

Gilbert LaForce

From: Gilbert LaForce
Sent: Wednesday, May 11, 2022 8:08 AM
To: Nina Ruiz; Billy Whitehead
Cc: Bill Guman; Ryan Howser; Ed Morgan; Rob Fuller; Glenn Kunkel; Elizabeth Nijkamp
Subject: RE: Saddlehorn Filing 2 Precon and EGP

All,

I received Saddlehorn resubmittal on Friday May 6 and comments are due on May 30. At this point there are nine other projects ahead of Saddlehorn on my queue. Filing 2 EGP will not be ready by tomorrow based on scheduling and my first review comments.

I've done a cursory review of the resubmittal this morning and it looks like the uploaded Drainage Report is the exact same document from the first submittal. Additionally there are also redline comments in the Grading and Erosion Control Plan and the Financial Assurance Estimate that were not addressed. At this time I think it's prudent to close out the current review and the applicant conduct QA/QC of the revised document, ensure all review #1 comments have been addressed and reupload the updated documents before PCD Staff start the second review.

Below was my initial review comment:

"Review #1: Based on the nature of the comments to the Final Drainage expect additional comments on the resubmittal. Staff recommends the design engineer contact the review engineer to discuss what needs to be presented within the drainage report associated with the early grading application.

Redline comments on the following documents will be uploaded by the project manager:

- Grading and Erosion Control Plans
- Final Drainage Report
- Financial Assurance Estimate"

Respectfully,

Gilbert C. LaForce, P.E.

Engineer III

El Paso County

Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

Cell: (719) 331-7134

Fax: (719) 520-7984

gilbertlaforce@elpasoco.com

From: Nina Ruiz <NinaRuiz@elpasoco.com>

Sent: Tuesday, May 10, 2022 10:06 AM

To: Billy Whitehead <billy@roipropertygroup.com>

Cc: Bill Guman <bill@guman.net>; Ryan Howser <RyanHowser@elpasoco.com>; Ed Morgan <ed@guman.net>; Rob

Fuller <rob@roipropertygroup.com>; Glenn Kunkel <kci@tds.net>; Gilbert LaForce <GilbertLaForce@elpasoco.com>

Subject: RE: Saddlehorn Filing 2 Precon and EGP

Hi Bill,

We will have to defer to Gilbert's schedule and when he can complete his review.

Nina

From: Billy Whitehead <billy@roipropertygroup.com>

Sent: Tuesday, May 10, 2022 10:01 AM

To: Nina Ruiz <NinaRuiz@elpasoco.com>

Cc: Bill Guman <bill@guman.net>; Ryan Howser <RyanHowser@elpasoco.com>; Ed Morgan <ed@guman.net>; Rob Fuller <rob@roipropertygroup.com>; Glenn Kunkel <kci@tds.net>; Gilbert LaForce <GilbertLaForce@elpasoco.com>

Subject: Re: Saddlehorn Filing 2 Precon and EGP

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Thank you for the explanation Nina. I am meeting with Brad Walters on Thursday morning for our water facility tract. Do you think that Filing 2 EGP would be ready by then where we could kill two birds with one stone and hold the pre-con meeting for EGP Filing 2 while I am out on site with Brad Walters?

On Tue, May 10, 2022 at 8:34 AM Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Hi Bill,

These projects have not been approved by engineering and are still under review (EGP224, EGP221). We cannot release you for grading activities until the time that your engineering items are approved. As you know, the County would be in violation of their MS4 permit. I am sure you have heard of all the trouble the City got into for noncompliance.

Development is booming and all applicants are requesting expedited review as well as for us to release them in advance of approval. We are reviewing as quickly as we can, but with everyone being in a hurry, we are not expediting any reviews at this time because it is unfair to others waiting in the queue.

Thank you for your understanding. We hope to close out your projects soon!

