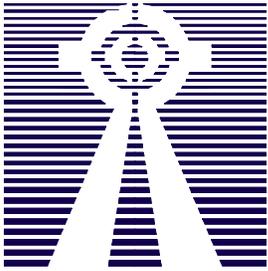


ALESSI
AND ASSOCIATES, INC.



October 18, 2021

Letter of Intent

Minor Subdivision
11750 Green Acres Lane

OWNER: *Jerry and Sharon Lomax*
11750 Green Acres Lane
Colorado Springs, CO 80908

CONSULTANT:

Joseph Alessi PLS
Alessi and Associates, Inc.
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele: 719-540-8832 fax# 719-540-2781

SITE LOCATION:

Property Address: 11750 Green Acres Lane, Colo. Springs
Property currently is a residential site. The existing land uses in the area are of rural residential/agriculture sites. The Three Lot subdivision proposes the use of wells and septic systems. Burgess Road via Green Acres Lane provides legal access to the site and an existing gravel road along the South boundary line currently provides access to property. The site is comprised of 15.18 Acres more or less. Three quarters of a mile East of the intersection of Vollmer Road and Burgess Road.

Legal description – A portion of The Northeast Quarter Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado.

ZONING:

Parcel # 5215000035 is currently zoned
RR-5 – Rural Residential District.

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REQUEST:

Request to subdivide into three Lots comprised of proposed Lot 1 = 5.06 Acres, Lot 2 = 5.06 Acres and Lot 3 = 5.06 Acres = 15.18 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Green Acres Lane will provide access to the proposed Lots. Overhead utilities located along the South and West side provide electrical and communication service to the site.

Request a waiver under Land Development Code Section 8.4.3.B-2 and 8.4.4(E)

30 foot Right of Way Private Access Road.

As described from the County Road (Burgess Road) to the subject property, 30 Ft. easement for ingress and egress as described in Exhibit A, Stewart Title Guaranty Company, File No. 85511ECS, dated July 31, 2021.

JUSTIFICATION:

1. The El Paso County Master Plan is an expression of the community's desires for the future of El Paso County. The Plan establishes Core Principals in Housing and Communities to preserve the character of rural and environmentally sensitive areas. Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County areas. The Plan focuses primarily on Land Use as a fundamental core component of a comprehensive plan and represents the first building block upon which other plan components are structured. The approach to land use retains established places, identifies opportunities for growth, and provides strategies to mitigate impacts to the natural environment.

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2. The request complies with the Master Plan and is in general conformance with the Land Use Applications.
 - a. The proposed minor subdivision is located in the Forested Key Area. This key area is where natural forests are a predominant feature
 - b. This is an area of minimal change undeveloped with significant natural area. Although, this area can see infill development by maintaining the overall character.
 - c. The Master Plan identifies this area as Large-Lot Residential. This place type consists mostly of residential development of single family homes of 2.5 acres or more. This type minor subdivision typically relies on wells and septic systems.
 - d. This proposed subdivision is limited with existing infrastructure to this property, i.e. gas, electric and communication services.

Core Principles and Goals

- i. Goal 1. Preserve and enhance the sensitive natural environment and unique community character of the Forested Area.
- ii. Goal 2. Recognize that agriculture, and other open lands are vital natural resources which should be protected from needless misuse and urban sprawl.
- iii. Goal 3. Promote a residential environment which perpetuates the rural-residential character of the Large Lot Area.
The promotion of residential subdivisions with a minimum lot area of 2.5 acres in designated portions of the planning area.

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3. Water Master Plan

- i. The project is located within the Upper Black Squirrel Creek Ground Water Management District
- ii. The water supply for the proposed five acres plus lots is by the drilling of Private wells for each of the lots.
- iii. No Central supplier will be used for this project.
- iv. The Standards of Section 4 are met by limiting the well ground water to the Dawson Aquifer and by obtaining a Ground Water Findings and as well as a Replacement Plan – Determination of Water Right No. 3668-BD
- v. The Applicant has shown that the proposed wells for the 15.18 acre site has Water Rights for 3.5 Acre-feet and meets the requirements of the 300-year Rule for the County.
- vi. The proposed 3 lot subdivision has ensured adequate water for the future by designing a low-density residential development for the 15.18-acre site.

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4. The proposed Minor Subdivision is in conformance with the requirements of the Minor Subdivision requirements. Zoning Code minimum setbacks for RR-2.5 Front 25 Ft., Side 15 Ft., Rear 25 Ft., Lot width 200 Ft., maximum height 30 ft.
5. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies. Please review the replacement plan and court findings with adequate water supply.
6. Services are or will be available to meet the needs of the subdivision including existing public roads, commitment of service with Black Forest fire protection district, and Mountain View Electric, Black Hills Gas utility commitment services.
7. The soil is suitable for the subdivision see Soil and Geology Report. The foundation and floor slabs of the proposed structures should be designed using specific subsurface soil investigation performed on Lot 2 and 3. The surficial sand soils will classify as Type C materials and the clay soils will classify as Type B.
8. The geological hazards do not prohibit the subdivision or can be mitigated. See Soil and Geology Report. Based on the geological conditions the proposed development is feasible. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Positive grading should be installed around the building area to prevent infiltration into the subsurface soil.
9. The subdivision will not interfere with the extraction of any known commercial mining deposit

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10. The design of the subdivision protects the natural resources as a grass rangeland.
11. The proposed methods for fire protection are adequate to serve the subdivision. See Fire mitigation and protection reports. Homeowners should develop effective defensible space around each building including; dwelling, garage and out buildings. Desired conditions around structures include a 10 foot clearance out at least a recommended 30 feet.
12. The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, or other constraints. As described in the Soils and Geology Report, Storm water report etc.
13. A 30 ft. Access Easement from Burgess Road to the private drive known as Green Acres Ln, along with waiver request As described from the County Road (Burgess Road) to the subject property, 30 Ft. easement for ingress and egress as described in Exhibit A, Stewart Title Guaranty Company, File No. 85511ECS, dated July 31, 2021.
14. Encourage new single family housing as infill development within the areas of available vacant or underutilized agricultural land and continue the denser housing expansion of existing suburban residential areas.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted
On behalf of the property owner

Joseph Alessi PLS