

# SUBMITTAL REQUIREMENTS

## Rezone

NEW DOC



Project Name:

CORDERO REZONE

Date:

2/29/2016

Tax Schedule Number (s):

34000-00-378

Fees:

\$3,537.00

File #: P

Department or Agency

DESCRIPTION

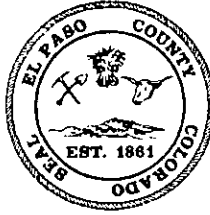
		Project Manager	Engineering Division	Sheriff's Department	Health Department	Parks Department	Pike's Peak Regional Building	MVEA	Ellicott Fire Protection District	Ellicott School District No. 22	UBSCGWMD	El Paso County Conservation District	El Paso County Conservation District	Ellicott Metropolitan District
Application Fee		1												
Application/Petition Form	✓	1	1	1	1	1	1	1	1	1	1	1	1	1
Letter of Intent	✓	1	1	1	1	1	1	1	1	1	1	1	1	1
Vicinity Map	✓	1	1	1	1	1	1	1	1	1	1	1	1	1
Zoning Map 17" x 11"		1	1	1	1	1	1	1	1	1	1	1	1	1
Legal Description (and on disk or email)	✓	1	1	1	1	1	1	1	1	1	1	1	1	1
Mineral Rights Certification	✓	1												
Title Ownership and Encumbrance Statement	✓	1	1											
Adjacent Property Owner Notification	✓	1												

TOTAL

1
13
13
13
13
13
1
2
1

MINOR SUBDIVISION  
\$ 4,537.00

\*\* May be waived by ECM Administrator



NEW DOC



**EL PASO COUNTY**  
**LAND USE DEPARTMENT**

27 EAST VERMIJO  
COLORADO SPRINGS, COLORADO 80903

November 30, 1979

Edward H. Spillman  
Carol L. Spillman  
RR #2  
Calhan, CO 80808

RE: Zone Change Request & Minor Subdivision Request

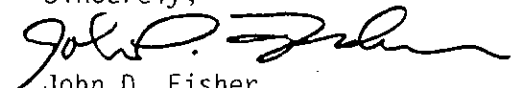
Dear Mr. & Mrs. Spillman:

This letter is to inform you that your request for a zone change approval and approval of a minor subdivision was heard and approved by the Board of County Commissioners on November 29, 1979. The zone change had no conditions, but the following conditions were attached to the subdivision approval:

1. That park fees of \$100 and school fees of \$22.50 be paid prior to final recording.
2. That the following note be added to the plat: "No basements or other underground structures which require a building permit shall be installed or constructed on this property unless flood-proofed".
3. That a note be added to the plat: "Reports and evidence regarding soils, geology, water, sanitation, and wildfire hazards on this site are on file in the El Paso County Land Use Department".
4. That a note be added to the plat: "Well permits for individual domestic wells must be obtained from the Colorado State Engineer who by state law has the authority to set requirements for the issuance of permits".
5. That a note be added to the plat: "No additional driveways shall be installed prior to contacting the El Paso County Department of Transportation".
6. That a note be added to the plat: "Any change of historic drainage flows created by the installation of driveways shall be corrected to the satisfaction of the El Paso County Department of Transportation at the expense and responsibility of the individual lot owner".

If you have questions, or require further assistance, please call 471-5742.

Sincerely,

  
John D. Fisher  
Assistant Land Use Administrator

JDF/bg

cc: United Planning & Engineering

NIELLICOTT HWY

A-35

BUNNY VW

MS 82 005  
782 012

MUHE SUB VACATION AND REPLAT OF LOT 1

MUHE SUB

A-5

VR 84 002

A-5

MCDANIELS RD

A-5

ALPHA AND OMEGA

BRIARGATE SUB FIL NO 14  
LANGNESS WILDERNESS

A-5

LANGNESS WILDERNESS  
PPGA (Pikes Peak Geospatial Alliance)

RR-5

93 / 628  
BK 3653  
Pg 850

Commissioner Herzberger moved adoption of the following Resolution:

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION NO. 82-336, Land Use-176

WHEREAS, Robert Muhe did file a petition with the Land Use Department of El Paso County on or about May 7, 1982 to rezone the herein described property in El Paso County from Unzoned to A-2 (Agricultural) Zone District; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 21, 1982, upon which date the Planning Commission did by formal resolution recommend approval of the subject rezoning application; and

WHEREAS, a public hearing was held by this Board on October 14, 1982; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Land Use Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested parties were heard at those hearings.
3. That the proposed zoning is in compliance with the recommendations set forth in the master plan for the unincorporated area of the county.
4. That the proposed land use will be compatible with existing and permitted land uses in all directions.

Resolution No. 82-336, Land Use-176

Page 2

5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
6. That for the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.
7. That changing conditions clearly require amendment to the Zoning Resolutions.

NOW, THEREFORE, BE IT RESOLVED that the petition of Robert Muhe for a zone change from Unzoned to A-2 (Agricultural) Zone District for the following described unincorporated area of El Paso County be approved:

A portion of the Northwest one quarter, Section 6, Township 14 South, Range 62 West, of the 6th P.M., described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 6; thence N00°00'00"E along the West line of Section 6, 266.52'; thence N88°40'32"E, 30.00' to a point on the East right of way line of Ellicott Highway, being the point of beginning; thence N000°00'00"E along the East right of way line of the Ellicott Highway, 244.00'; thence N88°40'32"E, 17.46'; thence N40°24'14"E, 359.86'; thence N88°40'32"E, 1,492.75'; thence S00°46'45"E, 512.65'; thence S38°40'32"W, 1,750.53' to the point of beginning, and containing 19.73 acres.

BE IT FURTHER RESOLVED that the record of the El Paso County Planning Commission is adopted.

