

## Lacey Dean

---

**From:** Victoria Chavez  
**Sent:** Monday, April 20, 2026 2:22 PM  
**To:** Virgil Sanchez  
**Cc:** Juan Hernandez; Eduardo Hernandez; cwilliams@proterrace.com; Bret Dilts; Lacey Dean; Gilbert LaForce; Lori Seago  
**Subject:** RE: Request an Appeal - EPC Road Impact Fees  
**Attachments:** Road Impact Fee Appeal Letter.pdf; RIF\_Appeal\_Review\_Recommendation.pdf

Hello all.

Attached please find the determination of your appeal submission. In summary, due to the code enforcement issue, this is not an appealable decision. The Road Impact Fee must be paid in order to resolve the code enforcement issue. In speaking with the County Attorney's Office, there is no option to delay fee payment to a potential future development phase and no payment plan options. Therefore, I have determined that the Fee Program has not been erroneously interpreted nor applied, and the fee was properly calculated.

Sincerely,



**Victoria Chavez**

Transportation Planning Manager  
Department of Public Works  
719-520-6884  
<https://publicworks.elpasoco.com>

---

**From:** Virgil Sanchez <virgils@mscivil.com>  
**Sent:** Wednesday, March 25, 2026 8:07 AM  
**To:** Victoria Chavez <VictoriaChavez@elpasoco.com>  
**Cc:** Juan Hernandez <juandhcr1@gmail.com>; Eduardo Hernandez <coloradoriverlandscaping@gmail.com>; cwilliams@proterrace.com  
**Subject:** Request an Appeal - EPC Road Impact Fees

**CAUTION: This email originated from outside the El Paso County technology network.**

**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

**This message needs your attention**

- This is their first mail to some recipients.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Victoria,

See attached letter to request your consideration to not pay the EPC Road Impact Fees for this project, at this time. The basis for your consideration is that no new development is being proposed. The process has been for the resolution of a zoning violation. Feel free to give me a call to discuss. I can provide additional information of necessary.

Virgil A. Sanchez, P.E.

M&S Civil Consultants, Inc.

212 N. Wahsatch Ave, Suite 305

Colorado Springs, CO 80903

Mail: PO Box 1360

Colorado Springs, CO 80901

<https://mscivilco.com>

719-491-0818 cell

Civil Eng., Surveying, Construction Staking