

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 8, 2018

From: Len Kendall, Planner I

County File: OAR-18-041

Re: USAFA True North Commons PUD Zone Change - CPC PUZ 18-00137, True North Commons MP - CPC MP 18-00138

TO: Katie Carleo

Planning Division

The activity (A lift station over 2000 gallons per day and force main; extension of water supply over 250 single family equivalents) is subject to the County's 1041 Regulations (Appendix B of the Land Development Code (2018)) unless the property is annexed into the City of Colorado Springs. Additionally, if the proposed water and sanitary utility lines enter any portion of El Paso County right-of-way a work in the right permit is required. The City should consider annexing North Gate Road where these water lines pass through.

Engineering Division

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

Transportation

1. The True North Commons traffic impact study needs to be expanded to include the projected level of service for the Struthers/Northgate intersection for 2020 and 2040, and address recommended improvements to this intersection. See the El Paso County Engineering Criteria Manual Appendix B for TIS requirements.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
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FIGURE 5

Drainage

1. PCD-Engineering has no drainage comments related to this specific project; however, the proposed County water quality facility in the I-25 median, if constructed, may be useful in providing some water quality volume for the Powers Boulevard interchange project.

Best Regards,

El Paso County Development Services
2880 International Circle, Colorado Springs, CO. 80910
(719) 520-

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CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 8, 2018

From: Len Kendall, Planner I

County File: ANX-18-007

Re: USAFA Annexation Filing No. 1 – CPC A 18-00124 & USAFA Annexation Filing No. 2 –
CPC A 18-00125

TO: Katie Carleo

Planning Division

Per C.R.S § 31-12-108.5 The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. El Paso County Planning and Community Development has not received an annexation impact report and would require one at least twenty days prior to City Council hearing. The City should also consider annexing North Gate Road.

Engineering Division

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 14, 2018

From: Len Kendall, Planner I

County File: OAR-18-041 Re-review
Re:USAFA True North Commons PUD Zone Change - CPC PUZ 18-00137, True North
Commons MP - CPC MP 18-00138

TO: Katie Carleo

Planning Division

El Paso County Planning and Community Development has no further comments.

Engineering Division

PCD-Engineering has no further comments.

Best Regards,

Len Kendall, Planner I
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FIGURE 5