

## Miranda Benson

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**From:** Miranda Benson  
**Sent:** Tuesday, June 23, 2026 2:58 PM  
**To:** Caleb Johnson; 'KyleGoodwin@GallowayUS.com'; 'SteveCromer@GallowayUS.com'  
**Cc:** Justin Kilgore; Glenn Reese; Bret Dilts  
**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Hello,

PPR2523 (Murphy #24191 - Fontaine & Marksheffel) has been reopened in EDARP. A submittal request was sent for the following documents:

- Erosion and Stormwater Quality Control Permit (ESQCP)
- Grading & Erosion Control (GEC) Plan
- Financial Assurance Estimate (FAE) Form

Thank you,



### Miranda Benson

Associate Planner  
EPC Planning & Community Development  
2880 International Circle, Ste. 110  
(719) 520-7940  
<https://planningdevelopment.elpasoco.com>

## Important Notice

It has come to our attention that applicants are receiving spam emails with invoices or requests for application fees. The spam emails typically end in “@usa.com” or similar variation. **THESE ARE PHISHING ATTEMPTS.** Disregard the emails and do not pay any invoice or amount due listed on the emails. Report the fraudulent emails to the following:

- **To the FTC: Go to [ReportFraud.ftc.gov](https://www.ftc.gov/report-fraud) to file a complaint.**
- **To the IC3: Visit the FBI's Internet Crime Complaint Center website at [ic3.gov](https://www.ic3.gov) to report the phishing attempt.**

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<https://www.planning.org/planning/2026/jan/fraud-alert-how-scammers-are-now-impersonating-city-governments/>

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**From:** Justin Kilgore <JustinKilgore@elpasoco.com>  
**Sent:** Tuesday, June 23, 2026 11:56 AM

**To:** Miranda Benson <MirandaBenson2@elpasoco.com>

**Subject:** FW: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Miranda,

Will you take a look at the below and open these slots?

Thank you!



**Justin Kilgore, AICP**

Planning Division Manager  
El Paso County | Planning & Community  
Development  
Office: (719) 520-6313 | Cell: (719) 641-6186  
[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)

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**From:** Glenn Reese <[GlennReese@elpasoco.com](mailto:GlennReese@elpasoco.com)>

**Sent:** Monday, June 22, 2026 5:26 PM

**To:** Caleb Johnson <[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)>; Justin Kilgore <[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)>

**Cc:** Kyle Goodwin <[KyleGoodwin@GallowayUS.com](mailto:KyleGoodwin@GallowayUS.com)>; Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>; Bret Dilts <[BretDilts@elpasoco.com](mailto:BretDilts@elpasoco.com)>

**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Justin – looks like we just need to send them an EDARP Submission Request for the ESQCP and GEC Plan. I think it'd also be appropriate for them to submit a revised FAE Form that reflects the updates to the GEC Plan.



**Glenn Reese, P.E.**

Principal Engineer - Stormwater  
Department of Public Works  
2880 International Circle, Colorado Springs, CO 80910  
Cell: 719-675-2654  
<https://publicworks.elpasoco.com>

*American Public Works Association Accredited Agency*



**Exciting News:** El Paso County is combining the Engineering Criteria Manual and Drainage Criteria Manual into one streamlined document. We'd love your input—please complete the kickoff survey at <http://www.elpasocountyecm.com> by selecting the **Participate** tab.

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**From:** Caleb Johnson <[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)>

**Sent:** Monday, June 22, 2026 4:33 PM

**To:** Justin Kilgore <[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)>

Cc: Kyle Goodwin <[KyleGoodwin@GallowayUS.com](mailto:KyleGoodwin@GallowayUS.com)>; Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>; Bret Dilts <[BretDilts@elpasoco.com](mailto:BretDilts@elpasoco.com)>; Glenn Reese <[GlennReese@elpasoco.com](mailto:GlennReese@elpasoco.com)>

Subject: RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

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Thanks for the update, Justin. We will stay tuned for a response. Thanks!



