

# Agency Review Comments

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## Project

**Project Name** Elk View Estates - Final Plat  
**Applicant** Elk Ridge Developments, LLC  
**EA Number** EA2530  
**File Number** SF266  
**Project Manager** Lacey Dean ( LaceyDean2@elpasoco.com )  
(719) 520-7943  
**Status** Active  
**Created** 3/11/2025 1:30:27 PM

## Review Comments (41)

<b>Agency</b>	<b>Review #</b>	<b>Comment</b>	<b>Date</b>
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Agency	Review #	Comment	Date	
County Attorney - Water	1	This office needs more information before evaluation. Please upload (1) a Water Decree or Determination and, if applicable, a replacement plan/augmentation plan showing Applicant's water rights under the property, (2) deeds showing ownership of those water rights if not decreed in the name of the current property owner, and (3) an updated Water Resources Report (WRR) meeting the requirements of Section 8.4.7. (B) of the Land Development Code and incorporating information from the water decree/determination. Please also double-check your estimated demand for irrigation. 1 acre is 43,560 square feet. At 0.0566 acre-foot/1,000 square feet, which is the presumptive use value in the LDC, 2.43 annual acre-feet would be required to meet this demand. This office will complete its review upon receipt of the above information and a letter from the Colorado Division of Water Resources that finds sufficient water. A letter has been uploaded from April 9, 2026, but more information is requested to provide evidence that the proposed water demand can be met.	4/10/2026 2:02:24 PM	Report revised
PCD Project Manager	1	V1_Drainage Report - Final_comments	4/9/2026 6:43:39 PM	Report revised
PCD Project Manager	1	V1_Traffic Impact Study_comments	4/9/2026 6:40:43 PM	Report revised
PCD Project Manager	1	V1_Water Supply Information Summary_comments	4/9/2026 6:38:51 PM	Updated
PCD Project Manager	1	V1_Water Resources Report_comments	4/9/2026 6:37:41 PM	Report revised

Agency	Review #	Comment	Date	
PCD Project Manager	1	V1_Subdivision Improvement Agreement_comments	4/9/2026 6:36:57 PM	SIA included
PCD Project Manager	1	V1_Letter of Intent_comments	4/9/2026 6:36:05 PM	Letter of Intent has been revised per comments.
PCD Project Manager	1	V1_Grading & Erosion Control (GEC) Plan_comments	4/9/2026 6:35:09 PM	Plans revised
PCD Project Manager	1	V1_Fire Protection Report_comments	4/9/2026 6:32:50 PM	Fire Protection Report has been revised per comments.
PCD Project Manager	1	V1_Financial Assurance Estimate (FAE) Form_comments	4/9/2026 6:32:11 PM	updated
PCD Project Manager	1	V1_Final Plat Drawings_comments	4/9/2026 6:31:29 PM	Revised plat provided
PCD Project Manager	1	V1_Construction Drawings (Plans-Profiles)_comments	4/9/2026 6:26:31 PM	Plans revised
PCD Project Manager	1	V1_Application-Petition Form_comments	4/9/2026 6:24:10 PM	Application Form has been revised per comments.
PCD Project Manager	1	V1_Storm Water Management Plan (SWMP)_comments	4/9/2026 6:22:57 PM	updated
PCD Project Manager	1	V1_Storm Water Management Plan (SWMP) Checklist_comments	4/9/2026 6:19:54 PM	updated

<b>Agency</b>	<b>Review #</b>	<b>Comment</b>	<b>Date</b>	
PCD Project Manager	1	V1_PCM Operations & Maintenance (O&M) Manual_comments	4/9/2026 6:19:12 PM	updated/included
PCD Project Manager	1	V1_PCM Maintenance Agreement (MS WORD version required - attachments included)_comments	4/9/2026 6:18:42 PM	updated/included
PCD Project Manager	1	V1_PCM Applicability Form_comments	4/9/2026 6:18:07 PM	updated/included
PCD Project Manager	1	V1_Grading & Erosion Control Checklist_comments	4/9/2026 6:17:25 PM	updated/included
PCD Project Manager	1	V1_Erosion and Stormwater Quality Control Permit (ESQCP)_comments	4/9/2026 6:16:46 PM	updated/included

Agency	Review #	Comment	Date
PCD Project Manager	1	<p>Review 1: EPC Planning Division has comments in green text boxes on the following documents:</p> <ul style="list-style-type: none"> <li>- Application/Petition Form</li> <li>- Final Plat Drawings ***NOTE*** A complete list of the applicable plat notes will be provided as a separate document for your reference</li> <li>- Fire Protection Report</li> <li>- Letter of Intent</li> <li>- Subdivision Improvement Agreement</li> <li>- Water Resources Report</li> <li>- Water Supply Information Sheet</li> </ul> <p>Please also submit the following HOA documents for review</p> <ul style="list-style-type: none"> <li>- Covenants</li> <li>- Articles of Incorporation</li> <li>- Bylaws</li> <li>- Secretary of State</li> </ul> <p>Reviewed by: Lacey Dean, Associate Planner laceydean2@elpasoco.com</p>	4/9/2026 6:04:42 PM
Colorado Division of Water Resources	1		4/9/2026 4:18:48 PM
Black Hills Energy-Aquila	1	BHE will serve. BHE has facilities in area please call in locates before excavation.	4/9/2026 3:30:57 PM

Comments have been addressed and responses have been provided on the redlined documents.

