

# Responses to Comments

## Letter of Intent Comments

- This application will require request of a waiver of Section 8.4.4.C which states that divisions of land shall be served by public roads. See Section 8.4.4.E for standards to be met regarding private road allowances. Please see Section 7.3.3 for waiver criteria standards and include an analysis of the criteria for waiver request in the LOI. **The proposed subdivision is not proposing a private road. It is proposing a private driveway to serve 3 or less lots, which is allowed per the LDC. However, the letter of intent has been revised to include a waiver request for Section 8.4.3.B in regards to each lot needing 30-feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4.E.**
- Please remove references to the Black Forest Preservation Plan. This is no longer an active plan. Analysis should be for the key area, area of change, and placetype for the Your El Paso Master Plan. **Letter of intent updated.**
- Please explain HOW the proposal is consistent with placetype and level of change expressed in area of change. **Letter of intent updated.**
- With exception of the waiver request. **Statement added and waiver request included in letter of intent.**

## Final Plat Comments

- This needs to be included in this subdivision as Lot 3. It is part of the parent parcel and is subject to this subdivision request. **Upon further discussion with El Paso County Planning Department staff, the 35-acres is still excluded from this subdivision request.**
- Include the note Soil and Geology Conditions. There are conditions noted in the report for the 35 acre lot as well as the 22 acre lot. **Note added to plat for 22-acre lot. No reference to 35-acre lot added, as it is not part of this subdivision.**

Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) **Added to plat.**

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location area)
- Rockfall Source: (name lots or location of area)
- Rockfall Runout Zone: (name lots or location of area)
- Potentially Seasonally High Groundwater: (name lots or location of area)
- Other Hazard:

**In areas of High Groundwater:**

**Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.**

- **All this data needs to be updated to include the 35 acre lot as well. Table left as is. 35-acre parcel is not part of this subdivision.**
- **Either leave this blank or include that this is for Regional Park Area 2. Dollar amount removed and left blank.**

#### **PCD Manager Comments**

- **Please note – this should be a request for three lots. All property included in the parent parcel is subject to the division of land. Please update documentation accordingly. Submittal left as is. After further discussion with planning staff, the 35-acre parcel can be excluded.**

#### **County Attorney – Development Review Comments**

- **Access Easement**
  - **The County Assessor’s records identify the owner of Parcel A as a trust. Please identify the correct owner’s name, and have Colt Haugen sign as a Trustee. If the Trust requires both Trustees to sign any grants of property interests, then Kathryn must also sign as a Trustee. Updated.**
  - **Change 2022 to 2023. Updated.**
  - **Add (“Grantor”). Added.**
  - **Same comment as above with respect to Parcel B. Updated.**
  - **Remove Colt H. Haugen and replace with (“Grantor”). Updated.**
  - **It is identified on the plat as a 60.0’ Ingress/Egress Easement. Recommend that either the plat or this document be amended so that language is consistent. Agreement document updated to ingress/egress easement.**
  - **Add “and the two parcels identified as “Not Part of this Subdivision 35.0 acres” (the “35-acre parcel). Added.**
  - **Remove comma after Colorado. Removed.**
  - **Correct spelling of Benefited. Corrected.**
  - **Capitalize Owner and add “as defined in paragraph 6 below”. Updated.**
  - **Add “the Benefited Land”. Added.**
  - **Capitalize Owners and add “as defined in paragraph 6 below”. Updated.**
- **Escrow Agreement**
  - **Please provide escrow agreement in Word for ease of editing. Provided with this resubmittal.**