



March 14, 2018

Gabe Sevigny
El Paso County - Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: **Planning and Community Development Review of AL-18-003 –
Christian Brothers Automotive, First Submittal – Comment Response**

Dear Mr. Sevigny:

This letter is in response to submittal comments dated March 5, 2018. Responses by JR Engineering are represented by **JR Response:** in **bold** font.

Items below are from the March 5, 2018 comment letter.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

- See Redlines
 - **JR Response: Addressed.**
- The director may elevate a special use to a public hearing. Should the decision be made administratively, it may be appealed by either yourself or a neighbor
 - **JR Response: Noted.**

Engineering Department

See redline on site plan regarding roof drains.
JR Response: Addressed.

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health for the special use request referenced above:

- Water and wastewater services will be provided by Woodmen Hills Metropolitan District (WHMD). Commitment letters from WHMD have been submitted and reviewed for water and wastewater services. There is a finding for sufficiency in terms of water quality for the Colorado Department of Public Health and Environment regulated water system.
- The owner must comply with all federal, state, and local regulations regarding the proper storage and disposal/recycling of batteries, or any automotive fluid generated as part of the operation.
 - **JR Response: Noted.**
- Earthmoving activity greater than 1 acre, but less than 25 acres requires a permit from El Paso County Public Health. Contact EPCPH at : [https://www.elpasocountyhealth.org/service/air-quality/construction- activity-application](https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application)
 - **JR Response: Noted.**

Mike McCarthy, R.E.H.S. Environmental Health Division
 El Paso County Public Health
 719.575.8602
mikemccarthy@elpasoco.com
 26Feb2018

FALCON FIRE PROTECTION DISTRICT

Falcon Fire has no objections to this special use request. Final Development plan will be reviewed separately.

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.

MVEA requests utility easements from the developer/owner as the service is designed. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA. 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.

JR Response: Noted.

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

Sincerely,

Cathy Hansen-Lee

Engineering Administrative Assistant

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Comment:

Regarding a request for approval of a special use for parcel 43072-10-007 (7699 McLaughlin Rd.) Enumerations and Floodplain have no objections. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

The following agencies have not provided review comments to-date:

- Upper Black Squirrel Creek GWMD
- Black Hills Energy-Aquila
- Falcon 49
- Woodmen Hills Metro

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

JR Response: Noted. Woodmen Hills Metro has been contacted, and comments received from them. Comments have been addressed, although this required the landscaping along Highway 24 to be moved beyond the setback requirement. A note has been added to the Landscaping plans to this effect.

Items below are from the Property Owner Notification comments.

Page 1

1. Assessor's Website shows Tamlin Properties LLC as owner, this is who the letter needs to be addressed to.
 - a. **JR Response: Addressed. Notification was sent to new addressee.**

Items below are from the Letter of Intent comments.

Page 2

1. Item 4 – This seems low – is it peak hour trips? (referring to 20 vehicles per day)
 - a. **JR Response: The LOI has been revised to indicate that the facility anticipates servicing a maximum of 20 vehicles per day. Additional information was provided that corresponds with the ITE trip numbers.**

Items below are from the Site Plan comments.

Sheet 1

1. Provide a note that all roof drains will drain to paved areas and/or storm drains.
 - a. **JR Response: Addressed.**
2. Provide measurements from structure to all property lines. See MDT Letter, landscape plan was missed for the Special Use permit. Make changes, if any, to the landscape plan for your Site Development Plan, then submit with this application.
 - a. **JR Response: Addressed. The landscape plan has been revised, and included with this submittal. Due to the utility easement along Highway 24, the trees along the highway have been moved beyond the setback area, and a note has been added to the plans.**

If you have any questions regarding the above comments, please do not hesitate to contact me at (303) 267-6241.

Sincerely,



JR Engineering, LLC
Glenn Ellis, P.E.