**Caleb Johnson** PE  
CIVIL PROJECT ENGINEER  
SR. ASSOCIATE

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920  
O 719.900.7220 C 719.900.7238  
[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)

[GallowayUS.com](http://GallowayUS.com)

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**From:** Justin Kilgore <[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)>

**Sent:** Monday, June 22, 2026 4:15 PM

**To:** Caleb Johnson <[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)>

**Cc:** Kyle Goodwin <[KyleGoodwin@GallowayUS.com](mailto:KyleGoodwin@GallowayUS.com)>; Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>; Bret Dilts <[BretDilts@elpasoco.com](mailto:BretDilts@elpasoco.com)>; Glenn Reese <[GlennReese@elpasoco.com](mailto:GlennReese@elpasoco.com)>

**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Hi Caleb,

Let me check with engineering. Lisa is no longer with the county.

Regards,



**Justin Kilgore, AICP**

Planning Division Manager  
El Paso County | Planning & Community  
Development  
Office: (719) 520-6313 | Cell: (719) 641-6186  
[JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com)

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**From:** Caleb Johnson <[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)>  
**Sent:** Monday, June 22, 2026 4:11 PM  
**To:** Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>  
**Cc:** Kyle Goodwin <[KyleGoodwin@GallowayUS.com](mailto:KyleGoodwin@GallowayUS.com)>; Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>  
**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

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Hi Lisa – An update on this? Thanks!



**Caleb Johnson** PE  
CIVIL PROJECT ENGINEER  
SR. ASSOCIATE

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920  
O 719.900.7220 C 719.900.7238  
[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)

[GallowayUS.com](http://GallowayUS.com)

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**From:** Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>  
**Sent:** Monday, June 15, 2026 5:06 PM  
**To:** Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>  
**Cc:** Caleb Johnson <[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)>; Kyle Goodwin <[KyleGoodwin@GallowayUS.com](mailto:KyleGoodwin@GallowayUS.com)>  
**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Lisa,

We have prepared the required documents (i.e., GEC Plan Update) to address the off-site improvements on the adjacent McDonald's site, as requested in the email string below. How would you like us to make this submittal? Let me know and we will proceed as directed.

Thanks!



**Steve Cromer**  
SR. DEVELOPMENT SERVICES PROJECT MANAGER

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, Colorado 80111  
O 303.770.8884  
[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)

[GallowayUS.com](http://GallowayUS.com)

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**From:** Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>  
**Sent:** Wednesday, January 7, 2026 8:29 AM  
**To:** Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>  
**Subject:** FW: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

In answer to your question for building before McDonalds.

Please let me know if you have any further questions.

**It has come to my attention that my email and name are being used by scammers pretending to be EDARP to facilitate a phishing scheme.**

**Please note: The only times you will be requested to make a payment to this department are within a day or two of submitting a new application, and for postage when we send out public notices. If there is some instance that requires us to send another invoice I will contact you directly and let you know that it is coming. I will never ask you for payment via Venmo, wire transfer, Paypal, or any means other than credit card to be paid through your EDARP account.**



**Lisa Elgin**

Senior Planner  
El Paso County • Planning & Community Development  
2880 International Circle | Colorado Springs, CO 80910  
Office: (719) 520-6449  
[www.elpasoco.com](http://www.elpasoco.com)

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**From:** Bret Dilts <[BretDilts@elpasoco.com](mailto:BretDilts@elpasoco.com)>  
**Sent:** Tuesday, January 6, 2026 10:32 AM  
**To:** Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>; Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>  
**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

I was able to follow up with stormwater on this project.  
Per Glenn they will need to update the ESQCP form for the site, adjust the Limits of Disturbance on the GEC Plan, and include any necessary additional temp BMPs.

Thanks,



**Bret Dilts PE**

Senior Engineer  
Department of Public Works  
Office: 719-520-6864  
Cell: 719-339-5062  
<https://publicworks.elpasoco.com>

---

**From:** Bret Dilts  
**Sent:** Friday, January 2, 2026 8:32 AM  
**To:** Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>; Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>  
**Subject:** RE: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

I will follow up with stormwater to see if there is anything permit wise that needs to be addressed, but from an engineering standpoint, those improvements are not public so they just need to work with the McDonalds team

and work out the agreement among themselves. Reading the email they sent, it looks like they are open to working together on an agreement so I would advise that as the appropriate action to take. If they have their own stormwater permit, they will probably need to amend the area they identified to include any area on the McDonalds lot they need to work on. I can confirm that on Monday.

