

June 3, 2017

El Paso County - Executive Director
C/o El Paso County Planning Department
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Re: Letter of Intent for Rockwood Subdivision – Administrative Relief

County Executive Director:

Please accept this letter of intent from CTR Engineering, Inc. as part of the application for a Minor Subdivision. Our intent is to create a three lot subdivision, with only one single family home proposed on each lot. The larger lot will be approximately 29+/- acres, and the smaller lots will be approximately 5+/- acres and 4.9 +/- acres.

Site Location, size and zoning:

This project is located generally south of the Town of Palmer Lake and west of the Town of Monument. It lies directly west of the existing Red Rock Reserve Subdivision (Rec# 206712320) and lies next to the National Forest land located to the west. The property is surrounded by large tracts of land approximately 40 acres in size to the north, a mix of National Forest land and 2.5+/- acre lots to the south, and directly east of the proposed subdivision contains 2.5+/- acre lots. The current property is unplatted and vacant of any homes.

Background:

This property is currently vacated of any structures, but does contain an existing water tank owned and maintained by the Forest View Acres Water District (FVAWD). There is an existing private paved road that currently divides the property into approximately 35 & 5 +/- acre parcels of land. Said paved road falls within an access easement used by other home owners. Martin Adventures, LLC has purchased the property and intends to dedicate a 60-foot right-of-way over the existing access easement at the request of El Paso County. This right-of-way dedication will only allow lot 3 to have a size of 4.9+/- acres, however, County staff have indicated a recommendation of support for administrative relief of the minimum 5.0 acre requirement to meet the zoning code.

Existing and Proposed facilities, structures, roads, etc:

No onsite or offsite roadway improvements are required for this three lot subdivision. A FVAWD waterline runs through the existing property, allowing for a water service line to be extended to lots 1 & 2. Lot 3 will also receive water from FVAWD, which has a waterline located within Red Rock Ranch Drive, where an existing waterline serves homes in the area.

Request & Justification:

The County Engineering Department has asked the developer to dedicate a 60-foot right-of-way to the County for a public roadway between lots 2 & 3. Based on the current right-of-way alignment where we will be connecting to and the existing configuration of the paved roadway; in order to meet County roadway standards the proposed right-of-way will impact the overall

size of the proposed lot 3 significantly enough to prevent it from reaching the minimum lot size of 5.0 acres. The maximum possible area for lot 3 will be 4.88 acres.

Contact Information

CTR Engineering, Inc. is a full-service planning and engineering firm, representing Martin Adventures, LLC (property owner). The following is the contact information for both parties.

Owner:	Consultant:
Martin Ventures, LLC	CTR Engineering, Inc.
Curtis Rockwood	Jonathan Moore, P.E.
1260 Valley Street, Unit B	16392 Timber Meadow Drive
Colo. Spgs, CO 80815	Colo. Spgs, CO 80808
Ph: 719-209-8254	Ph: 719-964-6654
Fax: N/A	N/A

We trust you'll find our application for an Administrative Relief acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

