

MEMORANDUM

Date: August 31, 2018
To: Gabe Sevigny, Planning, El Paso County Planning and Community Development
From: Tamara Baxter, Project Manager – N.E.S. Inc.
Subject: PPR-18-017 First Review – Mountain Splendor Services

The purpose of this letter is to respond to the May 7, 2018, from the El Paso County Planning Department. Responses to the issues are outlined below in **bold**.

Current Planning

- See redlines

Response: The following provides a brief description addressing the redline comments by the Planning Department on the plans and support documents. Some redline comments have been integrated below in the associate review agency comments.

- 1. Approved Driveway Access Permit Waiver has been attached.**
- 2. Actual building height for the office building and the Pole Barn have been provided on the Elevation Plans.**
- 3. The Owner submitted a well permit application to the State of Colorado Water Resource Division for the change of use (attached). The Owner is working with Petrock and Fendel P.C., Water Attorneys, to resolved well permit changes in response to the Colorado Division of Water Resources comments.**

- Applicant is required to apply for a Building Permit with PPRBD

Response: Owner has been working with Jay Eenhuis at PPRBD regarding the necessary building permits for the structures on-site. According to the Owner, the greenhouses are used for purpose use. According to Mr. Eenhuis, the trailers if left on wheels, are not considered buildings and thus do not required a building permit.

- Applicant is required to apply for a Driveway Permit

Response: Driveway Access Permit Waiver has been attached.

- Applicant is required to apply for a Sign Permit

Response: Signed and approved Sign Permit has been attached.

- Landscaping must be installed prior to Certificate of Occupancy, except for the section outlined as a condition of the Variance of Use approval

Response: A Landscape Plan has been attached. All necessary trees and shrubs are already planted on-site. No additional trees or shrubs are necessary.

Engineering Department

Engineering comments have been provided in the form of redlines and will be uploaded by the PM. The GEC plan and the ESQCP are not required, and have been filed for reference. Please submit the FDR with Signatures, ready for approval, after addressing appropriate comments.

Response: Engineering Department comments have been addressed. Signed FDR has been submitted.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objection to the Site Plan for this parcel.

MVEA has existing facilities within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-lee-Engineering Administrative Assistant

Response: Acknowledged.

COLORADO SPRINGS UTILITIES

No comments, recommends approval.

EL PASO COUNTY HEALTH DEPARTMENT

Mike McCarthy, R.E.H.S., El Paso County Public Health, Environmental Health Division

719.575.8602, mikemccarthy@elpasoco.com

30Apr2018

Please accept the following comments from El Paso County Public Health for the project referenced above:

- The permitted and approved onsite wastewater treatment system (OWTS) was installed in 1988 and sized for a 3 bedroom house. The soil treatment area (STA) is located south and east of the house/office, and is not identified on the site plan. A map of the OWTS components is available on the El Paso County Assessor's Office website:
<http://www.land.elpasoco.com/default.aspx>

- The existing primary STA must be located, and traffic control measures must be taken to protect it from compaction by vehicular traffic. There must be an equally sized secondary STA site identified and protected from compaction that meets the 100' setback from the existing well. This site is required in the event that the primary site were to require repair or replacement.

Response: The client has been working with Watson Rooter to verify the location of the existing septic system, based on the Individual Sewage Disposal Inspection Form dated November 22, 1988, pulled from the El Paso County Assessor's Office, and to address the comments from the El Paso County Public Health (EPCHP).

The Watson Rooter has placed a camera in the septic system to determine size and location. The existing septic system will not be relocated, however, the Owner will institute traffic control measures in the location of the existing septic system. The site plan delineates the location of the existing septic system and leach field. A tentative location of a secondary soil treatment area (STA) has delineated on the site plan should the existing STA require repair or replacement. All work related to the septic system and leach field will be completed by the end of September 2018.

An updated Wastewater Septic Verification letter provided by Drexel, Barrel & Company has been attached.

EL PASO COUNTY CONSERVATION DISTRICT

The El Paso County Conservation District Board of Supervisors have no comments at this time.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for approval of a minor site development plan at 7205 Maine Ln., Enumerations has the following comments: 1. Our records show permit history on this parcel for the addresses of 7205 Maine Ln. as well as 7385 California Dr. What address is currently being used for this parcel? Floodplain has no comment or objection to this submittal. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Response: This issues has been resolved with PPRBD via an email dated May 8, 2018, from Brett Johnson. The Owner of Mountain Splendor Services does not own the property addresses as 7385 California Drive