

Miranda Benson

From: Planning and Engineering Referral Request <PlanReferralRequest@douglasco.gov>
Sent: Thursday, July 23, 2026 2:55 PM
To: Miranda Benson
Subject: Mountain Village Preliminary Plan - File # SP265
Attachments: Referral Comments Report.pdf

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- This is their first email to you.

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Report

El Paso County Digital, Strategy & Technology (DST)

Miranda,

I just received the referral comments back from Engineering. Attached is the Referral Comments Report regarding this request. If you have any questions for the comments provided, I have provided the contact information below for each category. Have a good Thursday!

-Addressing: DCAddressing@douglasco.gov

-Engineering: bjackson@douglasco.gov

-Planning: cweitkunat@douglasco.gov

Reference RE2026-076 if you email any of the above.

Bryce Ryberg | Planning Technician

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4333 **Main** | 303-660-7460

Email | bryberg@douglasco.gov

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From: EPCDevPlan Notifications <DoNotReply@epcdevplanreview.com>

Sent: Wednesday, June 24, 2026 9:08 AM

To: Planning and Engineering Referral Request <PlanReferralRequest@douglasco.gov>

Subject: EPC EDARP: Please logon to provide Review Comments for Ben Lomand Mountain Village Preliminary Plan

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EPC EDARP website: <https://epcdevplanreview.com/>

Project: Ben Lomand Mountain Village Preliminary Plan

File #: SP265

Agency: Douglas County Planning

Project Manager: Joe Letke (joeletke@elpasoco.com)

Due Date: 7/15/2026

Contact Name: Douglas County

Contact Email: PlanReferralRequest@douglas.co.us

Access: You are the primary contact for this Agency. You have full access to upload comments and manage contacts.

Please go to the EPC EDARP website and logon to review the documents for this project. Log in with the Contact Email above. If you forgot your password, you can use the Forgot password link on the Log in page to reset it.

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Project Name: Mountain Village Preliminary Plan

Project Number: RE2026-076

Date Received: 06/24/2026

Jurisdiction: El Paso County

Due Date: 07/14/2026

Addressing Comments:

No Comments

Engineering Comments:

1. Douglas County Public Works Engineering has no concerns on the proposed development in El Paso County. The County would like to sit with El Paso County in the future to discuss the potential for an IGA to cover the portion of County Line Road West of I-25.

Planner Comments:

Please coordinate with Douglas County Public Works regarding the north half of Palmer Divide Ave since that portion is within Douglas, not El Paso County.

Is Lot 1A a separate buildable lot? There was no reference on the plan to its designation. If so, it should receive a number designation without the letter suffix to reflect there are 73 lots.

Many of southern lots are steep slopes of 25 to 50%, is it feasible for these lots to be accessed and built upon? Based on the proposed grading and topography is there buildable area on Lots 4 and 10?