DONE THIS 14th day of October, 1982, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By

  
Chairman



EL PASO COUNTY  
**LAND USE DEPARTMENT**

27 EAST VERMIJO  
COLORADO SPRINGS, COLORADO 80903

July 30, 1982

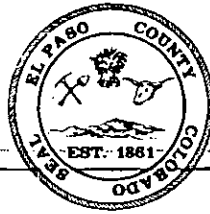
Mr. Robert R. Muhe  
Route 2  
Calhan, Colorado 80808

Dear Mr. Muhe:

This is to inform you of the action of the Board of County Commissioners on your requests, listed below:

1. Your zone change request for the A-2 (Agricultural) was tabled by the Board until the Mineral Extraction Plan is approved.
2. The vacation of right-of-way was approved with the following conditions:
  - a. That the vacated rights-of-way be apportioned to the abutting property owners as prescribed by State Statute.
  - b. That the vacation map be recorded with the Commissioners' Resolution.
3. Your request for the Muhe Minor Subdivision was approved with the following conditions:
  - a. That the \$100 park and \$50 school fees be paid prior to plat recording.
  - b. That the matter of the non-descriptive easements granted Mountain View Electric and El Paso County Mutual Telephone Co. be resolved prior to plat recording.

OK



EL PASO COUNTY  
**LAND USE DEPARTMENT**

27 EAST VERMIJO  
COLORADO SPRINGS, COLORADO 80903

April 13, 1984

United Planning & Engineering  
Attention: Mr. Philip L. Brown  
3730 Sinton Road  
Colorado Springs, Colorado 80907

Dear Philip:

This is to inform you that the request to vacate and replat Lot 1 of Muhe Subdivision and the requested waivers:

1. Section 42, B. which requires submittal of a Preliminary Plan and related reports;
2. Section 42, C. 3. f. which requires a Drainage Plan;
3. Section 43.2, C. 3. a. which requires each lot have a minimum of thirty (30) feet of frontage on a dedicated County maintained road.

were heard and approved by the Board of County Commissioners on April 12, 1984.

The following conditions were placed upon this approval:

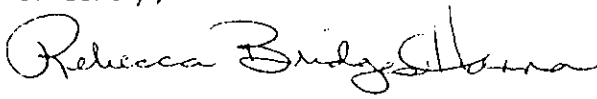
1. That park fees of \$100 and school fees of \$50 are paid prior to final plat recording.
2. That the applicant submit a vacation/replat map indicating the existing and proposed lot configurations to the Land Use Department.
3. That a plat notation be included that indicates no sewage disposal systems shall be located in the flood plain area.
4. That a plat notation be included that all foundations be located and designed by a Professional Engineer currently registered in the State of Colorado.

United Planning & Engineering  
April 13, 1984  
Page 2

Please contact this office regarding recording fees.

If I can be of any further assistance, please contact me at 471-5742.

Sincerely,

A handwritten signature in cursive script, reading "Rebecca Bridges-Hanna".

Rebecca Bridges-Hanna  
Associate Planner

cc: Mr. Robert Muhe  
17880 Highway 94  
Colorado Springs, Colorado 80909





EL PASO COUNTY

**LAND USE DEPARTMENT**

27 EAST VERMIJO

COLORADO SPRINGS, COLORADO 80903

October 18, 1982

Mr. Robert R. Muhe  
Route 2  
Calhan, Colorado 80808

Dear Mr. Muhe:

This is to inform you that your request for the A-2 (Agricultural) District zone change, continued from the July 29, 1982, Board of County Commissioners meeting, was heard and approved by the Commissioners on October 14, 1982.

If I can be of any further assistance, please contact me at 471-5742.

Sincerely,

Kenneth G. Rowberg  
Planner II

cc: Mr. Oliver E. Watts  
300 Garden of the Gods Road  
Colorado Springs, Colorado 80907

Mr. Frederic M. Wise  
305 South Cascade  
Colorado Springs, Colorado 80903

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

COLORADO WATER RESOURCES  
STATE ENGINEER  
1313 SHERMAN ST. ROOM 818  
DENVER, CO. 80203



9590 9403 0910 5223 2641 04

## 2. Article Number (Transfer from service label)

7014 1820 0001 0242 1333

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

Received

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

JAN 09 2017

## C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

February 1, 2017

Raimere Fitzpatrick  
El Paso County  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Location:**  
SE¼ NE¼ Section 1,  
T14S, R63W of the 6<sup>th</sup> P.M.  
38.8628, -104.39

**Subject: Cordero Minor Subdivision – Final Plat**  
**File Number MS-17-001; El Paso County, CO; CGS Unique No. EP-17-0028**

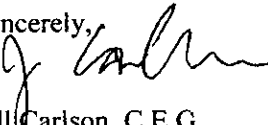
Dear Mr. Fitzpatrick:

Colorado Geological Survey has reviewed the Cordero Minor Subdivision final plat referral. I understand the applicant proposes two lots on a 35.55-acre parcel located at 2020 N. Ellicott Highway, Calhan. Both proposed lots contain existing homes, and the applicant's Letter of Intent (October 21, 2016) states that no additional structures are currently planned.

The site does not contain steep slopes, is not undermined, and does not contain, nor is it exposed to, any geologic hazards that would preclude the existing and proposed residential use and density. CGS therefore has no objection to approval of the two-lot subdivision as proposed.

**Setback from drainage.** An intermittent drainage and a sand wash traverse the eastern portion of proposed Lot 1, east of the existing Lot 1 building location. No flood hazard zone has been designated for this drainage. Future improvements on proposed Lot 1 should be set back as far as possible from the drainage to minimize risks associated not just with flooding but also erosion and deposition.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,  
  
Jill Carlson, C.E.G.  
Engineering Geologist

RECEIVED      VERSION

FEB 01 2017      1

2/27/2017

Angel Emilio Cordero, Jr.  
2020 N. Ellicott Highway  
Calhan, CO 80808

Dear El Paso County Planning and Community Development Department:

Subject: Cordero Minor Subdivision – Final Plat – (MS-17-001)

**Please find below my reply to the comments provided by the various departments reference the Cordero Minor Subdivision (MS-17-001).**

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

### **Planning**

Provide clarification regarding the closure of Bunny View and the use of the new easement relative to the existing mobile home park.

