

December 2018

Len Kendall  
Planner I  
El Paso County Planning and Community Development Department

RE: CS-184 Tamlin Road Rezone

Dear Mr. Kendall,

This letter responds to your MDT Letter dated 10/3/18. Our responses are provided in red below.

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Engineering Department**

Engineering comments have been added to the Letter of Intent.

- Comments received and addressed in Letter of Intent.

**COLORADO SPRINGS PLANNING & COMMUNITY DEVELOPMENT**

The Colorado Springs Comprehensive Planning Division suggests insufficient information on service availability has been provided upon which to base a comment. At a minimum the recommended rezoning should be supported by urban services including central water, wastewater and structural fire protection. It is unclear whether the property does or does not have immediate and clear access to these services. In any case, the City also prefers that significant developing commercial property in smaller enclaves within the City be annexed, thereby not resulting in sales and property tax revenues that will otherwise be lost to any general-purpose local government.

- Noted, services will be further assessed with subsequent plans.

**FALCON FIRE PROTECTION DISTRICT**

Falcon Fire has no objections with this rezone request.

- Noted, no objection.

**ELPASO COUNTY COUNTY ATTORNEY'S OFFICE**

No comments from County Attorney's Office at this time.

- Noted, no comment.

**MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA. There are existing

MVEA facilities near this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

MVEA has no objection to the rezone of this 16.5 acre parcel to CS (Commercial Services). If additional information is required, please contact our office at (719) 495-2283.

- **Noted, no objection.**

#### **COLORADO SPRINGS UTILITIES**

Len, CSU has finished their review of the subject application and has no action items. Approval is recommended. Let me know if you need anything further from me. Thanks – Ryne

- **Noted, no action items and recommended approval.**

#### **CHEROKEE METRO DISTRICT**

No comments except to mention that the letter of intent inaccurately stated that the water storage tank belongs to Woodmen Hills when in fact the tank belongs to the Cherokee Metropolitan District.

- **Letter of Intent has been revised.**

#### **ELPASO COUNTY ENVIRONMENTAL SERVICES**

Environmental has no comment.

- **Noted, no comment.**

#### **COLORADO SPRINGS AIRPORT ADVISORY COMMISSION**

*Airport staff recommends **no objection** with the following conditions:*

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property.
  - If use of equipment (permanent or temporary) will exceed 120 feet above ground level in height at this site, the applicant must file Federal Aviation Administration (FAA) Form 7460-1 “Notice of Proposed Construction or Alteration” for the equipment and provide FAA documentation to the Airport before approval of a Development Plan.
  - More information about the airspace evaluation submittal process is available on the FAA’s Obstruction Evaluation/Airport Airspace Analysis website:  
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- **Avigation Easement Note has been added, other items noted.**

#### **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

Regarding a request for approval of a rezone for Tamlin Road Storage, Enumerations and Floodplain have 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

- **Noted, no comment or objection.**