

Brooks,

Craig is agreeable with you using the older report. Make sure you provide the justification in your letter of intent for the project and you can reference the email correspondence as a part of the justification and also include the email chain as an attachment.

From: Craig Dossey <craigdossey@elpasoco.com>
Sent: Thursday, October 28, 2021 1:03 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Cc: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Northbay at Woodmoor Geohazard Report

I am fine with reusing the same report. Thanks!

Craig

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From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Thursday, October 28, 2021 11:50:59 AM
To: Craig Dossey <craigdossey@elpasoco.com>
Cc: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: FW: Northbay at Woodmoor Geohazard Report

Craig,

I spoke with Nina yesterday on this and she is agreeable with me sending the request to you. Please see attached for a letter requesting the use of an older geology report associated with a previous approval. The applicant requests to be able to use this report for their upcoming submittal for the North Bay at Lake Woodmoor PUD/SP. The original project number is PUDSP-16-004 (EDARP file for reference <https://epcdevplanreview.com/Public/ProjectDetails/103075>).

The new submittal will involve a revised PUD and preliminary plan as outlined in the attached request letter. I have requested that they include a discussion of previous CGS comments and how they have been addressed with the report they are proposing to use. Please let me know if you would be agreeable to them using this older report for their upcoming submittal. I believe if you are able to make this call in advance of them formally submitting, it may potentially save them on review time.

Thanks,

Ryan

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Wednesday, October 27, 2021 5:54 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: RE: Northbay at Woodmoor Geohazard Report

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Ryan,

Thanks for working with me on this. Attached is the revised request with a summary of CGS comments from the past submittal and how they were/will be addressed going forward. Let me know if you need anything else.



Kind regards,
Brooks Swenson
Landscape Designer III
N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128
www.nescolorado.com

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From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Wednesday, October 27, 2021 12:04 PM
To: Brooks Swenson <bswenson@nescolorado.com>
Subject: RE: Northbay at Woodmoor Geohazard Report

Brooks,

Can you include in your request a discussion of whether CGS had any previous comments and if they did, how those comments were addressed and how they will continue to be addressed moving forward? If CGS had no comments, please indicate so. If you can include a copy of CGS review, that would be helpful.

Make the changes to the request letter and I will forward to Craig for review and if he is in agreement, I would ask that you revise your letter of intent to include his acknowledgement and approval of using an older report.

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Monday, October 25, 2021 5:48 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: RE: Northbay at Woodmoor Geohazard Report

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Hi Ryan,

Please see the attached write-up requesting that the soils and geology report that was previously submitted with the North Bay at Lake Woodmoor PUD/SP (PUDSP-16-004 Approved in May 2020) be acceptable for our current PUD/SP Submittal. Let me know if you need anything else from me.



Kind regards,

Brooks Swenson

Landscape Designer III

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619 North Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Office 719.471.0073 | Direct 719.304.2128

www.nescolorado.com



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From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Wednesday, October 6, 2021 7:21 AM
To: Brooks Swenson <bswenson@nescolorado.com>
Subject: RE: Northbay at Woodmoor Geohazard Report

Brooks,

Per LDC Sec. 8.4.9(A)(2) – “Where a geology and soils report has been completed and reviewed at an earlier stage of the subdivision review process, a new report may not be required if in the determination of the PCD Director the existing report provides the level of site-specific detail necessary to review the subdivision application, and the recommendations of the report and the Colorado Geological Survey (CGS) have been followed in the preparation of the preliminary plan.”

If you wanted to use the old report, you’ll need to demonstrate how the above is met and include the request as part of your letter of intent, and then it will be the PCD Director’s decision on whether it would be acceptable. If you want to do a quick write up before you submit to see if it’s okay to save time, I can run it by him so you don’t waste a review cycle just to get comments back that you need to update the report.

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Friday, October 1, 2021 3:45 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: Northbay at Woodmoor Geohazard Report

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Good afternoon Ryan,

We are preparing our submittal items for the North Bay project, and I noticed that we are required to submit a Geohazard Report. Can we resubmit the report that submitted with the application that was approved in 2020?



Thank you,
Brooks Swenson
Landscape Designer III
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