Hope that makes sense.



**Bret Dilts PE**

Senior Engineer  
Department of Public Works  
Office: 719-520-6864  
Cell: 719-339-5062  
<https://publicworks.elpasoco.com>

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**From:** Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>  
**Sent:** Friday, January 2, 2026 7:39 AM  
**To:** Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>; Bret Dilts <[BretDilts@elpasoco.com](mailto:BretDilts@elpasoco.com)>  
**Subject:** Re: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Would this be something they work out with Brads group at their precon meeting?



**Kylie Bagley**

Principal Planner  
Planning and Community Development  
719-520-6323  
Office hours: Monday- Friday 7:30am-4:30pm  
<https://planningdevelopment.elpasoco.com>

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**From:** Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>  
**Sent:** Monday, December 29, 2025 3:14 PM  
**To:** Bret Dilts <[BretDilts@elpasoco.com](mailto:BretDilts@elpasoco.com)>; Kylie Bagley <[KylieBagley@elpasoco.com](mailto:KylieBagley@elpasoco.com)>  
**Subject:** FW: PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

Hi guys:

I received the email below from developers of the Murphy's going in at Lorson Ranch. It seems they are wanting to start development long before the recently approved McDonalds will. As such, they want to

provide the access roads with a reimbursement agreement from the McDonald's developer. How exactly do we go about getting approvals for them to do work offsite?

**It has come to my attention that my email and name are being used by scammers pretending to be EDARP to facilitate a phishing scheme.**

**Please note: The only times you will be requested to make a payment to this department are within a day or two of submitting a new application, and for postage when we send out public notices. If there is some instance that requires us to send another invoice I will contact you directly and let you know that it is coming. I will never ask you for payment via Venmo, wire transfer, Paypal, or any means other than credit card to be paid through your EDARP account.**



**Lisa Elgin**

Senior Planner

El Paso County • Planning & Community Development

2880 International Circle | Colorado Springs, CO 80910

Office: (719) 520-6449

[www.elpasoco.com](http://www.elpasoco.com)

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**From:** Steve Cromer <[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)>

**Sent:** Monday, December 29, 2025 3:05 PM

**To:** Lisa Elgin <[LisaElgin@elpasoco.com](mailto:LisaElgin@elpasoco.com)>

**Cc:** Kyle Goodwin <[KyleGoodwin@GallowayUS.com](mailto:KyleGoodwin@GallowayUS.com)>; Caleb Johnson <[Calebjohnson@gallowayus.com](mailto:Calebjohnson@gallowayus.com)>; Grant Dennis <[Grant.Dennis@murphyusa.com](mailto:Grant.Dennis@murphyusa.com)>

**Subject:** PPR2523 | Murphy USA - Fontaine & Marksheffel | Offsite Improvements with adjacent site

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Lisa,

It appears that Murphy USA may be in a position to initiate construction prior to the adjacent user to the east (i.e., McDonald's). As such, Murphy would like to have the ability to construct the access drives identified in green on the attachment. Is there a process or procedure with the County that will allow this to occur? With the improvements (in green) clearly identified on both the Murphy USA plans and the McDonalds plans, would this be a private agreement between the two parties, or would the County require a set of plans that only identify the shared improvements. We do not want to impede any approvals or permits for the McDonalds site, but simply would like to have the ability to construct these access drives if necessary.

It may be beneficial to set up a meeting to discuss this scenario, so all parties are on the same page. Let me know if you have any questions.

Thanks!



**Steve Cromer**

SR. DEVELOPMENT SERVICES PROJECT MANAGER

5500 Greenwood Plaza Blvd., Suite 200, Greenwood Village, Colorado 80111

☎ 303.770.8884

[SteveCromer@GallowayUS.com](mailto:SteveCromer@GallowayUS.com)

[GallowayUS.com](http://GallowayUS.com)