

Debra Eiland

From: Mike McCarthy <MikeMcCarthy@elpasoco.com>
Sent: Thursday, July 30, 2020 10:21 PM
To: Debra Eiland
Subject: RE: Rocky Top, VA185

Hi Debra,

I wasn't aware of this OWTS and it does answer my question about the restroom building. We do have a record of the final inspection being completed and the system was approved by El Paso County Public Health on October 9, 2017.

I reviewed the engineer design wastewater flow calculated for the 2017 onsite wastewater treatment system (OWTS) and the wastewater flow of the 1985 OWTS, the combined flow is less than 2,000 gallons per day; therefore, there isn't a requirement for oversight by the Colorado Department of Public Health and Environment.

Please feel free to use this email to support your variance request.

Respectfully,

Mike McCarthy

El Paso County Public Health
Environmental Health Division
mikemccarthy@elpasoco.com
719-575-8602

For local information about the novel coronavirus disease 2019 (COVID-19), visit [El Paso County Public Health's COVID-19 website](#).



2020 Census information can be found at:
<https://coloradosprings.gov/pikespeakcensus>

From: Debra Eiland <debra@eilandlawfirm.com>
Sent: Thursday, July 30, 2020 12:50 PM
To: Mike McCarthy <MikeMcCarthy@elpasoco.com>
Cc: Hannah McCullough <hannah@eilandlawfirm.com>; karan@rockytopco.com; Daniel Nieman <Rocko928@hotmail.com>
Subject: Rocky Top, VA185

Tracey Garcia

From: Nina Ruiz
Sent: Saturday, January 30, 2021 5:14 PM
To: Eric Moraes
Cc: Lori Seago; Tracey Garcia
Subject: RE: PC Meeting 2/4/21 - Rocky Top Variance

Hello,

I hope you had a wonderful weekend!

You do have the information in the spreadsheet correct.

Lone Duck was originally approved with VA144 but they expanded the use and went back to legalize the expansion with VA167. You will want to take a look at both files.

Good question on the screening. The LDC requires a 6 foot fence but then includes that if the items being stored exceed the height of the fence and are adjacent to a residential use, they must be setback 50 feet from the property line.

The C-2 zoning district is an obsolete zoning district. This means that we do not allow any new properties to rezone to the zoning district. We also refrain from adjusting anything within the zoning district unless we really have to. The discrepancy in the uses is just a leftover from the zoning district not being adjusted for many years. We are hopeful that over time this zoning district will be phased out along with the other obsolete zones.

Please let me know if you have any other questions or if I missed one. Thank you!

Nina Ruiz

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EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN! For status updates please visit <https://elpaso-hlplanning.hub.arcgis.com/>

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the [El Paso County Land Development Code](#) go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Eric Moraes <emoraes@yahoo.com>
Sent: Friday, January 29, 2021 2:31 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: PC Meeting 2/4/21 - Rocky Top Variance

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Nina -

Well, I'm back with a few questions as we head into Feb's first meeting. The first three deal with Rocky Top, the last one is a LDC use question.

1 - Can you look at the Excel Spreadsheet attached and let me know if I have the fact correct? With all the dates and changes, I just want to be sure that what I am thinking in terms of timeline and resulting effect is correct. If I am wrong somewhere, please let me know so I can straighten it out in my brain.

2 - I pulled up Lone Duck Campground on EDARP to look at their variance as you mentioned they had to get one for a similar reason. Can you take a peek in EDARP and make sure I am looking at the right one (VA 167) to explain their issues? I also see VA 144 and a few PPRs. Or should I look at all those too. I am just trying to see the similarities of issues between Lone Duck and Rocky Top.

3 - As I understand it, if the BOCC approves the variance, they would need 100% screening of the RV storage area. Would this mean that they need 15' high fence along US 24 as some RVs are 15' tall? Also, would they need to screen from all 4 sides or only along public roadway?

4 - Do you have any idea why the County allows Heavy Equipment, Rental, Sales, and Storage in C-2? To me, it seems a bit more intense than RV, Boat, or Automobile Storage in many ways except maybe the trips per day. But even when looking at the number of trips per day, we are agreeing that Rocky Top's won't generate enough to warrant a traffic study. I can't imagine that the two uses are that different. I just found this one and a few others a bit strange as allowed by right uses in C-2.

Thanks as always -

Eric