**Response:** Bunny View as a private road is no longer in existence; it has been replaced with an easement filed with the Clerk and Recorder, El Paso County, Colorado, on 17 March 2016 at Reception No. 216027142. I have included a copy of the Ingress Egress Easement Agreement along with the corresponding exhibits. Additionally, access to and from the mobile home park is via the new Ingress Egress Easement Agreement.

### **Engineering Division**

#### Minor Subdivision:

The proposed plat doesn't show an existing or proposed easement for Bunny View. It appears as though this is the only access to the 8 mobile homes north of this site. Please confirm there is an easement in this location, or provide one.

**Response:** Bunny View as a private road is no longer in existence; it has been replaced with an easement filed with the Clerk and Recorder, El Paso County, Colorado, on 17 March 2016 at Reception No. 216027142. I have included a copy of the Ingress Egress Easement Agreement along with the corresponding exhibits. Additionally, access to and from the mobile home park is via the new Ingress Egress Easement Agreement and a North to South access road which was created by the owners of the mobile home park. Betina Tacoronte f/k/a Betina S. Parker and Cleveland Tadiarca, with an address of 2202 Ellicott Highway N., Calhan, CO 80808 are also the owners of the mobile home park. I have included a PowerPoint slide depicting the above references.

## **EL PASO COUNTY PUBLIC HEALTH DEPARTMENT**

A search of the EPCPH records for any existing OWTS for 2020 N Ellicott Hwy yielded one OWTS system serving two dwellings. Please note that all components of an OWTS must be on the same lot as the structure it serves. If there is indeed one OWTS system serving two dwellings a new OWTS will be required for the one dwelling not located on

the lot with the remaining OWTS. A permit for the new OWTS will be required, and work complete prior to EPCPH recommending approval.

**Response:** The OWTS which has been attributed to 2020 N Ellicott Hwy is incorrect. I contacted the Health Department and was provided with the attached Septic permits, one for each dwelling. The permit numbers are as follows:

1. CG146: 2020 N Ellicott Hwy
2. 0553T: 2030 N Ellicott Hwy (previously known as 23680 Bunny View)

## **EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT**

### **Parks**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.

**Response:** I would be willing to designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway in lieu of \$814 for regional park purposes.

## **COLORADO STATE WATER ENGINEER'S OFFICE**

### **Source of Water Supply**

The proposed source of water is existing alluvial well, permit no. 146406 approved for 40 acres described as SW114 of NE1/4 of Section 1, Township 14 South, Range 63 West, 6th Principal Meridian. This well is approved for domestic and livestock uses. The permitted location is on proposed lot # 2. Because this well will be on proposed smaller parcel than the originally permitted 40 acres, the applicant will need to re-permit the well consistent with current permitting standards.

1. According to SEO's Policy 2011-1, due to well, permit no. 146406 being in a proposed subdivision, it is presumed to cause material injury, and a replacement plan is required before a new well permit may be issued.

**Response:** This proposed minor subdivision will not create any new dwellings which would cause material injury. I have spoken with the Board at Upper Black Squirrel Creek reference keeping the Alluvial well in place and reducing the draw from 1 acre foot to .5 acre foot. The motion was approved; the only requirement was to decrease the draw rate on the permit from 1 acre foot to .5 acre foot.

2. Well permit no. 80309-F was approved for the construction of a new well pursuant to Determination of Water Right no. 3344-BD and its Replacement Plan. The permitted location for this well is also on proposed lot #2. We do not have documentation showing that this well is not constructed.

**Response:** The well associated with Permit #:80309-F has not been constructed as the minor subdivision has yet to be approved. Once the subdivision is approved a well to service Lot #2.

3. The Water Supply Information Summary provided only proposes water supply for one single family dwelling from existing well, permit no. 146406. A source of water supply is needed for both residences. It is unclear which well on proposed lot #2 is their proposed source of water to that lot. Furthermore, it is unclear what the source of water supply is for lot #1. What is the current water supply for any existing residences?

**Response:** Lot #1 will be serviced by the existing Alluvial well, Permit # 146406, which I am currently working with Neelha Mudigonda to re-permit the current Alluvial well.

4. The applicant's letter dated October 21, 2016 states each lot once divided will have a single family home, one well, and outbuildings. The County's referral sheet states that there are two existing residences. Due to this conflicting information, it is unclear as to whether one or both proposed lots have existing residences.

**Response:** Each Lot will have one single family home on it with one well servicing each home.

Respectfully,  
Angel E Cordero Jr  
Owner  
2020 N Ellicott Hwy  
Calhan CO 80808  
(719) 425-5071

**Cordero Minor Subdivision - Final Plat, MS-17-001**  
PT SE4NE4 of Section 1, T14S, R63W, 61 P.M.  
Water Division 8, Water District 10 Upper Black Squirrel Creek GWMD

May 11, 2017

Angel Emilio Cordero, Jr.  
2020 N. Ellicott Highway  
Calhan, CO 80808

Dear Mr. Vander Horst and Mr. Fitzpatrick:

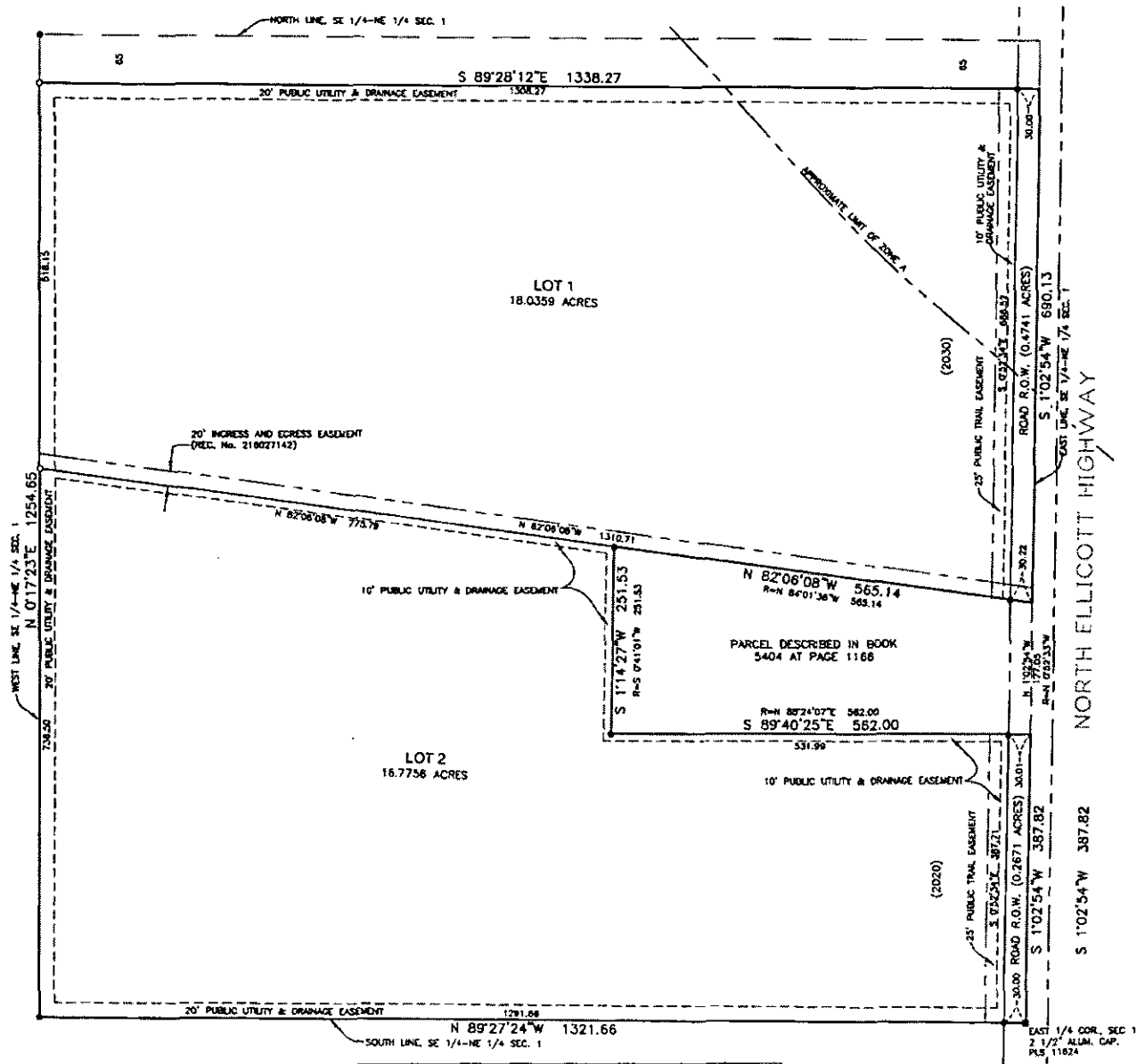
This letter is in response to the above referenced minor subdivision in order to address the water supply and lot discrepancies.

**Source of Water Supply**

The proposed source of water is existing alluvial well, permit no. 146406 approved for 40 acres described as SW1/4 of NE1/4 of Section 1, Township 14 South, Range 63 West, 6th Principal Meridian. This well is approved for domestic and livestock uses. The permitted location is on proposed lot # 2. Because this well will be on proposed smaller parcel than the originally permitted 40 acres, the applicant will need to re-permit the well consistent with current permitting standards.

**Reply:** I have submitted and been granted a re-permit for well permit #146406. On March 20, 2017 I was issued a new well permit #304886 meeting the requirements and being consistent with current permitting standards. The well associated with well permit #304886 will be located on proposed lot # 1, please see Graphic 1.0 Cordero Minor Subdivision Plat below.

**Cordero Minor Subdivision - Final Plat, MS-17-001**  
PT SE4NE4 of Section 1, T14S, R63W, 61 P.M.  
Water Division 8, Water District 10 Upper Black Squirrel Creek GWMD



Graphic 1.0 Cordero Minor Subdivision

Well permit no. 80309-F was approved for the construction of a new well pursuant to Determination of Water Right no. 3344-BD and its Replacement Plan. The permitted location for this well is also on proposed lot #2. We do not have documentation showing that this well is not constructed.

**Reply:** Well permit #80309-F will be located on lot #2 and has yet to be constructed as I am awaiting the approval of the Cordero Minor Subdivision. Once the Minor Subdivision is approved the drilling company will be contacted to construct the well.



**Cordero Minor Subdivision - Final Plat, M5-17-001**

PT SE4NE4 of Section 1, T14S, R63W, 61 P.M.

