

## David Mijares

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**From:** Nina Ruiz <NinaRuiz@elpasoco.com>  
**Sent:** Tuesday, July 28, 2020 12:36 PM  
**To:** 'David Mijares'  
**Cc:** jolene owens; spencer@barronland.com  
**Subject:** RE: Closure SHEet

Hello David,

In reading the LDC requirement it requires a closure of the block to be subdivided. We typically receive closures for each lot from surveyors so that is what we have become accustomed to. I will accept the closures provided they are for the entire area, or block, to be subdivided.

I have not been assigned the project. I have been promoted to Planning Manager (Mike retired in February) so I will reassign the project to one of the other planners once the submission comes in. I am the one who triaged the submission and had asked Gabe to remove the additional items but he must not have had time before leaving the County to do so.

What is the project name so that I may easily locate it and make the necessary changes?



**WE NEED YOUR INPUT:** El Paso County is engaging in a planning process for a new countywide Master Plan. We are looking for input from our residents concerning the future of the County, and we need your help! We want to learn about what you want to see in your community so please complete our questionnaires and show us what is important to you with the map.social interactive map. View the “Attend a Workshop” link to stay informed as to the various events moving forward and how you can participate. The questionnaire and mapping tool can be found here: <https://elpaso.hlplanning.com/>

**Nina Ruiz**  
Planning Manager  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300 (Main)  
(719) 520-6313 (Direct)

**Covid-19 Update:** Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

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](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

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**From:** David Mijares <david@catamounteng.com>  
**Sent:** Tuesday, July 28, 2020 11:06 AM  
**To:** Nina Ruiz <NinaRuiz@elpasoco.com>  
**Cc:** jolene owens <joleneowens@hotmail.com>; spencer@barronland.com  
**Subject:** RE: Closure SHeet

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Hi Nina,

We are just finishing up final items on the submittal after initial triage comments on this project. The Surveyor on the project believes that the requirement in code only requires closure of exterior boundary as indicated in 7.2.6 of the code (below). We have been unable to find anything contrary. Just confirm and we can do what needs to be done.

The second item we need your help with (assuming you have been assigned the project with Gabe leaving) is removal of the Wastewater Treatment Report submittal item from EDARP. The triage comment from Gabe was "this item should not be included as you are proposing septic."

Thank you and let me know if you have any other questions.

David Mijares, PE

**CATAMOUNT ENGINEERING**

321 W. Henrietta Ave Suite 'A'  
PO BOX 221  
Woodland Park, CO 80866  
(719)426-2124

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**From:** jolene owens <[joleneowens@hotmail.com](mailto:joleneowens@hotmail.com)>  
**Sent:** Monday, July 27, 2020 4:05 PM  
**To:** David Mijares <[david@catamounteng.com](mailto:david@catamounteng.com)>  
**Subject:** Fw: Closure SHeet

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**From:** Nina Ruiz <[NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)>  
**Sent:** Monday, July 27, 2020 2:45 PM  
**To:** 'jolene owens' <[joleneowens@hotmail.com](mailto:joleneowens@hotmail.com)>  
**Subject:** RE: Closure SHeet

The closure sheet I received did not include each lot but was only for the entire area being divided. I think he may have errored when he uploaded.

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**From:** jolene owens <[joleneowens@hotmail.com](mailto:joleneowens@hotmail.com)>  
**Sent:** Friday, July 24, 2020 4:15 PM  
**To:** Nina Ruiz <[NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)>  
**Subject:** Fw: Closure SHeet

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Hi Nina,

Thought I would send on to you the message I received from David Mijares concerning the closure sheet. He thinks that he has complied with the requirements of the code. If something is missing, would you please let me know what you need and I will send on to David.

Thanks,  
Jolene Owens  
Pine View Estates

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**From:** David Mijares <[david@catamounteng.com](mailto:david@catamounteng.com)>  
**Sent:** Friday, July 24, 2020 2:08 PM  
**To:** jolene owens <[joleneowens@hotmail.com](mailto:joleneowens@hotmail.com)>  
**Subject:** Closure SHeet

Jolene,

I was actually speaking with Barron Land about the closure sheet when you tried to call. We were looking through the code to try and find what the county thinks is missing. Our thought is that we have complied with the code and checklist requirements listed below:

#### 7.2.6. Survey and Monumentation Standards

(A)  
**Survey Closure Requirements.** An accurate and complete boundary survey shall be made of the land to be divided. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground must close within a limit of one foot to 10,000 feet of perimeter. Boundaries shall be clearly indicated on the plat.

(B)  
**Lot Dimensions and Distances.** Bearings and angles and lengths shall be given for all lot lines. In cases where a lot line is a common line only one set of figures, adjacent to the line described, need be given if the lot descriptions are given to the same bearing, not a reverse bearing. If table data is used, each individual lot shall be separately described giving all bearings and angles and lengths making each lot close by data provided and a table shall be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table then the drawing shall be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat shall close to within plus or minus 0 degrees, 01 minute.

(C)

**Curved Boundaries.** On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include: (1) central angle; (2) radius; and (3) arc length.

(D)

**Monuments.** Permanent reference monuments and block and lot monuments shall be set on the external boundary of the subdivision pursuant to C.R.S. §§ 38-51-101 et seq. Subdivisions will be tied by angles and distances to the nearest accepted monuments. All monuments shall be located and described. Information adequate to locate and trace all monuments shall be noted on the plat.

(E)

**Supplemental Information to Submit with the Plat.** Closure sheets (DMD or equivalent) for the external boundary and blocks of the subdivision, including the computed acreages for the entire subdivision, shall be submitted to PCD for review and approval prior to recording the plat.

If there is something different please have the County let us know where it can be found.

David Mijares, PE  
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PO BOX 221  
Woodland Park, CO 80866  
(719)426-2124