

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 10, 2018

Gary D & Teresa A Johnson  
8460 Cochise Road  
Colorado Springs, CO 80908

Stasia Erickson  
8465 Cochise Road  
Colorado Springs, CO 80908

El Paso Department of Public Works  
Rich Mariotti  
3275 Akers Drive  
Colorado Springs, CO 80922

Dear Applicant and/or Consultant:

Subject: VR-18-017 Cochise Road Vacation and Replat 1<sup>st</sup> review

**The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.**

**You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.**

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

## Current Planning

See redlines uploaded

- Added note 1 – why the vacation and replat are necessary.
- Filled in title report number and date.
- Changed Development Services Department to Planning and Community Development.
- Added VR-18-017 to lower right hand corner of plat.
- Changed signature block to BoCC.
- Added MVEA easement to plat.
- Added addresses to plat.
- Will apply for driveway access permits to memorialize driveway access.
- Revised Letter of Intent to address access points for both lots.

## Engineering Department

Review 1 comments on the following documents will be uploaded by the project manager:

### **MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**

MVEA currently serves these lots, which are in the MVEA certificated service 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 has existing facilities within these parcels. If there is any removal or relocation of facilities it will be at the expense of the applicant.

- There will be no removal or relocation of MVEA facilities.

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

Sincerely,

Cathy Hansen-Lee  
Engineering Administrative Assistant

### **911 AUTHORITY –ELPASO/TELLER COUNTY**

No new road names requested No action necessary for 911 Thank you Justin

## **FALCON FIRE PROTECTION DISTRICT**

Falcon Fire has reviewed this item and supports the request with no objections.

## **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

Regarding a request for approval of Bar J-B Acres Third Filing, Enumerations has the following comments: 1. The addresses for the 2 lots involved will not change with this replat. The current addresses should be shown on the plat in the appropriate locations. 2. Prior to recording, Enumerations will review the mylar as per usual. Floodplain has no comment or objection. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: pprbd.org

- The address for each lot will remain the same and will be shown on the Plat.
- Enumerations will review the Plat prior to recording.

## **COLORADO SPRINGS UTILITES**

Utility Comments (electric, gas, water, wastewater)

### Action Items:

1. Show and label the existing CSU gas easement traversing both lots with reception number (201034022) and width. Also, this easement is undersized for the existing infrastructure and will need to be upsized to a 50ft utility easement to accommodate the high pressure gas.

- The 20 foot wide gas easement is now shown on the Plat. The easement is not on either property involved in this Replat therefore the easement is not being upsized to 50 feet wide.

### Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
  - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be

required to be submitted to CSU prior to Service Contract issuance and building permit approval.

3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via [www.csu.org](http://www.csu.org).

- Land owners have read and understand comments and information.

If you have any questions, please contact Kyle Schelhaas at [kschelhaas@csu.org](mailto:kschelhaas@csu.org) or 719.668.8126

## **ELPASO COUNTY HEALTH DEPARTMENT**

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

- El Paso County Public Health notes no apparent public health issues with the proposed cul-de-sac at the southern location between 8460 and 8465 Cochise Road as shown on the design documents.

- The onsite wastewater treatment system (OWTS) for 8460 Cochise Road was approved in 1995 and installed south of the house. The OWTS for 8465 Cochise Road was originally approved in 1991, repaired in 2007, and located on the north side of the house.
- El Paso County Public Health drawings of the OWTS locations show the soil treatment areas (STA) do not appear to intrude on the proposed cul-de-sac construction; however, precautions measures to protect the soil treatment areas from all construction activity are required. The STA's must be located and marked so drivers of construction vehicles are able to see where the STA's are located.
- The soil treatment areas (STA) will be located and marked so drivers of construction vehicles are able to see where the STA's are located.

Mike McCarthy, R.E.H.S.  
El Paso County Public Health  
Environmental Health Division  
719.575.8602  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
08Dec2018

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

- Upper Black Squirrel Creek GWMD

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.

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**Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.**

**If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning**

and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.

**PLEASE NOTE:** The application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer's Office, County Attorney's Office, County Health Department, etc).

In order to be considered for a hearing, all outstanding issues must be resolved. Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested on EDARP.

If you have any questions feel free to contact me at 719-520-7943

Best Regards,

El Paso County Planning and Community Development Department

cc: Gabe Sevigny, Planning  
Daniel Torres, Engineering  
File: VR-18-017