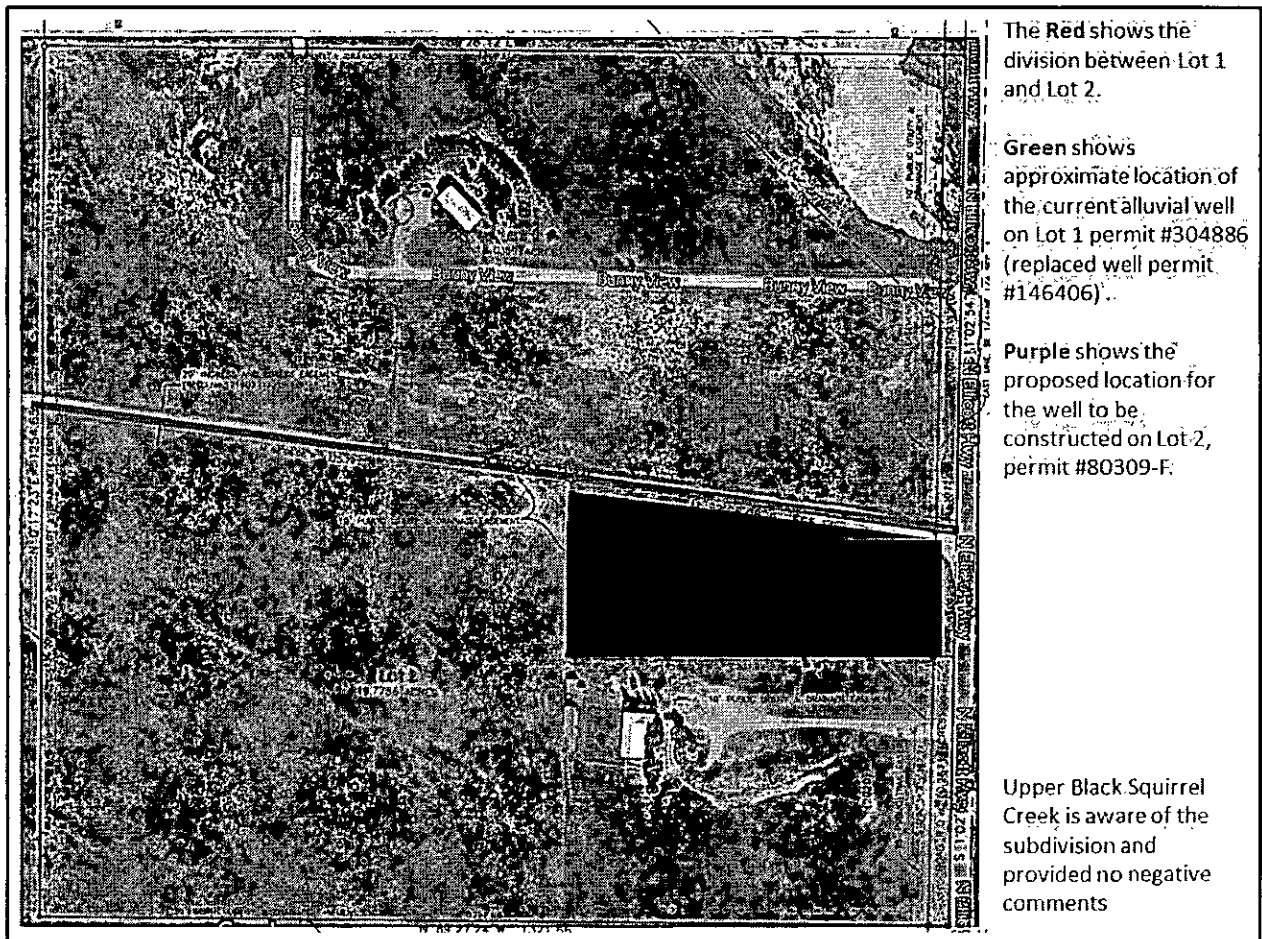
Water Division 8, Water District 10 Upper Black Squirrel Creek GWMD

The Water Supply Information Summary provided only proposes water supply for one single family dwelling from existing well. permit no. 146406. A source of water supply is needed for both residences. It is unclear which well on proposed lot #2 is their proposed source of water to that lot. Furthermore, it is unclear what the source of water supply is for lot #1. What is the current water supply for any existing residences?

**Reply:** Well permit #304886 (replaced well permit #146406) will be located on lot #1 and well permit #80309-F will be located on lot #2.

The applicant's letter dated October 21, 2016 states each lot once divided will have a single family home, one well, and outbuildings. The County's referral sheet states that there are two existing residences. Due to this conflicting information, it is unclear as to whether one or both proposed lots have existing residences.

**Reply:** Both proposed lots currently have existing residences in place. Please see Graphic 1.1 Current layout of Cordero Minor Subdivision.



Graphic 1.1 Current layout of Cordero Minor Subdivision

**Cordero Minor Subdivision - Final Plat, MS-17-001**

PT SE4NE4 of Section 1, T14S, R63W, 61 P.M.

Water Division 8, Water District 10 Upper Black Squirrel Creek GWMD

**State Engineer's Office Opinion**

This Office cannot, at this time, comment favorably on the water supply for the Minor Subdivision. Water Supply Information Summary is needed for each lot and existing residence on the property. The submittal does not describe how a well permit would be obtained for proposed lot #1. Well permit no. 146406 is not an acceptable source of water unless it is re-permitted pursuant to an approved replacement plan. Well permit no. 80309-F would be an acceptable source of water supply for lot #2 (for one residence).

**Reply:** Please see Graphic 1.1 current layout of Cordero Minor Subdivision for visual explanation of well location, lot location, and water supply location. Additionally, a re-permit application was submitted and granted for well permit #146406. On March 20, 2017 I was issued a re-permit #304886 (replacing permit #146404) meeting the requirements and being consistent with current permitting standards.