Nina

From: bill@guman.net <bill@guman.net>
Sent: Tuesday, May 10, 2022 9:12 AM
To: Ryan Howser <RyanHowser@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: 'Ed Morgan' <ed@guman.net>; 'Billy Whitehead' <billy@roipropertygroup.com>; 'Rob Fuller' <rob@roipropertygroup.com>; 'Glenn Kunkel' <kci@tds.net>
Subject: FW: Saddlehorn Filing 2 Precon and EGP

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Good morning, Ryan – can you **please** approve EGPs for Saddlehorn Ranch Fil. 2, 3, and 4? Everything has been submitted (and resubmitted). All fees have been paid.

We are not leaving town or going anywhere – if work is not completed in accordance with the EGP submittals we are confident Regional Building will be on top of it and advise our client and his GC of this.

Once again, we are in a holding pattern with heavy equipment standing still on site. The remobilization costs are killing us, not to mention lost opportunities to move ahead and complete infrastructure so new homes can be built.

Thank you.

Bill Guman, PLA, ASLA, APA

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From: Billy Whitehead <billy@roipropertygroup.com>
Sent: Tuesday, May 10, 2022 8:20 AM
To: Bill Guman <bill@guman.net>
Cc: Ed Morgan <ed@guman.net>; Glenn Kunkel <kci@tds.net>; Rob Fuller <rob@roipropertygroup.com>
Subject: Re: Saddlehorn Filing 2 Precon and EGP

Bill,

It would be nice to have them approve it and I can ask Brad to hold our pre-con meeting when I am meeting him on site Thursday morning for the pre-con meeting for the water facility. Now that you've re-submitted everything to the County ...Can you call Ryan Howser today and see if we can get approval for EGP Filing 2?

On Mon, Apr 11, 2022 at 11:44 AM <bill@guman.net> wrote:

Billy – we will have info for you regarding EGP status for Filings 3-5 by the end of today. JR Engineering should have most, if not all, of their submissions ready to upload this week. Guman will submit everything once this is done.

We will also contact Ryan Howser today to see where the county is on recordation of Filing 2.

Thanks,

Bill

Bill Guman, PLA, ASLA, APA

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From: Billy Whitehead <billy@roipropertygroup.com>
Sent: Monday, April 11, 2022 10:25 AM
To: Bill Guman <bill@guman.net>
Cc: Ed Morgan <ed@guman.net>; Glenn Kunkel <kci@tds.net>; Rob Fuller <rob@roipropertygroup.com>
Subject: Re: Saddlehorn Filing 2 Precon and EGP

Bill, where do we stand on the Filing 3-5 EGP? I just got off the phone with Glenn and he would like to keep his equipment and guys there on site to start Filing 3 while we wait for Filing 2 to be recorded. He does not want to have to pull them off our site and send them to other jobs that are waiting for his guys.

Can we get the EGP done this week?

Also, are we still looking at about 14 days to hear back from the County to see if we can record Filing 2?

On Wed, Apr 6, 2022 at 4:08 PM Ryan Howser <RyanHowser@elpasoco.com> wrote:

Correct – that is the main advantage to the early grading as a standalone permit so now you can submit it separate, basically whenever you want, instead of alongside or concurrent with the preliminary plan and get a grading permit before without having to wait for final plat approval.

You should already have an open submittal request for this one. I sent it out on 3/23.

From: bill@guman.net <bill@guman.net>
Sent: Wednesday, April 6, 2022 12:56 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Cc: 'Ed Morgan' <ed@guman.net>; 'Billy Whitehead' <billy@roipropertygroup.com>; 'Glenn Kunkel' <kci@tds.net>; 'Rob Fuller' <rob@roipropertygroup.com>
Subject: FW: Saddlehorn Filing 2 Precon and EGP

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Thanks, Ryan. We're hopeful the comments are minor & we can move forward. Please let us know when this can happen.

As for an EGP for Filings 3-5 mentioned yesterday; are we able to apply for an EGP prior to all items being uploaded for these filings?

Bill

Bill Guman, PLA, ASLA, APA

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From: Ryan Howser <RyanHowser@elpasoco.com>

Sent: Wednesday, April 6, 2022 12:11 PM

To: Bill Guman <bill@guman.net>

Subject: RE: Saddlehorn Filing 2 Precon and EGP

Bill,

Either way, you are welcome to submit a request for early grading and we will review and consider same as all other early grading permits. If the review on the early grading takes less time than the review for the final plat (including hearing dates for the plat, whereas the grading permit is administrative), then it's definitely a benefit to have done the early grading.

