

Agency Review Comments

Project

Project Name
Flying Horse North PUD/SP Amendment (Major/Filing 9)
Applicant
HR Green Inc.
File Number
PUDSP263
Project Manager
Ryan Howser (ryanhowser@elpasoco.com)
(719) 520-6049
Status
Active
Created
4/15/2026 1:41:51 PM

Review Comments (25)

Agency	Review		Date
	#	Comment	
County Attorney - Water	1	The Water Resource Report shows a demand of 450.47 af/y and the Water Supply Information Summary (2nd page) shows a demand of 285.58 af/y. Please reconcile these numbers.	7/24/2026 11:36:15 AM
RBD Floodplain	1	site not in the floodplain no comment	7/22/2026 10:43:18 AM

HRG: Revised.

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El Paso County Conservation Dist	1	The El Paso County Conservation District has reviewed this and we have the following comments: 1) Erosion controls/Revegetation plans/Watershed protections We did not see any documents that went over an erosion control or revegetation/landscape plan during and post construction of the proposed building. We feel that this is particularly important for both the road and house construction phases because this sits in a drainage of E Cherry Creek that not only drains into the local golf course ponds, but also further down within about a mile is also the Franktown Parker FPE - 2 Reservoir. This is a stormwater control dam that El Paso County maintains and EPCC shares an easement on, as well is part of regular inspections of through our MOU with El Paso County. As such, EPCCD would like to see the following recommendations followed during and after construction: A) Disturbed areas not being built on should be mulched and revegetated within 45 days of disturbance using plant/grass species native and/or naturalized to El Paso County, weather depending. B) Disturbed areas be either: mulched after seeding with either weed-free hay or straw mulch at approximately 5,000 lbs per acre; Or approx. 1-2" of wood mulch coverage of these disturbed areas made from forest mitigation work and tree clearing on site; Or areas that are not suitable for revegetation such as driveways, parking areas (if not going to be paved), or safety areas around buildings should have a 1-2" thick layer of crushed rock, road base, or gravel to assist in preventing having exposed soil that would be prone to wind/runoff erosion concerns. C) Prior to any soil work, silt fences need to be installed around all work areas to ensure loose soil does not become an erosion issue for the drainage in the event of heavy rainfall events. D) For areas being replanted with natural grass, consider using the El Paso County Conservation District's Native Shotgun Mix (available at EPCCD.org) for reseeding, which is well suited to soils present on this site and is comprised of 100% native and naturalized grass species. 2) Firewise, Fire Risk, and Forest Health	7/21/2026 9:58:10 PM

HRG: EROSION CONTROL, REVEGETATION, STORMWATER CONTROLS AND BEST PRACTICES WILL BE ADDRESS IN A STORMWATER MANAGEMENT PLAN AND GRADING AND EROSION CONTROL PLAN TO BE PROVIDED WITH THE FINAL PLAT APPLICATION.

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		EPCCD has a strong commitment to forest health and fire safety within the areas we serve, particularly within Black Forest. The project site is located in a lightly forested transition area of Black Forest that carries an elevated wildfire risk, particularly due to its close proximity to the Hwy 83 Corridor, which is very heavily overgrown. The applicant had a fantastic Forest Management plan is obviously working with a forestry expert already to manage forest health, so we have no comments to add on that topic. We did not see an Firewise plans for when house construction begins, so we would like to see the following implemented to assist with these issues: A) Vegetation management consistent with Firewise principles, including clearing trees and brush within approximately 35 feet of the proposed building. Trees should also be cleared to approximately 15 feet from the centerline on each side of all driveways, which is critical for safe emergency vehicle access and for faster emergency egress of residence in the event of a wildfire. B) Thinning forested areas within 35–100 feet beyond the proposed houses (as recommended by Firewise practices) to approximately 40–60 trees per acre, reflecting a healthy Ponderosa pine and Douglas fir forest density based on U.S. Forest Service and Colorado State Forest Service guidance. This also supports improved fire resilience, wildlife habitat, and visual quality consistent with the El Paso County Master Plan for this area. If these measures are added to the project's plan, then the El Paso County Conservation District will be content with the applicant's commitment to soil conservation, watershed protection, and protection of the surrounding community. For any questions, please feel free to contact the EPCCD at 719-600-4706 or Will Vogl - Board VP at Will@EPCCD.org	
PCD Project Manager	1	V1: Water Resources Report	7/21/2026 4:13:17 PM
PCD Project Manager	1	V1: TIS	7/21/2026 4:13:01 PM

