



January 24, 2018

**LETTER OF INTENT  
ARVIDSON SUBDIVISION – ADMINISTRATIVE RELIEF**

**Owner:**

Matthew and Jenna Arvidson  
2310 Wakonda Way  
Monument, CO 80132  
(970) 381-4425

**Applicant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Attn: Dave Gorman

**Site Location Size and Zoning:**

The proposed subdivision to be known as “Arvidson Subdivision” is located within the southeast one-quarter of the southeast one-quarter of Section 3, Township 11 South, Range 67 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 71030-01-034 and is currently developed with one residence having the addresses of 2310 Wakonda Way. The 5.45± acre site is situated on the north side of Wakonda Way, west of Beacon Lite Rd and east of Aries Dr. The proposed site has never been platted. The existing zone of the site is RR-5 (Rural Residential). The site is proposed to be rezoned to RR-2.5 (Rural Residential) and platted into two single family lots and and road right-of-way for the existing adjacent roadways.

**Request and Justification:**

The request is for approval of Administrative Relief of minimum lot size requirement of 2.5 acres in the RR-2.5 zone. The proposed lot sizes of 2.33+/- acres and 2.14+/- acres are within the 20% allowance for Administrative Relief consideration.

The Arvidsons purchased and have title to 5.45+/- acres of land in the southeast quarter of Section 3, Township 11 South, Range 67 west. It is understood that by County Commissioners Resolution dated October 3, 1887 and recorded in Road Book A at Page 78, that public road right of way is reserved 30 feet in width along the section line boundaries. The position of the existing Beacon Lite roadway is inexplicably offset from the section line and encroaches farther into the site than the 30 foot wide right of way reservation would allow. Also, the alignment of Wakonda Way strays north outside of the 60 foot wide dedicated right-of-way along the south side of the site.

The Arvidsons are prepared to dedicate the necessary road right-of-way for the adjacent roads with the platting of their property to the extent that necessary setbacks for the existing residence and structures are

*Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail mve@mvecivil.com*

maintained and that adequate area is preserved of the original 5.45 acres to allow subdivision of the property into two lots.

The resulting lot sizes, with the allowance of the Administrative Relief, would still be in compliance with the provisions of the RR-2.5 zone district. The lot sizes are not out of character for lots on Wakonda Way, which has lots as small as 1 acre. The soils and geology study for subdivision demonstrates that the proposed lots are viable and the new lot is buildable. We request the approval of the proposed reduced lot areas to allow the subdivision of the property into two lot in accordance with the concurrently requested zone to to RR-2.5 while dedicating road right of way for the existing adjacent roadway.

### **Traffic Impact**

The one (1) existing and one (1) proposed single family residential units will access public Wakonda Way (local residential road), which connects to Beacon Lite Road. The development is expected to generate a total of 19 trips per day (Average weekday trips ends) and 2 trips in the peak hour based on 9.52 trips per unit for Single Family Detached Housing (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.