

Advisory Board on the Environment

Park County Planning Department

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Referral Response

Comment Deadline Date: August 26th, 2020 Submitted Date: July 14th, 2020

Case #: 20SUB-01 Case Name: Aspen Pines Minor Subdivision

Request: The applicant is requesting to subdivide a 20.41 acre parcel into three lots of 7.45 acres, 6.87 acres, and 5.90 acres.

Legal Description: Part of the Northwest Quarter of Section 1, Township 7, Range 72 addressed as 669 Mount Evans Boulevard, Pine.

Date of Planning Commission Hearing: Tuesday, July 14th, 2020

Date of BOCC Hearing: Thursday, August 27th, 2020

_____ We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

_____ We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

_____ We have reviewed this referral and find no conflicts with our interests.

_____ A formal recommendation is under consideration and will be submitted to you prior to _____.

_____ Please refer to the enclosed letter.

X _____ We offer the following comments regarding this referral:

The larger 20.41 acre lot is preferable to three subdivided lots with regard to wildlife movement and habitat, especially in this densely developed area. ABE is unable to provide comments regarding road surface drainage issues, rainwater runoff issues or other land issues regarding impact on the subdivided lots without a topo map and larger scale neighborhood map. ABE has no wildlife issues except the reduced movement and habitat impacts.

Signed: Amy Mitchell Date: July 21, 2020

Title: ABE Chair/Secretary

Intermountain Rural Electric Association

From: [Brooks Kaufman](#)
To: [John Deagan](#)
Subject: RE: Question About Proposed Subdivision
Date: Monday, August 31, 2020 12:32:30 PM

John

IREA does allow driveways, but as long as the grade doesn't change and the minimum clearance between the overhead powerline and a driveway grade is 18.5 feet. The overhead line may need to be raised at the landowners expense.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Manager
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



From: John Deagan <JDeagan@parkco.us>
Sent: Monday, August 31, 2020 12:27 PM
To: Brooks Kaufman <BKaufman@Irea.Coop>
Subject: RE: Question About Proposed Subdivision

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the prompt reply. Do you allow construction of driveways within and parallel to utility easements?

From: Brooks Kaufman <BKaufman@Irea.Coop>
Sent: Monday, August 31, 2020 12:21 PM
To: John Deagan <JDeagan@parkco.us>
Subject: RE: Question About Proposed Subdivision

John

Attached is a markup of what IREA would make comments on. The easements can be done by separate document for IREA, but that would not include Century Link. Century Link would need their own easements.

I hope this is helpful.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Manager
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



From: John Deagan <JDeagan@parkco.us>
Sent: Monday, August 31, 2020 11:04 AM
To: Brooks Kaufman <BKaufman@Irea.Coop>
Subject: Question About Proposed Subdivision

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brooks,

I've got a subdivision proposal I'd like you to take a look at. A portion of the plat is attached. Note that the flagpole providing access to the lot with the house on it has a utility pole and line right in the middle of it. What's your take on this, please?

Thanks, John

