



THE FOUNTAIN MUTUAL IRRIGATION COMPANY

P.O. BOX 75292
Colorado Springs, CO 80970-5292

November 18, 2016

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Attn: Ms. Kari Parsons, Project Manager

Re: Lorson Ranch East – PUD/Preliminary Plan

Dear Kari:

This letter is being submitted on behalf of Fountain Mutual Irrigation Co. (FMIC) with respect to the referenced project. We received your submittal package for the referenced project on October 19, 2016 and offer the following comments pertaining to our review of this project.

The referenced project is generally located east of Fontaine Blvd., east of the east Fork of Jimmy Camp Creek, and north of Peaceful Valley Subdivision. This proposed project contains approximately 225.8 acres of land and will be developed into approximately 838 residential lots.

The existing FMIC ditch was relocated as part of the Lorson Ranch project within a Ditch Relocation, Improvement and Easement Agreement document recorded in the records of El Paso County on August 28, 2006 under reception number 206127024. This easement document provides FMIC a 100' easement through this portion of the Lorson Ranch project and is generally located on the west side of the main stem of Jimmy Camp Creek.

Due to the significant distance between the proposed Lorson Ranch East project and the existing FMIC canal system, FMIC takes no exception to the proposed PUD/Preliminary Plan for this project. We do once again appreciate this opportunity to review and submit comments for these projects located within El Paso County that may affect the ditch system. Please feel free to contact this office at the number listed below if you should have any questions pertaining to this information.

Respectfully,

Gary L. Steen, P.E.
Manager/Engineer for FMIC
(719) 598-9913

Rec'd 10/19/16

EL PASO COUNTY



DEVELOPMENT SERVICES DEPARTMENT

Review Agency Comment Sheet

Date: 10/17/16

Review Agency: FMIC- Gary Steen
Reviewer:

File Number: PUDSP-16-003 Project Manager: Kari Parsons 719-520-6306

Send comments to: DSDcomments@elpasoco.com

Project Name: Lorson Ranch East –Planned Unit Development/Preliminary Plan (PUDSP)

Request by Cygnet Land LLC, for approval of a PUD development plan that will also constitute preliminary plan approval authorizing the development of 838 single-family lots, attached single-family, multi-family, rights-of-way, and open space within 225.76 acres. The proposed development is in the overall PUD (Planned Unit Development) zone district. The property is located east of Fontaine, east of the East Tributary of the Jimmy Camp Creek Channel and north of Pleasant Valley Subdivision.

Commissioner District: # 4

Tax ID# (s): 55000-00-297, 272, 271, 269, 268, 266, 55231-00-001

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**Outside Review Agencies:** Please email comments to the DSD comments email noted above. Comments can be Faxed to 719-520-6695 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 12.

**All comments and this sheet must be returned to the  
EPC Development Services Department no later than:**

**Date: November 22, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: Gary Steen, Manager FMIC Date: 11/18/16

Fire District: ☐ Yes (Fire Marshall Review Optional) ☐ No (Fire Marshall Review Required)