

LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 11
January 28, 2020

OWNER/APPLICANT:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

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Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

PLANNING/PROCESSING CONSULTANT:

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Nass Design Associates
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SURVEYING CONSULTANT:

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Divide, CO 80814
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ENGINEERING CONSULTANT:

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TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon
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SITE LOCATION AND SIZE: The site is located northwest of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 44.996 acres in size.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 103 single family residential lots and four tracts.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 11 is the fourth phase of what will most likely be a seventh phase project of developing The Glen at Widefield East area. There will be one additional filing in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the fourth phase of final platting on that plan. The final plat includes 103 lots, 4 tracts, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area.

Tracts A, B, and D within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. Tract C will be used for open space, trails, signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses, and will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 11 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.11 will join the PID.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

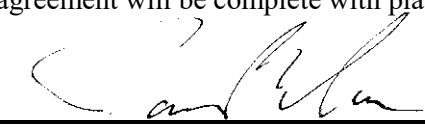
The site is presently vacant; utilities will be available from street extensions within existing corridors along the south and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 11 from four locations. A residential street access will be from Poa Annua Street off of Marksheffel Road on the east boundary of the subdivision. A residential access will be from Pennycress Drive on the south boundary of the subdivision. Two residential accesses will be from Golden Buffs Drive and Lanceleaf Drive along the western boundary of the subdivision.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3. A detention pond maintenance agreement will be complete with plat recordation.


James P. Nass, Nass Design Associates

These two points of access would not be available for use until the development of the future filing to the west. Please include that in your narrative.