

Richard & Amy Yarbrough

18385 White Fawn Drive

Monument Co. 80132

Re: Letter of Intent for Minor Subdivision

Please accept this letter of intent from owners, Richard and Amy Yarbrough, as part of our application package for a minor subdivision. Our intent is to create one legal subdivision on the 1.72 acres, with only one residential home on it, eventually.

The location is currently zoned as RR 0.5, Rural Residential and is surveyed at 1.72 acres as is recorded in the El Paso Cty Assessors Office.

This request is made in order to make the mentioned land parcel a legal plot of land per El Paso County Code for the purpose of being able to obtain a building permit at a later date.

This land was purchased 04/2006 as a ready to build parcel and remains vacant due to minor subdivision having never been completed by previous owner. The parcel was unable to be grandfathered into the current subdivision considerations. They are an ingress \ egress easement on the land (recorded Feb 09/1982, Book 3530 @ page 799).

The original plan called for a modified hammerhead in addition to the cul de sac' because of fire requirements. Since 2010, there has been an operational fire hydrant placed at the NE side of the cul de sac and as stated by Fire Marshal Jamey Bumgarner (See attached email), the modification is not needed for this platting of land per Tri-Lakes Fire District. The hammerhead was originally mentioned in the survey that was uploaded to the system.

Please contact: Rick Yarbrough, 719.210.3336, with any questions or if more information is needed on the application.

Rick and Amy Yarbrough

A handwritten signature in black ink, appearing to be 'Rick and Amy Yarbrough', written over the printed name above it.

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
16055 Old Forest Point, Suite 103
Monument, CO 80132
Bus: (719) 484-0911 Fax (719) 481-3456



Jamey Bumgarner, Fire Marshal

To: Rick Yarbrough
Subject: Rockbrook Road
Date: April 17, 2018

Rick,

I wanted to follow up on your request to evaluate the current cul-de-sac and hydrant location at the end of Rockbrook Road and how it affect your ability to develop your lot.

It appears that since the last evaluation a cul-de-sac and water main with fire hydrant has been installed to the end of Rockbrook Road which is where your vacant lot is located. You advised me that the previous Fire Marshal has requested modifications to the road to accommodate water tenders in the event of a fire. These modifications will not be necessary due to the cul-de-sac being installed and the fire hydrant being added.

Furthermore, when the lot is developed we will need evaluate the lot and home building envelope to determine if any other modifications would need to be made when building occurs on the lot.

If you should require any additional comments please let me know.

Jamey Bumgarner

Fire Marshal.