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PCD Project Manager	1	V1: PUDSP	7/21/2026 4:12:47 PM
PCD Project Manager	1	V1: PCM Form	7/21/2026 4:12:33 PM
PCD Project Manager	1	V1: Letter of Intent	7/21/2026 4:12:19 PM
PCD Project Manager	1	V1: Drainage Report	7/21/2026 4:12:03 PM
PCD Project Manager	1	Review 1: PCD Planning Division comments have been provided (in green) on the following uploaded documents: - Letter of Intent - PUDSP - Waster Resources Report PCD Project Manager has also uploaded the following documents with Engineering and Stormwater comments: - Drainage Report - PCM Applicability Form - TIS	7/21/2026 4:11:41 PM
EPC DPW Development Services - Engineering	1	DPW Engineering review 1 has comments on the following documents - Letter of Intent - Traffic Impact Study - Drainage Report - Preliminary - PUD Development Plan Review by Bret Dilts, PE bretdilts@elpasoco.com 719-520-6864 Laura Besler, PE laurabesler@elpasoco.com	7/21/2026 3:34:59 PM

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EPC DPW Stormwater	1	Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following document(s), to be uploaded by the PM: - Drainage Report - PCM Applicability Form Reviewed by: Glenn Reese, P.E. Principal Engineer - Stormwater 719.675.2654 GlennReese@elpasoco.com	7/21/2026 10:21:50 AM
Colorado Geological Survey	1		7/21/2026 8:28:56 AM
PCD Administrative Notice	1	On 07/20/2026, PCD mailed "Notice of Application" letters to surrounding property owners within a 500-foot range (14 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 = \$10.92. JM	7/20/2026 10:59:53 AM
Black Forest Land Use Committee	1	The Black Forest Land Use Committee commends the applicant for returning to the 5-acre average for lots in Flying Horse North. We strongly believe this will make a most beautiful and appealing residential development. We support and approve this filing.	7/15/2026 1:36:13 PM
Mountain View Electric Association, Inc.	1	See attached comment letter	7/13/2026 11:50:28 AM
Colorado Springs Public Works	1	Engineering Development Review will require all public improvements to be built to full City Standards if this is chosen for pre-annexation per the IGA. Joel Dagnillo, P.E. Engineering Development Review City of Colorado Springs (719)385-5412 Joel.dagnillo@coloradosprings.gov	7/13/2026 11:09:52 AM

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Colorado Parks and Wildlife	1		7/10/2026 10:01:12 AM
Colorado Springs Public Works	1	Traffic Engineering has no comments on this item. Brian Shevock Public Works/Traffic Engineering Traffic Engineer II City of Colorado Springs brian.shevock@coloradosprings.gov	7/8/2026 8:50:59 AM
Academy School District 20 Building Fund	1	Academy District 20 is in receipt of File #PUDSP263 for approval of the Flying Horse North PUD/SP Amendment (Major/Filing 9). 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 able to serve each student who is a resident of District 20. If you need additional information, please contact me. Peter Ristig Executive Director for Operations Academy School District	7/6/2026 8:45:20 AM
EPC Environmental Services	1		7/1/2026 12:00:50 PM
E911 Authority - El Paso/Teller County	1	Comments for E911 as follows: Sorraia Way – Acceptable and reserved No other action for E911 on this submittal. Thank you. Justin	7/1/2026 10:23:50 AM

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Pikes Peak Regional Building Department	1	1. An email from Justin Annan jannan@eptc911.org; or Glenn West gwest@eptc911.org;, with El Paso-Teller County E-9-1-1 Authority, reserving the street names is required to be emailed to the Enumerations department. Amy Vanderbeek Amy@pprbd.org; Brent Johnson Brent@pprbd.org; or Becky Allen BeckyA@pprbd.org 2. Contact Enumerations when you are ready to have addresses assigned. 3. If underground service is needed prior to plat, submit a Utilities Addressing Plan (UAP), to Colorado Springs Utilities via the related link at https://www.csu.org/Pages/GISMapping.aspx For more information contact: Jade Swan jswan@csu.org Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org	6/30/2026 11:07:09 AM
Colorado Department of Transportation - Pueblo Office	1	All required improvements at Stagecoach Road and State Highway 83 have been constructed with the first phase of Flying Horse North. There is a current CDOT Access Permit (#218037) for Stagecoach Road and State Highway 83. No further action is required. Please refer to the attached letter.	6/30/2026 10:25:50 AM
Colorado Springs Planning & Community Development	1	City Planning has no comment.	6/30/2026 9:29:18 AM

HRG: Request for addressing has been sent to Amy Vanderbeek.