

Commissioners:

Darryl Glenn (President)

mark Waller (President Pro Tempore)

Stan Vanderwerf

Longinos Gonzalez

Peggy Littleton

Planning and Community Development

Craig Dossey, executive Director

Subject:

**The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.**

**You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant’s representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Current Planning**

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| --- | --- |
|  | General1. If the request is approved, a site development plan application and approval will be required. 2. The existing permits are for 9.9 acres. These permits will need to be updated by the State. 3. Our department is called Planning and Community Development, not Development Services. Wildlife Report1. The report submitted is auto generated and is not site specific. Please complete a site specific report. Application1. Please check the application type. Emergency Response Plan1. This does not detail what you may do in the event of an emergency but provides information about roadways and facilities. Please include additional information regarding how you may handle emergencies. Haul Route1. Please include additional information including where the trucks will go after they enter highway 24. What is the final destination(s)? Letter of Intent1. The letter of intent should address the special use review criteria. Please pay close attention to the small area plan, policy plan, and compatibility with the surroundings. Mineral Certificate1. Please select was/was not to identify the status. Natural Features1. The natural features report only discusses soils.  |

**Engineering Department**

Review 1 comments on the following documents will be uploaded by the Project Manager: -Letter of Intent -Site Plan -Grading and Erosion Control Plan -Drainage Report -ESQCP -SWMP & SWMP Checklist -Impact Mitigation -Reclamation Plan -Letter of Intent with Traffic paragraph A Financial Assurance Estimate form is required for site development application. Note that the Grading Erosion Control Plan, Drainage Report, SWMP, ESQCP, and Financial Assurance Estimate Form are not required and will not be approved for the Special Use application. Comments have been provided but these items should be submitted with the Site Development application.

**911 AUTHORITY –ELPASO /TELLER COUNTY**

The following names have been reviewed for the Hale Sand (special use) project.

ESN: 238 City: Peyton PSAP: EPSO Location: East of McClelland and South of Scott

Items in “Red” are not approved street names

Items in “Green” are acceptable street names for this project

No new street naming suggested in the attached Plat. Is the proposed access for the expansion to be addressed differently than the existing site? If not no action required by E911.

Request the contractor submit new proposed names for those listed as not acceptable.

Information regarding street naming can be found at:

<https://elpasoteller911.org/191/Street-Emergency-Number-Databases>

**MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA has no objection to the Special Use of this sand pit expansion.

If additional information is required, please contact our office at (719) 495-2283. Sincerely,

Cathy Hansen-Lee

Engineering Administrative Assistant

**ELPASO COUNTY ENVIRONMENTAL SERVICES**

The El Paso County Environmental Division has completed its review of the above referenced submittal. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed all documents contained in the applicant the submittal and have no comments at this time.

The applicant has provided sufficient documentation for the project. The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant’s responsibility, and not El Paso County’s, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7879.

Comments received from any of the non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant’s representative and will be added to the end of this letter for record keeping purposes.

**Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.**

**If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.**

**PLEASE NOTE: The application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer’s Office, County Attorney’s Office, County Health Department, etc).**

Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested on the attached resubmittal matrix.

If you have any questions feel free to contact me at 719-520-6313

Best Regards,

Nina Ruiz, Planner II

El Paso County Planning and Community Development Department