Sincerely,  
Angel E Cordero Jr  
Owner  
2020 N Ellicott Hwy  
Calhan CO 80808  
719-425-5071

# **Resubmittal, Review 2**

**Cordero Minor Subdivision  
(MS-17-1)**

June 22, 2017

**DUE: July 6, 2017**

[Raimere Fitzpatrick- Project Management/Planning  
SEO]

# SUBMITTAL REQUIREMENTS

## Minor Subdivision

Project Name:

CORDERO MINOR SUBDIVISION

Date:

2/29/2016

Tax Schedule Number (s):

34000-00-378

Fees:

\$4,537.00

File #: MS-13-XXX

Department or Agency

### DOCUMENTATION

	Project Manager	Engineering Division	County Attorney's Office	Sheriff's Department	Health Department	Parks Department	Pike's Peak Regional MUEA	Ellicott Fire Protection District	Ellicott School District No. 22	El Paso County Conservation District	El Paso County Conservation District	Colorado Metropolitan District	Colorado Geological Survey	State Engineer's Office	TOTALS
Application Fee	1														1
Application Form	✓ 1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Vicinity Map	✓ 1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Letter of Intent	✓ 1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Plat Drawings 36" x 24", folded	✓ 1	1													2
Plat Drawings 17" x 11" reductions	✓ 1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Legal description, hard copy	✓ 1	1	1	1	1	1	1	1	1	1	1	1	1	1	16
Legal description - digital text copy (not PDF)	✓ 1														1
Fire Protection Report	✓ 1														1
Colorado Geological Survey Application	* 1													1	2
Colorado Geological Survey Review Fee (Payable to CGS; check with PM for amount)*	* 1														1
Adjacent Property Owner Notification	✓ 1														1
Colorado Geological Survey Form	1													1	2
Mineral Rights Certification	✓ 1														1
Subdivision Summary	✓ 1	1		1			1								4
Water Supply Information Summary	✓ 1	1					1							1	4
Wastewater Report **	X 1	1					1		1						4
Title Commitment (updated within 30 days of submittal)	✓ 1	1		1											3
Survey Closures Sheet	✓ 1			1											2
Maintenance Agreement	X 1	1		1			1								4
Subdivision Improvement Agreement	X 1	1		1			1								4
Soils and Geology Report (modified report)	X 1	1		1										1	4

\*DSD to request waiver since no new construction is proposed

\* Will bring tomorrow. ✓

Angel Cordero - 425-5071 (C)  
556-4992 (D)

# EL PASO COUNTY



## COLORADO

COMMISSINERS:  
SALLIE CLARK (CHAIR)  
DARRYL GLENN (VICE CHAIR)

DENNIS HISEY  
PEGGY LITTLETON  
MARK WALLER

### COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 25, 2016

Raimere Fitzpatrick  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Cordero Minor Subdivision – Final Plat (MS-17-001)**

Dear Raimere,

The Planning Division of the Community Services Department has reviewed the development application for Cordero Minor Subdivision Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on February 8, 2017.

The applicant, Angel Emilio Cordero, Jr., has requested approval of a two lot minor subdivision to create two separate parcels for two existing residences, totaling 35.55 acres. The applicant has also requested a concurrent zoning classification change from A-35 to A-5. The property is located on North Ellicott Highway, approximately 1.5 miles north of East Highway 94, and is located within the bounds of the Ellicott Valley Small Area Plan.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Black Squirrel Creek Regional Trail alignment exists on the eastern property line, running north/south along North Ellicott Highway. Other nearby trails and routes not impacted by the project include the proposed Log Road Bicycle Route, located approximately .75 mile to the west, and the proposed Highway 94 and Ellicott Highway Bicycles Routes, which are both located approximately 1.5 miles to the southwest. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Furthermore, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$814, as shown on the attached Subdivision Review Form.



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**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

Cc: [dsdcomments@elpasoco.com](mailto:dsdcomments@elpasoco.com)  
Elaine Kleckner

# Development Application Permit Review



Community Services Department  
Park Operations ~ Planning ~ Recreation / Cultural Services  
Environmental Services ~ Veterans Services ~ CSU Extension

February 8, 2017

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Cordero Minor Subdivision - Final Plat</b>	Application Type:	<b>Minor Subdivision</b>
DSD Reference #:	<b>MS-17-001</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>35.55</b>
<b>Angel Emilio Cordero, Jr.</b>	<b>Angle Emilio Cordero, Jr.</b>	Total # of Dwelling Units	<b>2</b>
<b>2020 North Ellicott Highway</b>	<b>2020 North Ellicott Highway</b>	Gross Density:	<b>0.06</b>
<b>Calhan, CO 80808</b>	<b>Calhan, CO 80808</b>	Park Region:	<b>4</b>
		Urban Area:	<b>5</b>

Existing Zoning Code: **A-35**      Proposed Zoning: **A-5**

## REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

### LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: <b>4</b>	Urban Parks Area: <b>5</b>
<b>0.0194 Acres x 2 Dwelling Units = 0.04 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
	Total: <b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: <b>4</b>	Urban Parks Area: <b>5</b>
<b>\$407.00 / Unit x 2 Dwelling Units = \$814.00</b>	Neighborhood: <b>\$72.00 / Unit x 0 Dwelling Units = \$0.00</b>
	Community: <b>\$119.00 / Unit x 0 Dwelling Units = \$0.00</b>
	Total: <b>\$0.00</b>

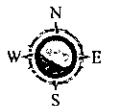
## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.
Park Advisory Board Recommendation:	

# Cordero Minor Subdivision Review

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Cordero Minor Subdivision
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles



Cordero Minor Subdivision

Bunny Vw

McDaniels Rd

Log Road

N Log Rd

Highway 94 Route

Highway 94 Trail

Ellicott Highway

Longhorn Cattle Dr

Dragoo Pl

Langness Cir

Black Squirrel Creek Regional Trail

Little Springs Rd

Hwy 93



## Elizabeth Hook

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**From:** Ross Williams  
**Sent:** Wednesday, January 25, 2017 4:14 PM  
**To:** Raimere Fitzpatrick  
**Cc:** Elaine Kleckner; DSDComments  
**Subject:** Preliminary CSD Comments: Cordero Minor Subdivision Final Plat (MS-17-001)  
**Attachments:** Cordero-Minor-Sub-Form-Prelim.pdf; Cordero-Minor-Sub-Preliminary-Comments.pdf

Hi Raimere,

Please find attached and below, preliminary comments on behalf of County Parks for Cordero Minor Subdivision Final Plat (MS-17-001). This application will be presented to the Park Advisory Board on February 9, 2017. I will provide an updated copy reflecting PAB endorsement shortly thereafter. In the meantime, please let me know if you have any questions.