I think we just sent out a resubmittal for the plat, so Engineering / Stormwater just have minor or no problems with the grading permit, then that will move forward pretty quickly while we are still reviewing the plat.

From: bill@guman.net <bill@guman.net>
Sent: Tuesday, April 5, 2022 3:56 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: RE: Saddlehorn Filing 2 Precon and EGP

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Okay, so if there are “substantial issues” we can get an EGP. But if there are none, as is the case with Filing 2, we can’t? Hate to sound argumentative, Ryan, but this sounds as if it defeats the purpose of why anyone would request and pay for an EGP.

<<...you will only really see an advantage to the filing 2 early grading if something is holding up the final plat review you would be able to get the grading permit while we are still reviewing the final plat.>>

With all due respect, something IS holding up the final plat review. That sounds as if we should qualify for an EGP while the final plat is being reviewed.

Bill Guman, PLA, ASLA, APA

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From: Ryan Howser <RyanHowser@elpasoco.com>

Sent: Tuesday, April 5, 2022 2:27 PM

To: Bill Guman <bill@guman.net>

Cc: Nina Ruiz <NinaRuiz@elpasoco.com>; Ed Morgan <Ed@guman.net>; Rick Spears <RickSpears@elpasoco.com>; Brad Walters <BradWalters@elpasoco.com>; Glenn Kunkel <kci@tds.net>; Billy Whitehead <billy@roipropertygroup.com>; Bryan Law <blaw@jrengineering.com>; Michael Bramlett <Mbramlett@jrengineering.com>; Jeff Rice <JeffRice@elpasoco.com>

Subject: RE: Saddlehorn Filing 2 Precon and EGP

Bill,

That's correct – the advantage to early grading is to receive an independent grading permit at an earlier stage in the process than usual. This is why we had advised you that it wouldn't be too much of a benefit to pursue early grading for filing 2 unless there are substantial issues with the review since it's already in review.

I think early grading would absolutely be helpful for filings 3-5 since the plats aren't yet in review but you will only really see an advantage to the filing 2 early grading if something is holding up the final plat review you would be able to get the grading permit while we are still reviewing the final plat.

From: Bill Guman <bill@guman.net>

Sent: Tuesday, April 5, 2022 2:12 PM

To: Ryan Howser <RyanHowser@elpasoco.com>

Cc: Nina Ruiz <NinaRuiz@elpasoco.com>; Ed Morgan <Ed@guman.net>; Rick Spears <RickSpears@elpasoco.com>; Brad Walters <BradWalters@elpasoco.com>; Glenn Kunkel <kci@tds.net>; Billy Whitehead <billy@roipropertygroup.com>; Bryan Law <blaw@jrengineering.com>; Michael Bramlett <Mbramlett@jrengineering.com>; Jeff Rice <JeffRice@elpasoco.com>

Subject: Re: Saddlehorn Filing 2 Precon and EGP

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Thanks Ryan. So again, what is the benefit of an "early" grading permit? It appears the process is no different than the regular way a grading permit is issued.

Bill Guman, PLA, ASLA, APA

William Guman & Associates

www.GumanLTD.com

On Apr 5, 2022, at 1:15 PM, Ryan Howser <RyanHowser@elpasoco.com> wrote:

Bill,

I'm not sure how the filing 1 grading permit was processed but I do know the policies have changed slightly and the way we are processing filing 2 is the way we have processed every early grading permit this year.

I have gotten permission from Engineering Division manager (since this is a primarily engineering review) to reduce the review time from 21 days to 14 days, so you can expect comments returned next Thursday instead – that's what I was going to tell you when I spoke to you a few minutes ago.

