



August 8, 2024

Kari Parsons  
Senior Planner  
El Paso County Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

Re: Comment Response Letter to the Site Development Plan, for  
PCD File # PPR2419  
Church of Jesus Christ of Latter-day Saints  
Owner contact: Scott Hollister, (719) 481-2609, (HollisterSJ@ChurchofJesusChrist.org)  
Address: 950 CO-105, Monument, CO 80132  
Tax Schedule number: 7113210037

Dear Ms. Parsons,

We have compiled comments from the El Paso County Planning and Community Development, and referral agencies. We have prepared this Comment Response Letter as part of the resubmittal to El Paso County specific to the comments of the Site Development Plan. Drexel Barrell has prepared a separate letter for the engineering comments.

#### Sheet C-1

##### Environmental:

Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse). Monument Fire Department has commented: This project is not adding new buildings and will not affect the needed fire flow for the existing building. The fire district will not require additional fire hydrants to be added for this project.

[Noted, annotation added to sheet.](#)

##### Access:

No driveway shall be established unless an access permit has been granted by El Paso County.

[Noted, annotation added to sheet.](#)

##### PCD File #PPR2419

[File # has been added.](#)

Zone: RS-2000 is not being modified just the R4 PUD portion which established parking on this site

[Change has been implemented to just the R4](#)

Land Use:

Parking Lot annotation has been added

Coverage Data: Clarify that no addition is proposed these numbers are existing; only parking is being expanded.

Building coverage is annotated as Existing

### Sheet SP-1

25' required, 20' provided per relief due to ROW acquisition:

Labelling has been added along the south boundary

Add heavy limit of disturbance line please:

A thick gray dashed line has been added to define the disturbance area

label existing trees in clouded area or insert aerial inset to sheet:

The forested areas have been annotated EXISTING TREES, and an aerial image of the same scale has been added to the sheet, aligning with the drawn plan.

clearly label line for new development area from existing development area and or grey existing development not changing back

The edge of existing is now shown with a dashed line, and with annotation. New drive in and drive out are annotated

The linework for the rest of the parking lot is the same as the proposed. Please make it more clear what is existing and what is proposed.

The existing has been indicated with gray line tone. Additional labelling is provided.

Clearly label line for new development area from existing development area and or grey existing development not changing back

Existing development has gray graphics and additional labelling is provided

Call out hydrant

Annotation added

Call out gas meter

Annotation added

Add stop sign

The existing stop sign is annotated

Call out Do Not Enter sign

DO NOT ENTER sign is annotated

Call out no left turn sign

NO LEFT TURN sign is annotated

Add note pertaining to who will be installing the curb inlet and connecting the private 18in RCP  
"BY OWNER" annotations are added in addition to the connection of drain pipe to the roadway scope inlet box

Denote ROW width  
The Right-of-Way varies and is so annotated

Label 2 way entrance  
The existing 2-way entrance is labelled

Depict pipe connection and call out size/type  
RE: STORM PLAN AND PROFILE  
5' TYPE R L10 INLET  
18" RCP STORM SEWER  
TYPE R INLET PER HWY 105 IMPROVEMENT

Is there curb?  
Annotation is added: CONCRETE CURB AND GUTTER – RE: STORMWATER AND EROSION CONTROL PLANS

We are please to offer this resubmittal, which we believe to comprehensively address comments of the initial review. We will be glad to respond to any new comments are respond to any questions or requests for additional information.

Sincerely,  
CRP Architects



Bruce W. Smith, Architect