**Recommended Motion:**

*"Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814."*

Thanks,



**Ross A. Williams**  
Park Planner  
El Paso County Community Services Department  
Planning Division  
719.520.6984  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

## Elizabeth Hook

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**From:** Brent Johnson <brent@pprbd.org>  
**Sent:** Tuesday, January 24, 2017 11:25 AM  
**To:** DSDComments  
**Subject:** P-17-001 & MS-17-001

The tax schedule number shown on the agency comment sheets is incorrect. The correct tax schedule number is 34000-00-378.

Regarding a request for approval of a map amendment to rezone 35.55 acres, Enumerations has no comments or objections to this submittal.


Regarding a request for approval of a final plat for Cordero Minor Subdivision, Enumerations has the following comments:

1. Per Regional Building Code, section RBC312.8, addresses must appear on plats. The addresses of 2020 and 2030 N. Ellicott Hwy. should be placed on the mylar in the appropriate locations prior to being submitted for recording. Prior to recording, Enumerations will review the mylar for addressing, title block, road names and floodplain statement. Since all of the addresses are existing, there will be no Enumerations fee due at the time of review.

Floodplain has no comment or objection to this submittal



**MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**

Your Touchstone Energy® Cooperative 

January 18, 2017

Raimere Fitzpatrick  
Project Manager  
El Paso County Dev Services Department  
2880 International Circle  
Colorado Springs, CO 80910-6107

Dear Mr. Fitzpatrick:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

**Project Name: Cordero Minor Subdivision**

**Project Number: P-17-001, MS-17-001**

**Description:** Angel Cordero is requesting approval to rezone and subdivide an approximately 35 acre parcel into two (2) lots zoned A-5 (Agricultural). Each lot has a residential residents with well and out buildings. This parcel is located north of McDaniel's Road and west of Ellicott Highway in Section 01, Township 14 South, Range 63 West.

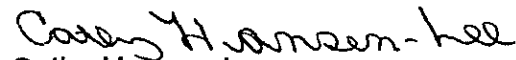
This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA acknowledges the twenty (20) foot exterior utility easements along with the ten (10) foot side lot line utility easement. Should electric facilities be needed in the future additional easements will be required.

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

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,



Cathy Hansen-Lee  
Engineering Administrative Assistant

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This association is an equal opportunity provider and employer.

Limon 719-775-2861 • Falcon 719-495-2283 • 1-800-388-9881 • [www.mvea.coop](http://www.mvea.coop)

P.O. Box 1600 • Limon, Colorado 80828-1600 • 11140 E. Woodmen Road • Falcon, Colorado 80831



Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

January 23, 2017

**Cordero Minor Subdivision MS-17-001; P-17-001**

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the project referenced above:

- The proposed division of 35.55 acres into two separate lots of approximately 17 acres in one section and 18 acres in the other section was reviewed by EPCPH. The site map provided did not show locations of any physical features, such as existing dwellings, domestic wells, or on-site wastewater treatment system (OWTS) components. Therefore, a site map identifying all physical features and their proximity to proposed property lines is required prior to EPCPH recommendation for approval.
- A search of the EPCPH records for any existing OWTS for 2020 N Ellicott Hwy yielded one OWTS system serving two dwellings. Please note that all components of an OWTS must be on the same lot as the structure it serves. If there is indeed one OWTS system serving two dwellings a new OWTS will be required for the one dwelling not located on the lot with the remaining OWTS. A permit for the new OWTS will be required, and work complete prior to EPCPH recommending approval.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.

Aaron Doussett, M.S., R.E.H.S.  
Program Manager, Environmental Health Division  
El Paso County Public Health  
1675 W. Garden of the Gods Rd.  
Colorado Springs, Colorado 80907  
Office: (719) 578-3131  
Cell: (719) 235-1740  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

CREMER WASH

JAN 23 2017

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Regarding Tax ID 34000-00-348, File Number MS-17-001

A request by Angel Cordero for approval of a minor subdivision to create two (2) separate parcels for two (2) existing residences on the property. A concurrent request to rezone the property in support of minor subdivision has also been submitted for review and approval.

The El Paso County Conservation District Board has no comment at this time.

Respectfully submitted,

Pamela Davison  
El Paso County Conservation District  
District Manager  
5610 Industrial Pl Suite 100  
Colorado Springs, CO 80916  
719-600-4706

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## COLORADO

### Division of Water Resources

Department of Natural Resources  
1313 Sherman Street, Room 821  
Denver, CO 80203

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January 31, 2017

Raimere Fitzpatrick  
El Paso County Development Services Department  
e-mail: [DSDcomments@elpasoco.com](mailto:DSDcomments@elpasoco.com)

RE: Cordero Minor Subdivision – Final Plat, MS-17-001  
PT SE4NE4 of Section 1, T14S, R63W, 6<sup>th</sup> P.M.  
Water Division 8, Water District 10  
Upper Black Squirrel Creek GWMD

Dear Mr. Fitzpatrick:

This letter is in response to the above referenced proposal to subdivide 35.55 acres into two lots.

#### Water Supply Demand

According to the Water Supply Information Summary and Replacement Plan Report dated October 12, 2016, the estimated water requirements are 0.5 acre-feet/year for one single family dwelling.

#### Source of Water Supply

The proposed source of water is existing alluvial well, permit no. 146406 approved for 40 acres described as SW1/4 of NE1/4 of Section 1, Township 14 South, Range 63 West, 6<sup>th</sup> Principal Meridian. This well is approved for domestic and livestock uses. The permitted location is on proposed lot # 2. Because this well will be on proposed smaller parcel than the originally permitted 40 acres, the applicant will need to re-permit the well consistent with current permitting standards.

