



July 30, 2018

El Paso County
Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Attn: Kari Parsons
Project Manager / Planner II

Re: *The Townhomes at Bradley Crossroads Rezone (P-18-3) Review 1*
Project No. 601093

Dear Ms. Parsons:

M.V.E., Inc. has prepared the following response to comments contained in your July 23, 2018 comment letter concerning the above named project. Revised submittal materials are enclosed as needed. Each comment is addressed below in the order contained in your comment letter.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

See redlines for the letter of intent and zone map. Response: Redline Comments to the letter of intent and zone map have been addressed on the revised submitted documents.

Please note the park and school fees were not paid at the time of plat recordation. This property now proposes to be zoned multi-family which may have fees. Please continue to work with staff and the Cao on this issue. Response: Comment noted.

Engineering Department

No comments on submittal documents; Engineering Staff will provide conditions of approval in the staff report. Response: Noted.

ELPASO COUNTY CONSERVATION DISTRICT

The El Paso County Conservation District Board of Supervisors have no comments at this time. Response: Noted.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

The location of this proposed town home development is not in the Mountain View Electric service area. Thank you. Response: Noted.

ELPASO COUNTY ENVIRONMENTAL SERVICES

The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7879. Response: Noted.

ELPASO COUNTY PARKS DEPARTMENT

The Planning Division of the Community Services Department has reviewed the Lincoln Commons Townhomes rezone application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located near the intersection of Bradley Road and Hancock Expressway. Both existing and proposed sections of the Grinnell Boulevard Secondary Regional Trail are located approximately 500 feet east of the site, along a local drainage way and Hancock Expressway, respectively. The subject property is not located within any Candidate Open Space.

As the project site is located near land and trails managed by Fountain Mutual Metropolitan District, Parks staff recommends that the applicant consult with district staff in regards to existing and future trail improvements. Elise Bergsten would be a good contact there.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Ross A. Williams Park Planner Planning Division

Community Services Department rosswilliams@elpasoco.com Response: Noted.

PARKS ADVISORY BOARD

July 30, 2018

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Sincerely,

Ross A. Williams

Park Planner

Planning Division

Community Services Department

rosswilliams@elpasoco.com

Please review the attached revised submittal materials and contact us if there are any questions.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

DRG:cwg

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Enc.