

Nina Ruiz

From: Elizabeth Nijkamp
Sent: Wednesday, January 29, 2020 7:18 AM
To: Jennifer Irvine
Cc: Daniel Torres; Nina Ruiz
Subject: RE: ROW dedication----Tanja Curtis MS-19-005

Jenn,

You are correct, you did discuss with Jeff or maybe Nina. However neither of them had anything in writing. Thanks for the extensive input.

I forgot to mention that I would like to add a condition that the current property owner maintains the surface of the tract until such time as the new road is constructed. Is that something that the County does? The City used to do that so that they didn't have random parcels that they had to mow at the whim of the adjacent property owner.

I will work with Nina, Daniel, and Lori to get all of your comments addressed.

Elizabeth Nijkamp, PE
Engineer Review Manager
719-520-7852

From: Jennifer Irvine <jenniferirvine@elpasoco.com>
Sent: Tuesday, January 28, 2020 6:39 PM
To: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>
Cc: Jennifer Irvine <jenniferirvine@elpasoco.com>
Subject: RE: ROW dedication----Tanja Curtis MS-19-005

Elizabeth:

I thought I spoke with Jeff about this after it was submitted.....? In any case:

I'm okay with the tracts going to the County. Assume the deeds will be recorded separately conveying the tracts at the same time of the plats and that the resolution for the subdivision will include clause that the Board accepts tracts. I don't particularly like the reverter cause on note 23-if with the design we have to adjust property with adjacent parcels or subdivisions it might not make sense to "give" back to original lot and we may need to dispose in a different way. I can also imagine that the County might not construct a road (if this is note is left on the plat, I would change this to public infrastructure to be more broad) within a timeframe that is reasonable to a property owner and that they might come to the County and request that this be conveyed back (we have had that happen in the past and then had to subsequently purchase property). Maybe the reverter clause if the County disposes of parcel or a portion of the parcel that the adjacent lot will have right of first refusal.

I'm okay with the access being temporarily off Baptist-would prefer that it be co-located into one location but since its late in the review two is okay. Suggest changing plat note 23 to reflect that there shall be no permanent access to Baptist Road for Lot 1 and Lot 2 and that temporary access shall be provided from Baptist Road for lots 1 and 2 and access and driveways shall be relocated by the individual property owners upon notification by the County. Suggest changing the note on page 2 of the plat that references the location for the access to Lot 2 to include the word temporary. Need to also check whether Lot 1 has an access permit-assuming it doesn't, but if it does will need to issue

new one with conditions and make sure that the other permit for access when issued includes conditions. Same conditions should be added to the deviation.

I like the idea of adding condition that if resubdivided that they would need to construct new road.

Hey is additional ROW needed to be dedicated and preserved for Baptist Road to be in conformance with the MTCP? Just wondering if someone looked at that.....?

Hope this makes sense and helps.

Jen

Jennifer E. Irvine P.E., MPA

County Engineer

El Paso County Department of Public Works

3275 Akers Drive Colorado Springs, CO 80922

(719) 520-6898

cell: (719) 332-6310

jenniferirvine@elpasoco.com

www.elpasoco.com



From: Jennifer Irvine <jenniferirvine@elpasoco.com>

Sent: Tuesday, January 28, 2020 3:48 PM

To: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>

Cc: Jennifer Irvine <jenniferirvine@elpasoco.com>

Subject: RE: ROW dedication----Tanja Curtis MS-19-005

Elizaabeth: Per our discussion yesterday and this morning, I am looking at this today. I had anticipated this morning, but had to address something else and am back on it. Will respond before I leave today.

Jen

Jennifer E. Irvine P.E., MPA

County Engineer

El Paso County Department of Public Works

3275 Akers Drive Colorado Springs, CO 80922

(719) 520-6898

cell: (719) 332-6310

jenniferirvine@elpasoco.com

www.elpasoco.com



From: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>

Sent: Tuesday, January 28, 2020 12:16 PM

To: Jennifer Irvine <jenniferirvine@elpasoco.com>

Subject: FW: ROW dedication----Tanja Curtis MS-19-005

Any response to this issue?

Thanks,

Elizabeth Nijkamp, PE
Engineer Review Manager
719-520-7852

From: Elizabeth Nijkamp
Sent: Thursday, January 23, 2020 4:44 PM
To: Jennifer Irvine <jenniferirvine@elpasoco.com>
Cc: Daniel Torres <DanielTorres@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: FW: ROW dedication----Tanja Curtis MS-19-005

Jennifer,

This site, MS 19-005, is wanting us to take additional ROW due to the remainder of land outside the ROW area. Please see email below and let me know if we are ok with this. I have added the DEV request for the reduction of the radii which shows the parcel in question for your benefit.

Please let us know if you are ok with this additional ROW to be given to the County. I think it may be a good thing for snow removal and storage.

As a side note, they are requesting a deviation for access onto Baptist from the 8.011 ac parcel. I am thinking to approve it with a condition that if either of these two lots subdivide again (creating 4 or more lots total) that the new road would need to be constructed and access for all lots be changed to this new road, also if the County were to construct the road, all access points would need to move as well. The grade of Roller Coaster precludes the access to the 8 acre lot at this time. I have attached that deviation request as well, for your benefit.

Thanks,

Elizabeth Nijkamp, PE
Engineer Review Manager
719-520-7852

From: Nina Ruiz <NinaRuiz@elpasoco.com>
Sent: Monday, November 25, 2019 6:24 AM
To: Jennifer Irvine <jenniferirvine@elpasoco.com>
Cc: Daniel Torres <DanielTorres@elpasoco.com>
Subject: ROW dedication----Tanja Curtis MS-19-005

Hi Jennifer,

We have an applicant who is proposing to dedicate additional ROW beyond what is required due to the remainder parcel not being usable. When we were at the EA stage Jeff had discussed this with you, but I know things can change. Are you still OK with them dedicating additional ROW?

We still have comments remaining, but they may be going to hearing in January/February so I want to make sure you have no issues. Please let me know by mid December if you are not OK with the scenario.

Thank you!

Nina