These documents have been submitted with this application.

Acknowledged.

Acknowledged.

Agency	Review #	Comment	Date
PCD Engineering Division	1	<p>Review 1: EPC Development Services Engineer comments have been provided on the following documents (to be uploaded by Project Manager):</p> <ul style="list-style-type: none"> <li>- Traffic Report</li> <li>- Letter of Intent</li> <li>- Plat</li> <li>- Construction Drawings</li> <li>- Grading and Erosion Control Plans</li> <li>- Final Drainage Report</li> <li>- FAE (to be uploaded by stormwater)</li> </ul> <p>Reviewed by:</p> <p>Charlene Durham, PE charlenedurham@elpasoco.com</p>	4/9/2026 2:10:16 PM
Upper Black Squirrel Creek GWMD	1	The Upper Black Squirrel Creek GWMD does not have any comments at this time but respectfully reserves the right to comment on future submittals.	4/8/2026 4:17:34 PM
Colorado Geological Survey	1		4/8/2026 10:53:05 AM

Comments have been addressed and responses have been provided on the redlined documents.

Acknowledged.

Acknowledged.

Agency	Review #	Comment	Date
EPC Stormwater Review	1	<p>Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents (to be uploaded by the Project Manager):</p> <ul style="list-style-type: none"><li>- Drainage Report</li><li>- ESQCP</li><li>- FAE</li><li>- Final Plat</li><li>- GEC Plan</li><li>- GEC Checklist</li><li>- PCM Maintenance Agreement</li><li>- PCM O&amp;M Manual</li><li>- PCM Applicability Form</li><li>- SWMP</li><li>- SWMP Checklist</li></ul>	4/9/2026 1:48:46 PM

Comments have been addressed and responses have been provided on the redlined documents.

Reviewed by:  
Mikayla Hartford, P.E.  
Engineer - Stormwater  
719.339.5053  
MikaylaHartford@elpasoco.com

Agency	Review #	Comment	Date
Black Forest Fire Protection District	1	<p>BFFRPD (Black Forest Fire Rescue Protection District) has reviewed the proposed project. Of concern for BFFRPD operations is the fire department access and fire protection water supplies, considering there are no known cisterns and there is not a municipal water system. Per BFFRPD, Fire Protection Cisterns or natural water supplies shall be provided in; subdivisions of 5 or more lots, commercial/industrial developments where there is insufficient public and or private water supply to meet minimum fire flows required by NFPA 1141, 1142 and reference standards of those publications. The applicant states installation of a 5,000 gallon cistern for each lot which may cause undue hardship. We invite the applicant to discuss alterative options such as one 30,000 gallon cistern instead of six 5,000 gallon cisterns.</p> <p>All structures and street signs need to comply with PPRBD, EL Paso County standards, IBC and IFC 2015 standards. Our recommendation is the applicant demonstrate full compliance and conformance with El Paso County’s adopted Land Development Code (LDC), Engineering Criteria Manual (ECM), adopted International Fire Code (IFC), and all other adopted codes, provisions, or statutes that impact fire safety to include access/egress, water supply, hardening of structures, addressing, fire protection systems, etc.</p> <p>As of April 1st, 2026, the Colorado Wildfire Resiliency Code (CWRC) takes effects and although IFC 2015 is currently adopted, be advised BFFRPD is currently in the process of transitioning to the 2021 IFC and adopting the CWRC. It may be prudent for applicant to abide by 2021 IFC requirements to</p>	4/5/2026 6:27:04 PM

Coordinated w/ BFFRPD. Access will be provided and a 30,000 gal tank is being provided.

Agency	Review #	Comment	Date
Pikes Peak Regional Building Department	1	prevent shortcomings in building requirements if 2021 IFC is adopted prior to construction.  1. The North/South access roadway on the East side of the development will need to be named. Please contact Emergency Services 911 to reserve a street name. Contact Justin Annan jannan@eptc911.org. 2. An address change will need to occur in conjunction with the plat for 4570 Old Ranch Road, it is the developer's responsibility to notify the owners of this property that their address will change due to the new named access.  Thank you,  Becky Allen Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-799-2707 W: pprbd.org E: beckya@pprbd.org	4/3/2026 8:24:51 AM

