



ColoradoES, FW6 <coloradoes@fws.gov>

EPC Development Application Review: Please logon to provide Review Comments for Rice Ranch Rezone

1 message

EPCDevPlan Notifications <DoNotReply@epcdevplanreview.com>

Wed, Oct 18, 2017 at 12:22 PM

To: coloradoes@fws.gov

EPC Development Application Review website: <https://epcdevplanreview.com/>

Project: Rice Ranch Rezone

Agency: US Fish Wildlife, Ecological Svcs. (USDOI, Fish & Wildlife Svc.)

Project Manager: Nina Ruiz (NinaRuiz@elpasoco.com)

Due Date: 11/1/2017


Contact Name: DeBerry Drew

Contact Email: coloradoes@fws.gov

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

Please go to the EPC Development Application Review 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.

2018-TA-0115

U.S. FISH AND WILDLIFE SERVICE	
<input type="checkbox"/>	NO CONCERNS
<input type="checkbox"/>	CONCUR NOT LIKELY TO ADVERSELY AFFECT
<input checked="" type="checkbox"/>	NO COMMENT
	
Drue DeBerry	11/6/17
Colorado and Nebraska Field Supervisor	DATE

Consultation Routing Slip

Ecological Services Colorado Field Office
10/01/2018

Ruiz/El Paso County/Rice Ranch Rezone review

Consultation Title: _____
Company/Agency, Author, Project Name

Request	
Dated:	10/18/17
Received:	10/18/17
TAILS Uploaded:	10/24/17

Response	
Dated:	
Sent:	
TAILS Uploaded:	

TAILS			
Bundle Code:	06E24000-	B	
Activity Code:	06E24000-2018-	TA	-0115
CPA Code:	06E24000-2018-	CPA	
Associated Activity Code (s):			OR 06E24000- (existing activity code)
Fed. Agency:	Non-Federal Designee:		<input type="checkbox"/> verified?
Biologist/Supervisor to complete:			
<input type="checkbox"/> Change consultation type to: SL / TA / F / I / IEC / FEC / IC / FC / EC			
<input type="checkbox"/> SIKES Act, <input type="checkbox"/> FERC, <input type="checkbox"/> Water Project, <input type="checkbox"/> HCP/Permits/Easements, <input type="checkbox"/> Wildlife Coordination			

Assignment	
	date
<input type="checkbox"/> Drue DeBerry	11/2
<input type="checkbox"/> Laura Archuleta	
<input type="checkbox"/> Admin Support	
<input type="checkbox"/> Sandy Vana-Miller	
<input type="checkbox"/> Leslie Ellwood	
<input checked="" type="checkbox"/> Alison Michael	from 11/3/17
<input type="checkbox"/> 009's	

Priority: Low, Medium, High

Target Date:

Quick (0-4 hrs.) e.g., TA & easy informal

Moderate (4-16 hrs.) e.g., informal

Long (16-80 hrs.) e.g., simple BO

Very Long (80-200 hrs.) e.g., complex BO

Extended (> 200 hrs.) e.g., programmatic

Action Required
Please circle if a letter or memo should be sent.
<input type="checkbox"/> No Response Necessary (cancel TAILS ID)
<input checked="" type="checkbox"/> No Comment (stamp)
<input type="checkbox"/> No Concerns (stamp)
<input type="checkbox"/> Concur: NLAA (stamp)
<input type="checkbox"/> No Comment, Agency No Effect (Ltr / Memo)
<input type="checkbox"/> No Comment, Insufficient Info w/ No Nexus
<input type="checkbox"/> No Comment, Insufficient Info w/ Nexus
<input type="checkbox"/> FEMA CLOMR/F, Take Not Likely
<input type="checkbox"/> No Comment, Low Impact/No Take/No Nexus <i>(please identify species to address in the notes)</i>
<input type="checkbox"/> Completed w/ call/email <i>(document in TAILS)</i>
<input type="checkbox"/> Informal Letter Developed
<input type="checkbox"/> Biological Opinion Completed
<input type="checkbox"/>
<input type="checkbox"/>

Notes

SL-Species List, TA-Technical Assistance, F-Formal, I-Informal, IEC-Informal Emergency Consultation, FEC-Formal Emergency Consultation, IC-Informal Conference, FC-Formal Conference, EC-Early Consultation



Planning and Community Development Department
 2880 International Circle, Colorado Springs, CO 80910
 Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 8150 Rice Lane, Fountain, CO 80817	
Tax ID/Parcel Numbers(s) 6525000021, 6525000011 6525000009	Parcel size(s) in Acres: 38.86
Existing Land Use/Development M Zone and A-5	Zoning District I-3

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

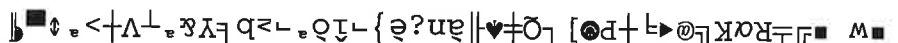
PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Rice Ranch, LLC	
Mailing Address: PO 26571, Colorado Springs, CO 80936	
Daytime Telephone: 719-640-0232 719-225-3211	Fax: N/A
Email or Alternative Contact Information: jandra.cooley@centurylink.com, wyomingwr@gmail.com	

For PCD Office Use:	
Date:	File:
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

