

**PLANNING AND COMMUNITY DEVELOPMENT**

CRAIG DOSSEY, EXECUTIVE DIRECTOR

**January 15, 2019**

David J & Kimberly D. Neil  
3315 Castle Peak Ave  
Superior, CO 80027

John Schinkel  
14965 Crooked Spur  
Monument, CO 80921

Dear Applicant and/or Consultant:

Subject: VR-18-016 Neil Vacate 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, be sure to address engineering and Pikes Peak Regional Building Comments listed below.

## **Engineering Department**

Comments can be found on the following documents, which will be uploaded by the project manager:

- Letter of Intent
- Final Plat

## **ELPASO COUNTY CONSERVATION DISTRICT**

The Board of Directors of the El Paso County Conservation District have no comments at this time

## **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 has designed and currently has electric facilities in place within these lots, in platted utility easements. If there is any removal, relocation or redesign of facilities it will be at the expense of the applicant.

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

Sincerely,

Cathy Hansen-Lee  
Engineering Administrative Assistant

Response from applicant: There will be no changes to the current meters in place.

## **CIMARRON HILLS FIRE**

No apparent fire code concerns at this time.

## **COLORADO SPRINGS UTILITIES**

Hey Gabe, Attached is the review memo for the subject application. CSU has no action items at this time and is recommending approval. Let me know if you need anything further. Thanks -- Ryne

## **COLORADO SPRINGS AIRPORT ADVOSORY COMMISSION**

Airport staff recommends no objection with the following conditions:

- Proof of previous Avigation Easement filing was provided in the submittal documentation (Book 3579 at page 545); no further action is required.
- Based on elevation data and distance to runway, if there is any new vertical development at this site (including temporary construction equipment), the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" and provide FAA documentation to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Response from applicant: There will be no vertical development at this site.

## **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

Enumerations/Floodplain has the following comments:

1. Address will be placed on the plat with a range of addressing. Address to be placed increasing from south to north. 2371-2377 Shawnee Drive.
2. There is no floodplain statement on the plat.
3. Standard final plat comments apply: ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. \$10.00 PER LOT & TRACT FEE WILL BE DUE AT THE TIME OF THE REVIEW OF THE MYLAR. IF AN ADDRESS IS NOT NEEDED ON A TRACT THEN NO FEE APPLIES. CHECK SHOULD BE MADE OUT TO PIKES PEAK REGIONAL BUILDING DEPARTMENT. PAID DIRECTLY TO ENUMERATIONS DEPARTMENT. A COPY OF THE

FINAL RECORDED PLAT IS REQUIRED PRIOR TO PLAN SUBMITTAL FOR RESIDENTIAL. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO APPROVAL IN ENUMERATIONS DEPARTMENT ON ANY COMMERCIAL PLANS SUBMITTAL.

Response from applicant: Above items have been added to the survey/plat.

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

- Cherokee Metro District

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 approval 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).**

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,

Gabe Sevigny

El Paso County Planning and Community Development Department

cc: Gabe Sevigny, Planning  
Beck Grimm, Engineering

File: VR-18-016