

February 12, 2024

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

Attn: Ashlyn Mathy, Planner 1

Re: MS227 County Comments- Comment Response

Dear Ashlyn:

The following letter should address all outstanding comments for MS227 in order to clear the way for us to go before the BOCC for formal hearing and approval of the Space Village Subdivision.

- *PCD Project Manager final plat minor comment* 12/14/2023  
-The plat with this submittal has addressed the comment related to the Geological Hazard notes
- *Colorado Springs Public Works* 12/18/2023  
-At the north-west corner along Space Village Ave, dedicate a "Public Improvement Easement", PIE, for the public sidewalk outside the Public ROW Verify the dimensions from the construction plan.  
  
*See uploaded sheet with EDRD comment.*  
-Noted. This easement will be provided to the City as part of the City review process before the Roadway Plans can be approved and access permits pulled.
- *County Attorney - Development Review* 12/28/23  
  
*Per discussion with EPC Project Manager, please upload a Word version of the most recent Detention Maintenance Agreement for County Attorney review, removing all other versions from eDARP to avoid confusion.*  
-Noted. There is no way to provide the "Word" file through EDARP. This is included as an attachment to email to Ms. Mathy.
- *Colorado Springs Planning & Community Development* 01/09/24

*Space Village in the process to be annexed along the frontage of this property, City Planning + Neighborhood Services still strongly suggest annexation*

*-Noted. This was not a request from this owner/developer but rather a City initiated annexation. We acknowledge that Space Village is being annexed. All access permits are required through the City of Colorado Springs and not El Paso County.*

- *Colorado Springs Public Works* *01/23/24*

*Space Village ROW is owned by the city of Colorado Springs now. The developer will have to submit construction drawings to comply with City Criteria.*

*Please include the following when submitting the construction drawings:*

- 1. Please limit the proposed access points along Space Village Ave to a maximum of 36 feet wide.*
- 2- Please align the proposed east site access (Access B in TIS) with 7230 Space Village Ave exiting access.*
- 3- If gates are proposed at any of the access points, then gates will need to be spaces at a minimum of 50 feet from the flow line and provide a turnaround width for U-turn vehicles.*
- 4- Please show and callout "on the future Development Plan" the speed line of sight with the adequate sight distance length (footage) for the proposed access points along Space Village Ave*
- 5- The developer will be responsible to extend the striping for the two-way left-turn lane (center lane) to the site eastern property line.*
- 6- The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review.*

*-Noted. The above comments are in process with the City of Colorado Springs Public Works department. Access permits to Space Village Ave are required to be pulled from the City of Colorado Springs. This should not affect approval of the subdivision.*

- *Colorado Springs Public Works* *01/31/24*

*EDRD has no further comments on this item. The City is reviewing the street improvement construction plans are near completion.*

*-Noted. Thank you.*

The above should address all outstanding comments related to MS227 Space Village Rd. Minor Subdivision. We respectfully request approval to move to the BOCC hearing as soon as possible. Should you have any questions please do not hesitate to reach out.

Sincerely,

FARNSWORTH GROUP, INC.



Jon Spencer, PLA  
Sr. Landscape Architectural Manager