

Mercedes Rivas

From: Keith Curtis <keith@pprbd.org>
Sent: Thursday, July 22, 2021 8:33 AM
To: Mercedes Rivas
Subject: RE: VR218

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The “no build “ area is an El Paso county identified area.

It is not called out as floodplain and does not represent the accurate location of the floodplain. Floodplain does remain on the site and any future development plans will require compliance with RBC 313, which does allow work and “building” within the limitations of the code.

RBC 313 does required that on new subdivisions any floodplain be contained in a tract designated “no-build”. However, s.ince El Paso county initially required the area to be no build and at the time of the plat, presumably 1988, the IGA between regional Building and El Paso county was not in place the no build area was identified and required by the county and the county should be the entity to uphold or vacate.

I therefore have no comment on the no build area.

Keith Curtis, PE, CFM
Floodplain Administrator
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs CO, 80910
O: 719-327-2898 **E:** keith@pprbd.org **W:** pprbd.org



Please see the following link for Electronic plan submittal help.
<https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Helpful%20Plan%20Submittal%20Links%209-14-20.pdf>

From: Mercedes Rivas <MercedesRivas@elpasoco.com>
Sent: Thursday, July 22, 2021 8:10 AM
To: Keith Curtis <keith@pprbd.org>
Subject: VR218

Good morning,

Can you please confirm that you have no issues with vacating the no build area for the above referenced project?

Respectfully,

Mercedes Rivas
Planner II
El Paso County
Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Phone: (719) 520-6447



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

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