Street names are provided

4570 Old Ranch Rd will maintain their existing access. No need for address change.

Agency	Review #	Comment	Date
911 Authority - El Paso/Teller County	1	<p>Comments for E911 as follows:</p> <p>The private access running North/South along the East side of this development should be a named roadway.</p> <p>Please be aware that if this road is intended as an improved access for the existing 4570 Old Ranch Rd, this will require an address change for them. This should be discussed with the owner in advance.</p> <p>Streetnaming information (criteria, existing/reserved names) can be found at:  <a href="https://www.elpasoteller911.org/street-emergency-number-databases">https://www.elpasoteller911.org/street-emergency-number-databases</a></p> <p>Thank you. Justin</p>	3/31/2026 9:34:47 AM
Colorado Springs Utilities, Dev, Svc. (includes water resources)	1	No comment. Outside of Springs Utilities service territory.	3/27/2026 2:26:28 PM

Street names are provided  
 4570 Old Ranch Rd will maintain their existing access. No need for address change.

Acknowledged.

Agency	Review #	Comment	Date	
EPC Parks Department	1	<p>Please See Attached Documentation. This project will be reviewed administratively by Parks staff.</p> <p>Thank you!</p> <p>Ashlyn Mathy Parks Planner Park Planning Division El Paso County Parks Department ashlynmathy@elpasoco.com</p>	3/26/2026 12:46:31 PM	<a href="#">Acknowledged.</a>
Colorado Parks and Wildlife	1	<p>Colorado Parks and Wildlife (CPW) has reviewed the plans for the Elk View Estates - Final Plat in El Paso County. Colorado Parks and Wildlife (CPW) is familiar with the site. Based on the location and proposed actions, CPW anticipates that this project's impacts on the wildlife resource would be negligible.</p> <p>We appreciate being allowed to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at <a href="mailto:aaron.berscheid@state.co.us">aaron.berscheid@state.co.us</a></p>	3/25/2026 5:05:29 PM	<a href="#">Acknowledged.</a>

Agency	Review #	Comment	Date
Black Forest Land Use Committee	1	<p>The Black Forest Land Use Committee regrets that we were unaware that this project had progressed to the final plat stage.</p> <p>We sincerely wish there was a way we could be notified of PC and BoCC hearings for specific proposals without having to check the website every week.</p> <p>The only issue we had with this development was the necessity of creating a new road on the east side of the parcel. We don't understand why Studebaker Lane on the west side couldn't be used. The new road no doubt took some land from adjoining land owners .</p>	3/25/2026 11:35:39 AM

Studebaker Lane is a private driveway, not an official road. The egress from this drive isn't safe as it's not built to County road standards. Additionally, neighbors have expressed resistance to upgrading the road to County standards before and during the rezoning process. The proposed access will be built to County road standards and will provide emergency services access to the property. The proposed road is being built inside the subdivision's property without the use of the deeded easement for roadway access to the east. The only disruption to the eastern property will be grading for the road/shoulder which will be seeded and restored to original native vegetation.

Agency	Review #	Comment	Date
Academy SD 20 Building Fund	1	Academy District 20 is in receipt of File #SF266 for approval of the Elk View Estates - Final Plat.	3/25/2026 7:00:21 AM

Acknowledged.

The District is requesting fees in lieu of land dedication per the existing County Code for all residential units within this development.

The District is experiencing ongoing residential development. The District gained approximately 13,650 new residential units between 2018 and 2025 which included 5,650 Single Family, 1,225 Single Family Attached, and 6,800 Apartments as reported to the District by local developers. During that same timeframe, the District only experienced a total membership increase of 23 students. This information is updated annually in October.

A drop in the birth rate plus the significant increase in the cost of housing has slowed student growth in the District.

The District is able to serve each student who is a resident of District 20.

If you need additional information, please contact me.

Don Smith  
Planning Consultant

Agency	Review #	Comment	Date	
US Fish Wildlife, Ecological Svcs. (USDOI, Fish & Wildlife Svc.)	1	The USFWS has concluded that we have no concerns with impacts resulting from this project to species covered under the Endangered Species Act.	3/24/2026 12:40:18 PM	Acknowledged.
EPC Environmental Services	1		3/23/2026 3:14:44 PM	Acknowledged.
Colorado Springs Planning & Community Development	1	Alexander Painter has been assigned this project do discuss potential requests for annexation given the proximity to City jurisdiction. If you have any questions please reach out to alexander.painter@coloradosprings.gov.	3/23/2026 12:54:07 PM	Annexation is not preferred and not being sought.
PCD Administrative Notice	1	On 03/23/2026, PCD mailed "Notice of Application" letters to surrounding property owners within a 500-foot range (58 addresses). Copies of the notice, mailing labels, and selected range have been uploaded to the EDARP file. Cost of postage to be billed to the applicant = \$42.92. JM	3/23/2026 10:32:41 AM	Acknowledged.
Colorado Department of Transportation - Pueblo Office	1	CDOT has no comments regarding this development.	3/23/2026 9:22:47 AM	Acknowledged.
RBD Floodplain	1	no floodplain on property, no comment.	3/23/2026 8:03:23 AM	Acknowledged.