualifies as exempt from a geologic hazards study.

We understand a property can be considered exempt from geologic hazards and the associated geologic hazards study when the property meets one of the two criteria listed below:

1. Master plans, development plans, or subdivision plats for which geologic hazard reports have been previously prepared and reviewed and which are still considered to be relevant.
2. Development proposals west of Interstate Highway 25 which exhibit none of the following characteristics:
 - a. Slopes (existing or proposed) exceeding thirty-three percent (33%) or which are otherwise unstable or potentially unstable.
 - b. Underground mining or subsidence activity.
 - c. A history of a landfill or uncontrolled or undocumented fill activity.

A representative from CTL|Thompson, Inc. visited the site on May 7, 2019 to observe existing conditions within the property. We reviewed mapping of "Potential Areas of Landslide Susceptibility in Colorado Springs, El Paso County, Colorado" (2003) by Jonathan L. White and T.C. Wait of the Colorado Geological Survey. Mapping indicated some areas designated as susceptible to landslides are located within the bounds of the sites (CN-2 and CN-3), however; we anticipate these areas are likely located in designated open space areas. City of Colorado Springs GIS mapping indicates the property is not located within the hillside overlay district. The property does not exhibit slopes that exceed thirty-three percent and is not located in an area known to contain underground mining or landfilling.



In our opinion, the portion of the Cordera Subdivision named CN-2 and CN-3 qualifies as exempt from the specified geologic hazards and associated geologic hazards study.

CTL|THOMPSON, INC.

Patrick Foley, EIT
Staff Engineer



Timothy A. Mitchell, P. E.
Division Manager

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(3 copies sent)

Via e-mail: Amendoza@laplatallc.com



APPLICATION FORM FOR GEOLOGIC HAZARD WAIVER

Applicant: La Plata Communities, LLC Telephone 719-867-2249
Address: 1755 Telstar Drive, Suite 211 Zip Code 80920 Email amendoza@laplatallc.com
Premises Involved: Cordera CN-2 and CN-3
Tax Schedule Number: Portions of 6227100007 and 6200000667

In accordance with the Geologic Hazard Ordinance 7.4.501, City Planning, in consultation with written approval of the City Engineer, may waive the requirement for the submittal of a Geologic Hazard Study on a property that is not otherwise excluded or exempted from the provisions of this part for the following:

- 1. Master plans, development plans, or subdivision plats for which geologic hazard reports have been previously prepared and reviewed and which are still considered to be relevant.
2. Development proposals west of Interstate Highway 25 which exhibit none of the following characteristics:
a. Slopes (existing or proposed) exceeding thirty three percent (33%) or which are otherwise unstable or potentially unstable.
b. Underground mining or subsidence activity.
c. A history of a landfill or uncontrolled or undocumented fill activity.

A letter shall accompany this application that states that the project meets the above noted criteria, and is prepared by a professional geologist or professional geotechnical engineer, who is qualified in accord with section 7.4.504.

A completed waiver request will be reviewed within a 3 day time period.

Professional Geologist / Professional Geotechnical Engineer Acknowledgment:

I hereby formally request that the development at Cordera CN-2 and CN-3 be exempted from the requirement to submit a Geologic Hazard Study on the basis that review and on-site observation of the project has confirmed that all of the above referenced exemption criteria have been met. I hereby attest that I am a:

X Professional Geologist / Professional Geotechnical Engineer as defined by section 7.4.504

Submitted for and on behalf of La Plata Communities, LLC

Submitted by Timothy A. Mitchell, P.E. Date May 17, 2019

City Engineering: City Planning:

Date: Date: