

Judith Espinoza

From: kent lersch <kentlersch@kirellahomes.com>
Sent: Tuesday, November 24, 2020 12:22 PM
To: Judith Espinoza
Cc: Elizabeth Nijkamp; Brian and Julia; Jeff Rice
Subject: Re: 18755 Rockbrook Zoning Review Comments (SFD201631)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Judy,

Thanks for looking into that for us. Jeff sent us an email yesterday letting us know that a foundation would be allowed on this property. I will be uploading the revised site plan shortly, for your review, with the two corrections- no structure within 20' of the no-build line and an engineer stamp.

Thanks! -Kent

On Tue, Nov 24, 2020 at 12:17 PM Judith Espinoza <JudithEspinoza@elpasoco.com> wrote:

Hi Kent,

The plats are identical and we are both using the most recent recorded plat on file for the property. The recording number is identical for the plat noted in the email trail below and the plat that our department has on file (Reception Number 219714293). Plat note 20 reads the same for both as follows:

Plat note 20 from 014293:

20.) SHALLOW BEDROCK IS A GEOLOGIC CONSTRAINT AT THIS LOCATION. AS LONG AS A SHALLOW FOUNDATION AND NO RESIDENCE, THE ENGINEERING CONSTRAINTS ASSOCIATED WITH THE SHALLOW BEDROCK CAN LARGELY BE AVOIDED. A SIT PROPOSED STRUCTURES WILL BE REQUIRED.

Plat note 20 from 14293:

20.) SHALLOW BEDROCK IS A GEOLOGIC CONSTRAINT AT THIS LOCATION. AS LONG AS A SHALLOW FOUNDATION AND RESIDENCE, THE ENGINEERING CONSTRAINTS ASSOCIATED WITH THE SHALLOW BEDROCK CAN LARGELY BE AVOIDED. A PROPOSED STRUCTURES WILL BE REQUIRED.

Our engineering staff is looking into this matter and will get back to us upon their review of the file and the original approval file.

Thank you.

Best regards,

Judy Espinoza

Judy Espinoza

Administrative Technician I

El Paso County Planning & Community Development
2880 International Circle Ste 110
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
(719) 520-6300 (Main)

(719) 520-6318 (Direct)

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EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN! For status updates please visit <https://elpaso-hlplanning.hub.arcgis.com/>

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: kent lersch <kentlersch@kirellahomes.com>

Sent: Monday, November 23, 2020 12:21 PM

To: Judith Espinoza <JudithEspinoza@elpasoco.com>

Cc: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>; Brian and Julia <coloradobaxters@gmail.com>

Subject: Fwd: 18755 Rockbrook Zoning Review Comments (SFD201631)

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Hi Judith,

Please see the email from the property owners at 18755 Rockbrook Rd. Can you please confirm that we are all using the most recent, recorded plat, for this property?

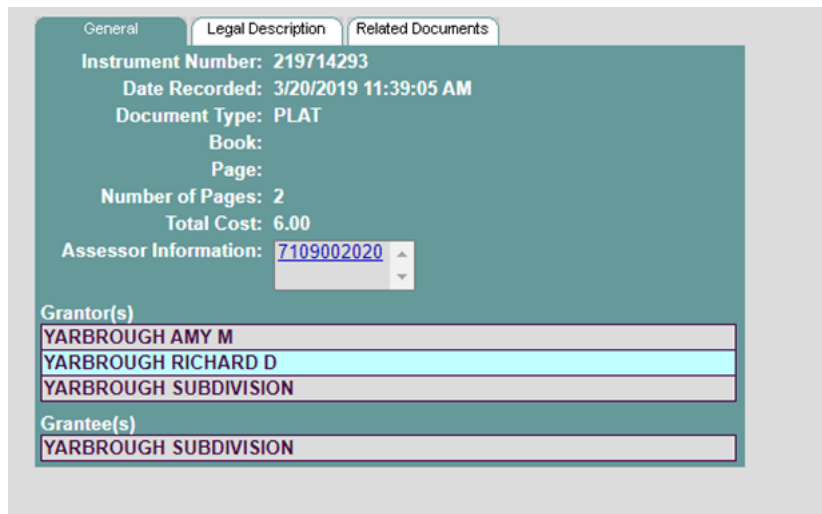
Thanks! -Kent

----- Forwarded message -----

From: **Brian and Julia** <coloradobaxters@gmail.com>
Date: Mon, Nov 23, 2020 at 12:12 PM
Subject: Re: 18755 Rockbrook Zoning Review Comments (SFD201631)
To: kent lersch <kentlersch@kirellahomes.com>

Hi Kent,

I was reviewing the information and wondered if the county is referencing an old plat. From what I have found, through searching, the previous owners recorded a new plat on 03/20/2019 (screenshot below) and it is recorded under phase: 014293. The plat referenced in the email from the county is referenced as 14293 (not sure if the 0 makes any difference). The notes they referenced do not match the new plat. I have attached the Yarbrough subdivision plat that I believe was recorded on 3/20/2019 which makes no reference to the bedrock or shallow foundation. I am not sure if this is helpful at all but if they are referencing an old plat then their objections to a basement are unfounded.



General	Legal Description	Related Documents
1: Subdivision		
Subdivision: YARBROUGH SUBDIVISION		
Phase: 014293		

----- Forwarded message -----

From: **Judith Espinoza** <JudithEspinoza@elpasoco.com>

Date: Thu, Nov 19, 2020 at 2:50 PM

Subject: RE: 18755 Rockbrook Zoning Review Comments (SFD201631)

To: kent lersch <kentlersch@kirellahomes.com>

Cc: Kevin O'Leary <kevin@lwalandsurveying.com>, Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>, Jeff Rice <JeffRice@elpasoco.com>

Kent,

Regarding Plat Note #17, it appears the submitted plot/site plan depicts the foundation of the proposed residential structure. The dimensional setback measurements 15'-10" and 13'-10" from the "no build" area to the structure depicted on the disapproved plot/site plan were based off the scale provided on the plot/site plan. Depict and denote the dimensional setback measurement from the closest point of the structure to the "no-build" area which shows the foundation outside the 20' setback to scale on resubmitted engineered stamped plot/site plan. Enclosed for your reference is the current Land Development Code for Section 5.4.3.(E) Projections into Setbacks. This should address your concerns regarding roof overhangs.

Regarding Note #20, I've copied our staff engineer manager, Elizabeth Nijkamp, in this email for review/comment as to whether the engineer soils report and engineered, basement, foundation design enclosures meet plat note requirements.

Elizabeth: Jeff Rice took a quick look at Plat 14293, and submitted BDA plot/site plan and architectural plan with me for this proposed residential build and concurred that the proposed architectural lower level plan and elevation plans did not satisfy requirements for plat note 20. Reference BDA Plan Set R137005, EDARP File SFD201631.

Kent, you will still need to resubmit, however, please wait until we get back with you regarding plat note 20. Please note that your resubmitted plan set will be reviewed by one of our staff engineers for comment and review approval.

Please let me know if I can be of further assistance.

Thank you,

Best regards,

Judy Espinoza

Judy Espinoza
Administrative Technician I

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