



Drexel, Barrell & Co.

June 26, 2024

El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306

Attn: Kari Parsons, Senior Planner

**RE: Comment Response Letter for:
Church of Jesus Christ of Latter-Day Saints (LDS)
EX241: County Wetland & ROW Land Acquisition Hwy 105 & LDS
Church – Exemption Plat Monument**

Ms. Parsons,

Please accept this Comment Response Letter as part of Drexel Barrell’s resubmittal to El Paso County regarding the aforementioned project. Comments with corresponding responses (in blue) have been addressed below.

RBD Floodplain: 06/03/24
No comment.

Noted.

911 Authority – El Paso/Teller County: 06/04/24
No action for E911 on this submittal.

Noted.

Tri-Lakes Monument Fire Protection District: 06/07/24
Fire District has no comment.

Noted.

El Paso County Conservation District: 06/07/24
Please see attached .PDF for brief comments.

Noted, ground disturbance and integrated noxious weed management recommendations shall be adhered to.

EPC Environmental Services: 06/07/24
Letter attached.

Noted, compliance with all applicable laws and regulations pertaining to the Preble’s Meadow jumping mouse and migratory birds shall be adhered to. Also see enclosed Environmental Report conducted by Terracon as well as PMJM Habitat Exhibit.

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719-260-0887

Mountain View Electric Association: 06/10/24

MVEA has no objection to the exemption plat. Please contact the office when electric service is needed for the parking facility.

Noted.

EPC Parks Department: 06/11/24

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Highway 105 Bicycle Route is located immediately adjacent and south of the project site but resides within the existing Highway 105 right-of-way as an on-street bicycle facility. As such, no parks dedications or trail easements are necessary for this application. Additionally, as this is a commercial site development application, no regional park fees will be assessed, however an update to the EPC Land Development Code over the next year and half may or may not change this fee requirement.

Noted.

Colorado Parks and Wildlife: 06/12/24

Letter attached.

Negligible impacts noted.

Pikes Peak Regional Building Department: 06/13/24

Enumerations has no comment.

Noted.

US Fish Wildlife, Ecological Svs: 06/18/24

The Service has reviewed the LDS Church exemption project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

Noted.

PCD Administrative Notice: 06/21/24

On 6/20/2024, PCD mailed "Notice of Application" letters to surrounding property owners within a 500-foot range (83 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 = \$53.12. MB

Noted.

PCD Engineering Division: 06/25/24

Review 1 - EPC DPW Engineer has comments in the following documents:

1. Letter of Intent: please address only the exemption Criteria. We do not want to mix private land use with the justification for the exemption process through Right of way and open space acquisition.
2. Subdivision Exemption Plat: see comments
3. Application Petition Form: the application shall be only for the exemption pla

1. Letter of Intent comments have been addressed, see enclosed.
2. Subdivision Exemption Plat comments have been addressed, see revised. Please additionally note that Tract A monuments have been encountered upon further investigation and as a result, changes to the Plat including associated existing easements are now included in the revised plans.
3. Application Petition Form comments have been addressed, see revised.

PCD Project Manager: 06/25/24

The application shall be only for the exemption plat, comments attached.

Comments have been addressed and application form revisions are included.

PCD Project Manager: 06/25/24

Letter of Intent Redlines. Please address only the exemption Criteria. We do not want to mix private land use with the justification for the exemption process through Right of way and open space acquisition.

Comments have been addressed and a new Letter of Intent is included.

PCD Project Manager: 06/25/24

Exemption Plat, comments attached.

Comments have been addressed and Exemption Plat revisions are included.

EPC Stormwater Review: 06/25/24

EPC Stormwater has no comments on this application. A Stormwater review will be completed with the construction application for conformance with our MS4 Permit and criteria.

Noted.

We trust you will find our Exemption Plat resubmittal complete. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Principal, Regional Manager