

U-04-003

562.25

**APPROVAL OF LOCATION
COLORADO SPRINGS UTILITIES
WILLIAMS CREEK PUMP STATION**

A request by Colorado Springs Utilities for Approval of Location to allow the construction, operation and maintenance of a new raw water pump station to be known as the Williams Creek Pump Station. The proposed pump station, a two-story structure with a maximum building height of fifty (50) feet, will contain raw water pumping units and associated supporting infrastructure required in conjunction with the Southern Delivery System (SDS) raw water delivery project. The proposed pump station will occupy approximately ten (10) acres in the southwestern sector of a 3,654-acre property that is zoned A-35 (Agricultural) District and RR-3 (Rural Residential) District and is generally located east of Interstate 25 between Squirrel Creek Road and Hanover Road. Assessor's Tax Schedule #56000-00-123.

PREPARED BY

Janice E. Fetrow
07/15/04

APPLICABLE RESOLUTIONS

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PLANNING DIVISION RECOMMENDATION: The Planning Division recommends **approval** with the following conditions and notations:

CONDITIONS

1. Any areas used as a staging for construction or the storage of equipment and materials for the project shall be used on a temporary basis only. When the project has been completed and the surrounding lands restored and reseeded, all heavy equipment and materials shall be removed from the project site. Any permanent storage of heavy equipment and/or construction materials will require an additional approval in conformance with the requirements of the El Paso County Land Development Code.
2. The preliminary landscape plan shall be amended to reflect the comments from the El Paso County Soil Conservation Service and/or written documentation shall be provided that the concerns of the El Paso County Conservation District have been addressed.