

ALESSI
AND ASSOCIATES, INC.



August 18, 2019

Letter of Intent

Minor Subdivision
3980 Walker Road

OWNER: *George Hess*
G3 Investments, Inc.
1710 Jet Stream Dr. Ste. 200
Colorado Springs, CO 80921-3937

CONSULTANT:

Joseph Alessi PLS
Alessi and Associates, Inc.
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
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SITE LOCATION:

Property Address: 3980 Walker Road, Colo. Springs, CO
Property currently has a single family dwelling...
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. Walker Road provides legal access to the site along the South boundary line. The site is comprised of 40 Acres more or less. One mile East of the intersection of Highway 83 and Walker Road, thence North a quarter mile to the site.

Legal description – The Northeast Quarter Southwest Quarter of Section 11, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.

ZONING:

Parcel # 6111000019 is currently zoned
RR-5 – Rural Residential District.

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REQUEST:

1. Request to subdivide into three Lots comprised of proposed Lot 1 = 5.10 Acres, Lot 2 = 5.12 Acres, and Lot 3 = 28.52 Acres. Water wells and individual septic systems are proposed for rural/residential use on Lots 1 and 2. Lot 3 currently is occupied with an existing dwelling with well and septic system. Access is provided by the private road portion of Walker Road with a maintenance agreement. Utility facilities are available along Walker Road.

JUSTIFICATION:

2. The property is Zoned RR-5. The request complies with the current zoning and the Tri-Lakes Comprehensive Plan. The plan identifies future land use and a major transportation corridor plan. Residential/rural properties are desirable for future growth within the current employment opportunities, schools and shopping available within the area. Utility services, transportation, availability to dependable ground water supply, soil types acceptable for septic system and structural foundations fits within the guidelines and implementation of the Comprehensive Plan.
The proposed Lots will have individual wells and septic systems. No open space is planned for the project.

The Preliminary and Final Plats have been revised.

Traffic Memo: Additional request for a waiver of both subdivision and lot frontage on a private owned and maintained road. The current Private Walker Road is an extension of the main Walker Road. Access has been provided by a 30 ft. Right of Way and Easement for Road Purposes as recorded in Book 2469 at Page 771. Maintenance has been a shared responsibility by the property owners that access their respective home sites.

Transportation Impact Fees will be paid by applicant at building permit stage and not join a PID.

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MASTER PLAN:

Tri-Lakes Comprehensive Plan

Minor Subdivision is consistent with the El Paso County Master Plan. The proposed property is a rural residential development with a non-urban nature. Including individual wells and septic systems with unpaved private roads. The proposed project meets the goals and policies as the site development will be consistent with the following:

- i. The project will protect the natural systems and resources including air, ecosystems, wildlife and water quality.
- ii. The project is designed to emphasize the natural drainage features and collect runoff greater than historic storm flows.
- iii. The project will protect the quality and quantity of water supply on site.
- iv. The project will retain the rural residential character of the area.
- v. The project will utilize existing utilities and transportation facilities.

Master Plan for Mineral Extraction

The aggregate Resource evaluation for the proposed project is located in the Tomah-Crowfoot loamy sands: Gentle to moderate sloping soils on alluvial fans, hills, and ridges in the uplands. Tomah-Crowfoot soil is deep to well drained with moderately rapid permeability. These soils have good potential for use of home sites. Maintaining the existing vegetation on building sites during construction helps to control erosion. Excavation on the proposed site will be limited to the dwelling and driveway construction.