* See Additional Sheet



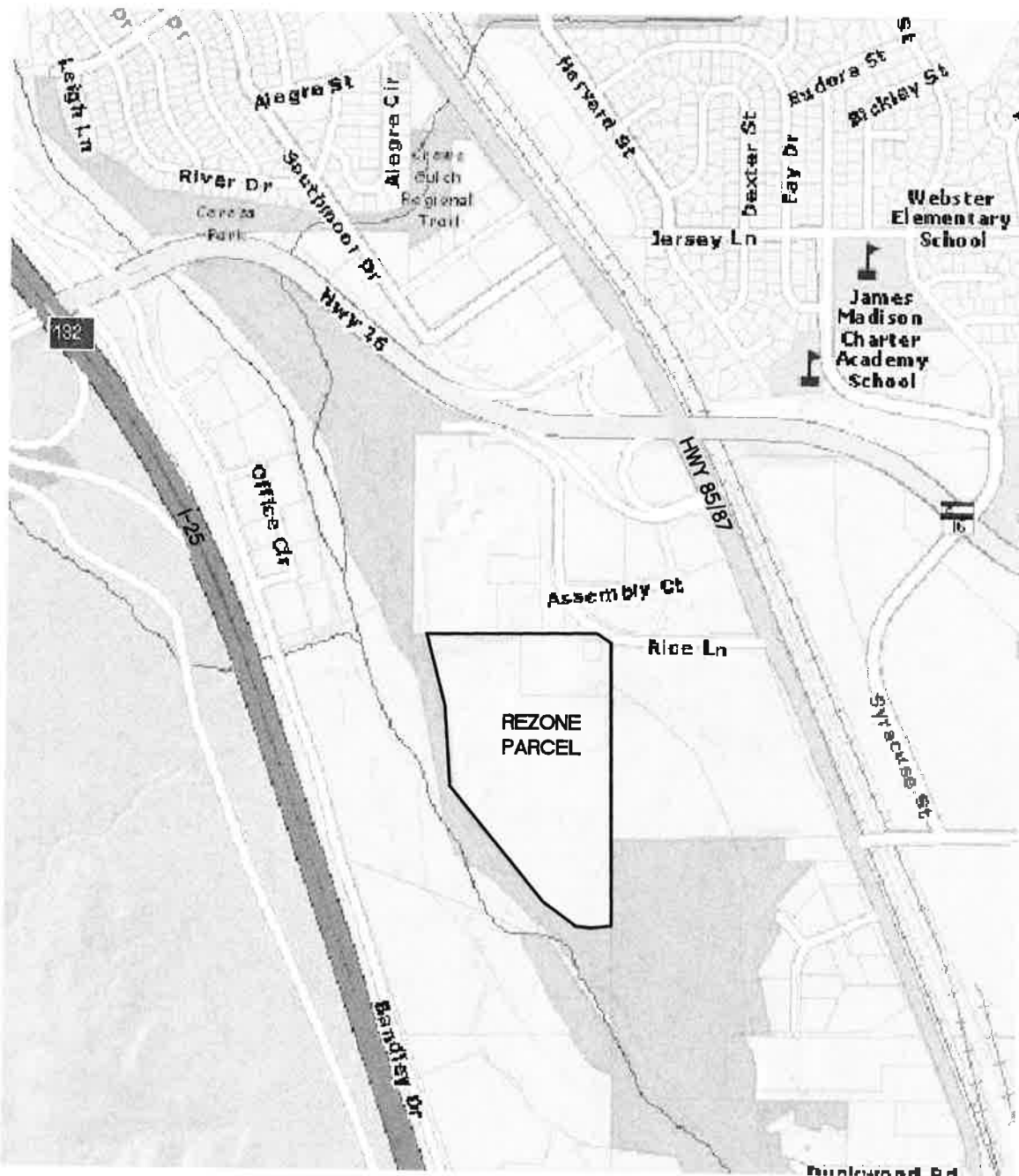
Type D Application Form (1-2)C

Description of Request –

Rice Ranch LLC, is requesting to change our parcel uses from M Zone and A-5 Agricultural to I-3 Industrial Zone. This request is being made to bring Rice Ranch LLC in compliance with its current uses on the property. A rezone to the I-3 (Heavy Industrial Zone) allow for the outside storage and heavy equipment storage uses that are already onsite. This is unlikely to develop as residential or agricultural due to it being located in a high industrial area and also is within a floodplain. It is not intended at this time to change the boundaries in those wetland areas, only to provide a safe environment and adjustments as necessary to facilitate and maintain these area.

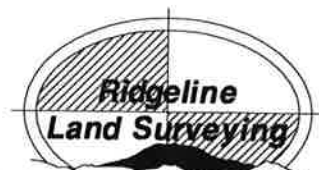
VICINITY MAP
PART OF THE SE1/4, OF THE NE 1/4, SECTION 25, IN TOWNSHIP 15 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

SHEET 1 OF 1



THIS SURVEY MAP DOES NOT REPRESENT A
 MONUMENTED SURVEY AND IS ONLY INTENDED
 TO ILLUSTRATE THE REZONE SITE LOCATION

SCALE 1"=1,000'
 DATE: 9/25/17



**Ridgeline
 Land Surveying**
 31 E. PLATTE AVE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.238.2917