



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

APPLICATION FORM FOR GEOLOGIC HAZARD WAIVER

Applicant: Challenger Communities

Telephone: 719-635-4095

Address: 8605 Explorer Drive, Suite 250 Zip Code: 80920 Email: mmason@mychallengerhomes.com

Premises Involved: NW corner of Powers Blvd and Hancock Expressway, Skyview Village

Tax Schedule Number: 64362-00-018

In accordance with the Geologic Hazard Ordinance 7.4.501, City Planning, in consultation with written approval of the City Engineer, may waive the requirement for the submittal of a Geologic Hazard Study on a property that is not otherwise excluded or exempted from the provisions of this part for the following:

- 1. Master plans, development plans, or subdivision plats for which geologic hazard reports have been previously prepared and reviewed and which are still considered to be relevant.
1. Development proposals west of Interstate Highway 25 which exhibit none of the following characteristics:
a. Slopes (existing or proposed) exceeding thirty three percent (33%) or which are otherwise unstable or potentially unstable.
b. Underground mining or subsidence activity.
c. A history of a landfill or uncontrolled or undocumented fill activity.

A letter shall accompany this application that states that the project meets the above noted criteria, and is prepared by a professional geologist or professional geotechnical engineer, who is qualified in accord with section 7.4.504.

A completed waiver request will be reviewed within a 3 day time period.

Professional Geologist / Professional Geotechnical Engineer Acknowledgment:

I hereby formally request that the development at be exempted from the requirement to submit a Geologic Hazard Study on the basis that review and on-site observation of the project has confirmed that all of the above referenced exemption criteria have been met. I hereby attest that I am a:

X Professional Geologist / Professional Geotechnical Engineer as defined by section 7.4.504

Submitted for and on behalf of Challenger Communities

Kelli Zigler (handwritten signature)

Submitted by: Kelli Zigler

Date: April 7, 2021

City Engineering: City Planning:

Date:

Date:

Architecture  
Structural  
Geotechnical



Materials Testing  
Forensic  
Civil/Planning

**ROCKY MOUNTAIN GROUP**  
**EMPLOYEE OWNED**

Job No. 177709

April 7, 2021

Challenger Communities  
8605 Explorer Drive, Suite 250  
Colorado Springs, CO 80920

Re: Geologic Hazard Waiver  
Skyview Village  
Colorado Springs, Colorado

Dear Mr. Mason:

RMG - Rocky Mountain Group was requested to provide a Geologic Hazard Waiver for the above-referenced development. The purpose of the review was to identify whether the site is subject to geologic hazards relating to slopes exceeding 33 percent, underground mining or subsidence, or a history of landfill or uncontrolled and/or undocumented fill activity. Our findings are provided in this letter.

The following is excluded from the scope of this report including (but not limited) seismicity, snow avalanches, water flooding, corrosive soils, erosion, radon, wild fire protection, hazardous waste, natural resources, geologic and natural hazards such as landslides, dipping bedrock, rockfall and unstable slopes.

### **Project Description**

It is our understanding the proposed construction is to consist of one single-family residence with an attached multi-car garage on each proposed lot within the proposed Skyview Village development. Per the Preliminary Site Plan, prepared by Enertia Consulting Group, last dated January 27, 2021, the development is to contain 73 lots with paved interior roadways.

### **Existing Site Conditions**

The site consists of approximately 6.89 acres and is identified as El Paso County Schedule No. 64362-00-018. The parcel is currently zoned PBC AO, "*Planned Business Center, within the Airport Overlay*". It is our understanding that the zoning is to be changed to PUD – "*Planned Unit Development*". The parcel has a relatively gentle slope down to the southwest with an elevation difference of approximately 13 to 16 feet across the site.

## Previous Studies and Field Investigation

Reports of previous geotechnical engineering/ geological investigations for this site by RMG was considered in the preparation of this report and is listed below.

1. *Preliminary Subsurface Soils Investigation, Hancock and Powers Road, EPC Schedule No. 643200018 and 6436100017, Colorado Springs, Colorado*, prepared by RMG – Rocky Mountain Group, last dated August 17, 2020, Job No. 177709.

## Geologic Conditions

Based upon our site reconnaissance, review of the *Colorado Springs Subsidence Investigation and State of Colorado Mined Land Reclamation*, by Dames and Moore, 1985, the site exhibits the following characteristics with regard to the requirements specified in the referenced Application Form for a Geologic Hazard Waiver:

- **Does not** have slopes (existing or proposed) exceeding thirty-three percent or which are otherwise considered to be unstable or potentially unstable,
- **Does not** lie within a known area of underground mining, and
- **Does not** have a history of undocumented fill activity or a history of known landfill activity.

## Closing

Our professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by geotechnical engineers practicing in this or similar localities. RMG does not warrant the work of regulatory agencies or other third parties supplying information which may have been used during the preparation of this report. No warranty, express or implied is made by the preparation of this report. Third parties reviewing this report should draw their own conclusions regarding site conditions and specific construction techniques to be used on this project.

The scope of services for this project does not include, either specifically or by implication, environmental assessment of the site or identification of contaminated or hazardous materials or conditions. Development of recommendations for the mitigation of environmentally related conditions, including but not limited to biological or toxicological issues, are beyond the scope of this report. If the Client desires investigation into the potential for such contamination or conditions, other studies should be undertaken.

If we can be of further assistance in discussing the contents of this report or analysis of the proposed development, from a geotechnical engineering point-of-view, please feel free to contact our office.

Cordially,

Reviewed by,

RMG – Rocky Mountain Group

RMG – Rocky Mountain Group



Kelli Zigler  
Project Geologist

Tony Munger, P.E.  
Geotechnical Project Manager