From: bill@guman.net <bill@guman.net>

Sent: Tuesday, April 5, 2022 12:41 PM

To: Ryan Howser <RyanHowser@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>

Cc: 'Ed Morgan' <ed@guman.net>; Rick Spears <RickSpears@elpasoco.com>; Brad Walters <BradWalters@elpasoco.com>; 'Glenn Kunkel' <kci@tds.net>; 'Billy Whitehead' <billy@roipropertygroup.com>; 'Bryan Law' <blaw@jrengineering.com>; 'Michael Bramlett' <Mbramlett@jrengineering.com>; Jeff Rice <JeffRice@elpasoco.com>

Subject: RE: Saddlehorn Filing 2 Precon and EGP

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Hi Ryan – please see the highlighted email copied below from our client regarding the EGP for Saddlehorn Ranch Filing 2.

This is not the way we got the EGP for Filing 1 (that was considerably simpler than what we're being made to do this time around for Filing 2). Can you please investigate? Everything that is required for the EGP (per EDARP) has been submitted, as has the Filing 2 FPL. The EGP Fee has been paid. FAE is submitted. This seems to be taking far too long. What is the advantage of an EGP if we aren't able to get one and move forward until everything is approved?

Your help is appreciated.

Thank you.

Bill Guman, PLA, ASLA, APA

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From: Billy Whitehead <billy@roipropertygroup.com>

Sent: Tuesday, April 5, 2022 11:37 AM

To: Bill Guman <bill@guman.net>

Cc: Ed Morgan <ed@guman.net>; RickSpears@elpasoco.com; Brad Walters <bradwalters@elpasoco.com>; Glenn Kunkel <kci@tds.net>

Subject: Fwd: Saddlehorn Filing 2 Precon

Bill,

Please see the email communication below from Brad Walters. I spoke with Brad and Rick on the phone as well. We are NOT allowed to proceed with early grading at this time (although you got a different message from the County).

Even though we paid the EGP fee via EDARP you sent over, and the email communication from the County side stating that we can proceed with EGP ...there still seems to be some confusion on whether to proceed or not (at least on our end). I've copied Brad and Rick on this so they can see we're not trying to step on anyone's toes with regards to procedures. We're just trying to keep the project moving forward and faster.

Please let us know where we stand with regards to the information Brad mentioned below. If I can get a copy of the stamped FAE I can get the surety bond turned around in less than a week. The other items listed will need to be addressed by your team. Any other fees that need to be paid we are more than happy to do so, we just need that dollar amount and how we can pay them (online with a credit card is fastest, but we can have checks dropped off by Glenn etc).

----- Forwarded message -----

From: **Brad Walters** <BradWalters@elpasoco.com>

Date: Mon, Apr 4, 2022 at 1:07 PM

Subject: RE: Saddlehorn Filing 2 Precon

To: kci@tds.net <kci@tds.net>

Cc: Rick Spears <RickSpears@elpasoco.com>, Billy Whitehead <billy@roipropertygroup.com>

Glenn,

At this time the project is still in the review process and nothing has been approved so we cant hold the pre-con until the plans, FAE, ESQCP, etc. are approved.

Also no other work within filing 2 can take place until the permit has been issued by my office.

Thank You

Brad Walters
Inspections Supervisor
Planning and Community Development
El Paso County
(Office) 719-520-6819
(Cell) 719-332-3599

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

-----Original Message-----

From: kci@tds.net <kci@tds.net>

Sent: Friday, April 1, 2022 12:33 PM
To: Brad Walters <BradWalters@elpasoco.com>
Subject: Saddlehorn Filing 2 Precon

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Can we schedule precon for Filing 2 with you for next week when you have time. Thank you.

Glenn S. Kunkel, PE
KCI General Contractors

--

Kind Regards,

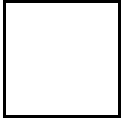
Billy Whitehead
Strategic Advisor
ROI Property Group

707.287.2017

billy@roipropertygroup.com

www.roipropertygroup.com

"Far and away the best prize that life offers is the chance to work hard at work worth doing." - Thomas Jefferson



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Kind Regards,

Billy Whitehead

Strategic Advisor

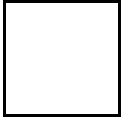
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Kind Regards,

Billy Whitehead

Strategic Advisor

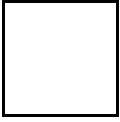
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Kind Regards,

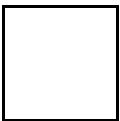
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