According to SEO's Policy 2011-1, due to well, permit no. 146406 being in a proposed subdivision, it is presumed to cause material injury, and a replacement plan is required before a new well permit may be issued.

Well permit no. 80309-F was approved for the construction of a new well pursuant to Determination of Water Right no. 3344-BD and its Replacement Plan. The permitted location for this well is also on proposed lot #2. We do not have documentation showing that this well is not constructed.

The Replacement Plan for Determination of Water Right no. 3344-BD allows for diversions of 0.5 acre-feet annually for a period of 300 years from the not-nontributary (actual impact replacement) Arapahoe aquifer for domestic use (for one residence for inside use, 3,000 square-feet of lawn and garden, and watering of 4 domestic animals).



The Water Supply Information Summary provided only proposes water supply for one single family dwelling from existing well, permit no. 146406. A source of water supply is needed for both residences. It is unclear which well on proposed lot #2 is their proposed source of water to that lot. Furthermore, it is unclear what the source of water supply is for lot #1. What is the current water supply for any existing residences?

The applicant's letter dated October 21, 2016 states each lot once divided will have a single family home, one well, and outbuildings. The County's referral sheet states that there are two existing residences. Due to this conflicting information, it is unclear as to whether one or both proposed lots have existing residences.

**State Engineer's Office Opinion**

This Office cannot, at this time, comment favorably on the water supply for the Minor Subdivision. Water Supply Information Summary is needed for each lot and existing residence on the property. The submittal does not describe how a well permit would be obtained for proposed lot #1. Well, permit no. 146406 is not an acceptable source of water unless it is re-permitted pursuant to an approved replacement plan. Well permit no. 80309-F would be an acceptable source of water supply for lot #2 (for one residence).

Should you have any questions, please contact Neelha Mudigonda of this office.

Sincerely,



Keith Vander Horst, P.E.  
Designated Basins Team Leader

cc: Division 2 Division Engineer  
District 10 Water Commissioner  
Upper Black Squirrel Creek GWMD

KVH: Cordero\_Jan2017.doc

# Development Application Permit Review



Community Services Department  
Park Operations ~ Planning ~ Recreation / Cultural Services  
Environmental Services ~ Veterans Services ~ CSU Extension

February 8, 2017

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Cordero Minor Subdivision - Final Plat</b>	Application Type:	<b>Minor Subdivision</b>
DSD Reference #:	<b>MS-17-001</b>	CSD / Parks ID#:	<b>0</b>
		Total Acreage:	<b>35.55</b>
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	<b>2</b>
<b>Angel Emilio Cordero, Jr.</b>	<b>Angle Emilio Cordero, Jr.</b>	Gross Density:	<b>0.06</b>
<b>2020 North Ellicott Highway</b>	<b>2020 North Ellicott Highway</b>	Park Region:	<b>4</b>
<b>Calhan, CO 80808</b>	<b>Calhan, CO 80808</b>	Urban Area:	<b>5</b>

Existing Zoning Code: **A-35** Proposed Zoning: **A-5**

## REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

## LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: **4**  
**0.0194 Acres x 2 Dwelling Units = 0.04 acres**

Urban Parks Area: **5**  
Neighborhood: **0.00375 Acres x 0 Dwelling Units = 0.00 acres**  
Community: **0.00625 Acres x 0 Dwelling Units = 0.00 acres**  
Total: **0.00 acres**

## FEE REQUIREMENTS

Regional Parks: **4**  
**\$407.00 / Unit x 2 Dwelling Units = \$814.00**

Urban Parks Area: **5**  
Neighborhood: **\$72.00 / Unit x 0 Dwelling Units = \$0.00**  
Community: **\$119.00 / Unit x 0 Dwelling Units = \$0.00**  
Total: **\$0.00**

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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Park Advisory Board Recommendation:

Endorsed 02/08/2017

Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.



## Elizabeth Hook

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**From:** Ross Williams  
**Sent:** Friday, February 10, 2017 11:57 AM  
**To:** Raimere Fitzpatrick  
**Cc:** DSDComments; Elaine Kleckner  
**Subject:** Updated CSD Comments: Cordero Minor Subdivision - Final Plat (MS-17-001)  
**Attachments:** Cordero-Minor-Sub-Form-Endorsed.pdf

Hi Raimere,

Attached and below, please find comments from the Planning Division of the Community Services Department regarding Cordero Minor Subdivision – Final Plat, as referred to us by the Planning and Community Development Department. These comments were endorsed by the El Paso County Park Advisory Board on February 8th. The Board's recommended motion appears below.

**Recommended Motion:**

*"Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814."*

Thanks and please let me know if you have any questions.



**Ross A. Williams**  
Park Planner  
El Paso County Community Services Department  
Planning Division  
719.520.6984  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Review Agency Comment Sheet

Date: 1/4/2017

Review Agency: DSD Planning/Project Management

File Number: MS-17-001

Reviewer: Raimere Fitzpatrick

Project Manager: Raimere Fitzpatrick (719) 520-6302

Send comments to: DSDcomments@elpasoco.com

Project Name: Cordero Minor Subdivision – Final Plat

A request by Angel Cordero for approval of a minor subdivision to create two (2) separate parcels for two (2) existing residences on the property. A concurrent request to rezone the property in support of minor subdivision has also been submitted for review and approval.

Commissioner District: # 4

Tax ID# (s): 34000-00-348

~~~~~  
**Outside Review Agencies:** Please email comments to the DSD comments email noted above. Comments can be faxed to 719-520-6695 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 11.

**All comments and this sheet must be returned to the  
EPC Development Services Department no later than:**

**Date: January 25, 2017**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Previous Reference Files: \_\_\_\_\_

Fire District: ☒ Yes (Fire Marshall Review Optional) ☐ No (Fire Marshall Review Required)