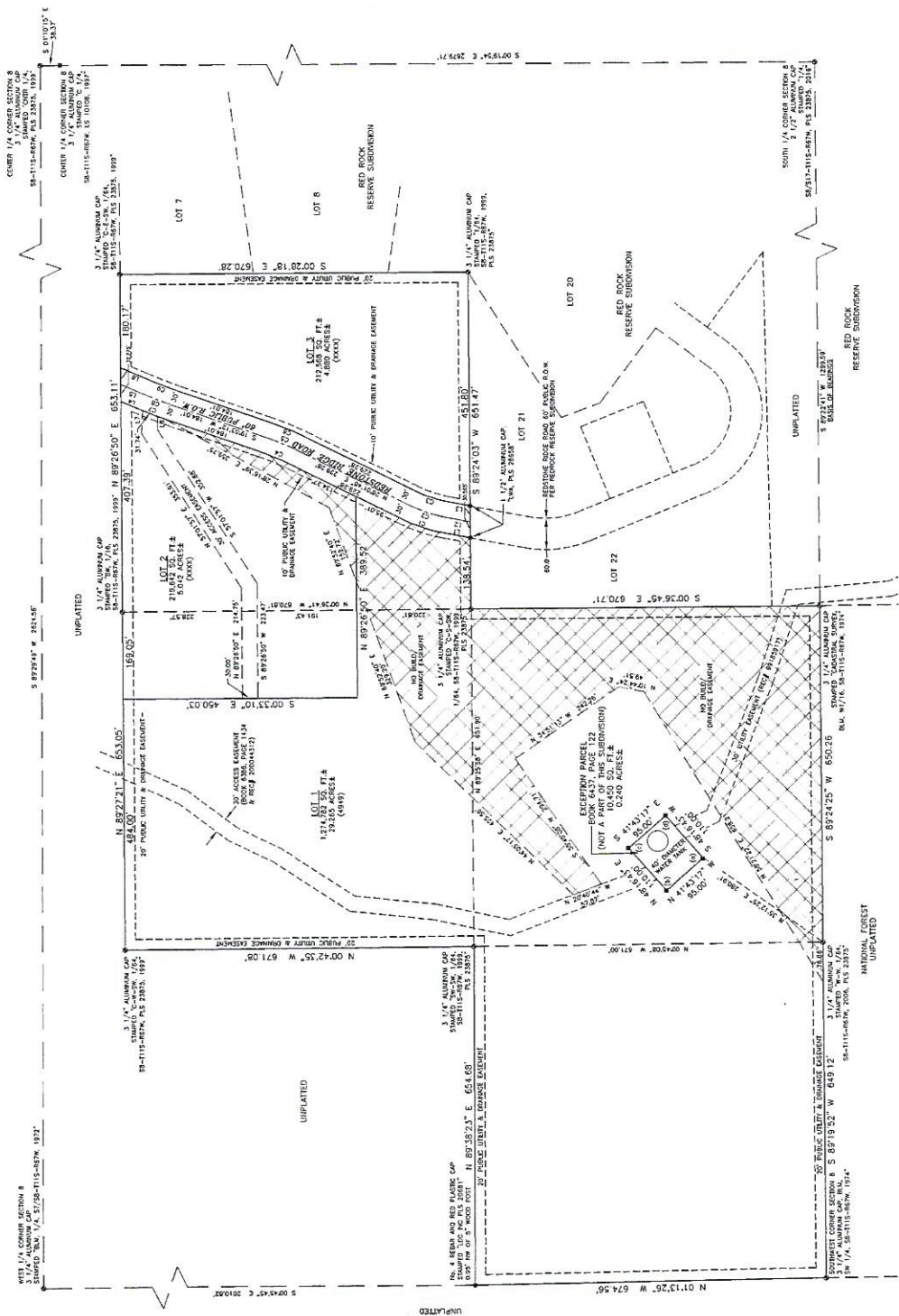
Sincerely,
CTR Engineering, Inc.

Jonathan Moore

Jonathan Moore, P.E., LEED AP
Principal

ROCKWOOD MINOR SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- FOUND SECTION MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - (a) FOUND #5 REBAR -/ ALUMINUM CAP STAMPED "2.00 FT MC - PLS 23875"
 - (b) FOUND #4 REBAR & PLASTIC CAP, STAMPING ILLIBLE
 - (c) FOUND #4 REBAR & PLASTIC CAP STAMPED "HPPO"
 - (d) FOUND #4 REBAR
 - R.O.W. RIGHT OF WAY
 - (XXXX) ADDRESS OF RECORD

