



August 19, 2021

Classic Consulting  
Attn: Reyes Aragon  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
[raragon@classicconsulting.net](mailto:raragon@classicconsulting.net)

RE:     **Sanctuary Pointe Filing No. 10 CDs**     **CCES Responses**

Dear Mr. Aragon:

Your Construction Document (CDs) for Sanctuary Pointe Filing No. 10 has been reviewed by outside agencies and Town staff. Comments and necessary revisions have been compiled and are provided below. Some items are summarized in the interest of being concise and clear. Names and contact information are provided should you need to discuss any of the comments with the specific reviewer. Town comments are provided at the end of the letter; duplicate comments have been removed for your convenience. There may be additional comments/revisions as a result of your response to this first round of comments. We are happy to discuss any of these items, if necessary.

**Mercedes Rivas, Planner II – El Paso County Development Services**

**719-520-6447, [MercedesRivas@elpasoco.com](mailto:MercedesRivas@elpasoco.com)**

See attached letter. **See separate responses**

**John Merritt, P.E. – HR Green (behalf of Triview Metropolitan District)**

**719-213-4893, [john.adc.co@gmail.com](mailto:john.adc.co@gmail.com)**

No comments provided at this time.

**Nick Harris, JDS-Hydro (behalf of Triview Metropolitan District)**

**719-227-0072, Ext 115, [nharris@jdshydro.com](mailto:nharris@jdshydro.com)**

See attached letter. **See Separate Responses**

**Jamey Bumgarner, Fire Marshal - Tri-Lakes Monument Fire Protection District**

**719-484-0911, [jbumgarner@tlmfire.org](mailto:jbumgarner@tlmfire.org)**

No comments provided at this time. **CCES has coordinated with Fire for their approval**

**Virginia Ortiz, PE – Jacobs**

**720-286-3373, [Virginia.Ortiz@jacobs.com](mailto:Virginia.Ortiz@jacobs.com)**

See attached letter. **See separate Responses**

**Debbie Flynn, Planner II – Town of Monument**  
**719-488-1604, [dflynn@tomgov.org](mailto:dflynn@tomgov.org)**

**Sheet 4:**

1. Is it required to have the No Outlet sign and the No Outlet sign with the street sign? **Added**
2. Please call out the street signs with symbol. **Added**

**Please respond by making the above changes/revision/additions or commenting as to why the changes are not addressed. When issues are resolved to the Town's satisfaction, please submit copies of the revised plan sets with a detailed list which itemizes all revisions. Revised CDs should be submitted in electronic format with one full size paper set provided to the Planning Department. All comments must be adequately addressed before Town staff will sign the document.**

Please feel free to contact me if you have any questions or would like to set up a meeting to discuss the comments further. I look forward to working with you on this project.

Sincerely,

Debbie Flynn  
Planner II