NO.	BEARING	DISTANCE	AREA	PERCENT
1	N 89°25'00" E	100.00	100.00	100.00
2	S 89°25'00" W	100.00	100.00	100.00
3	S 89°25'00" W	100.00	100.00	100.00
4	N 89°25'00" E	100.00	100.00	100.00
5	N 89°25'00" E	100.00	100.00	100.00
6	S 89°25'00" W	100.00	100.00	100.00
7	S 89°25'00" W	100.00	100.00	100.00
8	N 89°25'00" E	100.00	100.00	100.00
9	N 89°25'00" E	100.00	100.00	100.00
10	S 89°25'00" W	100.00	100.00	100.00
11	S 89°25'00" W	100.00	100.00	100.00
12	N 89°25'00" E	100.00	100.00	100.00
13	N 89°25'00" E	100.00	100.00	100.00
14	S 89°25'00" W	100.00	100.00	100.00
15	S 89°25'00" W	100.00	100.00	100.00
16	N 89°25'00" E	100.00	100.00	100.00
17	N 89°25'00" E	100.00	100.00	100.00
18	S 89°25'00" W	100.00	100.00	100.00
19	S 89°25'00" W	100.00	100.00	100.00
20	N 89°25'00" E	100.00	100.00	100.00
21	N 89°25'00" E	100.00	100.00	100.00
22	S 89°25'00" W	100.00	100.00	100.00
23	S 89°25'00" W	100.00	100.00	100.00
24	N 89°25'00" E	100.00	100.00	100.00
25	N 89°25'00" E	100.00	100.00	100.00
26	S 89°25'00" W	100.00	100.00	100.00
27	S 89°25'00" W	100.00	100.00	100.00
28	N 89°25'00" E	100.00	100.00	100.00
29	N 89°25'00" E	100.00	100.00	100.00
30	S 89°25'00" W	100.00	100.00	100.00
31	S 89°25'00" W	100.00	100.00	100.00
32	N 89°25'00" E	100.00	100.00	100.00
33	N 89°25'00" E	100.00	100.00	100.00
34	S 89°25'00" W	100.00	100.00	100.00
35	S 89°25'00" W	100.00	100.00	100.00
36	N 89°25'00" E	100.00	100.00	100.00
37	N 89°25'00" E	100.00	100.00	100.00
38	S 89°25'00" W	100.00	100.00	100.00
39	S 89°25'00" W	100.00	100.00	100.00
40	N 89°25'00" E	100.00	100.00	100.00
41	N 89°25'00" E	100.00	100.00	100.00
42	S 89°25'00" W	100.00	100.00	100.00
43	S 89°25'00" W	100.00	100.00	100.00
44	N 89°25'00" E	100.00	100.00	100.00
45	N 89°25'00" E	100.00	100.00	100.00
46	S 89°25'00" W	100.00	100.00	100.00
47	S 89°25'00" W	100.00	100.00	100.00
48	N 89°25'00" E	100.00	100.00	100.00
49	N 89°25'00" E	100.00	100.00	100.00
50	S 89°25'00" W	100.00	100.00	100.00
51	S 89°25'00" W	100.00	100.00	100.00
52	N 89°25'00" E	100.00	100.00	100.00
53	N 89°25'00" E	100.00	100.00	100.00
54	S 89°25'00" W	100.00	100.00	100.00
55	S 89°25'00" W	100.00	100.00	100.00
56	N 89°25'00" E	100.00	100.00	100.00
57	N 89°25'00" E	100.00	100.00	100.00
58	S 89°25'00" W	100.00	100.00	100.00
59	S 89°25'00" W	100.00	100.00	100.00
60	N 89°25'00" E	100.00	100.00	100.00
61	N 89°25'00" E	100.00	100.00	100.00
62	S 89°25'00" W	100.00	100.00	100.00
63	S 89°25'00" W	100.00	100.00	100.00
64	N 89°25'00" E	100.00	100.00	100.00
65	N 89°25'00" E	100.00	100.00	100.00
66	S 89°25'00" W	100.00	100.00	100.00
67	S 89°25'00" W	100.00	100.00	100.00
68	N 89°25'00" E	100.00	100.00	100.00
69	N 89°25'00" E	100.00	100.00	100.00
70	S 89°25'00" W	100.00	100.00	100.00
71	S 89°25'00" W	100.00	100.00	100.00
72	N 89°25'00" E	100.00	100.00	100.00
73	N 89°25'00" E	100.00	100.00	100.00
74	S 89°25'00" W	100.00	100.00	100.00
75	S 89°25'00" W	100.00	100.00	100.00
76	N 89°25'00" E	100.00	100.00	100.00
77	N 89°25'00" E	100.00	100.00	100.00
78	S 89°25'00" W	100.00	100.00	100.00
79	S 89°25'00" W	100.00	100.00	100.00
80	N 89°25'00" E	100.00	100.00	100.00
81	N 89°25'00" E	100.00	100.00	100.00
82	S 89°25'00" W	100.00	100.00	100.00
83	S 89°25'00" W	100.00	100.00	100.00
84	N 89°25'00" E	100.00	100.00	100.00
85	N 89°25'00" E	100.00	100.00	100.00
86	S 89°25'00" W	100.00	100.00	100.00
87	S 89°25'00" W	100.00	100.00	100.00
88	N 89°25'00" E	100.00	100.00	100.00
89	N 89°25'00" E	100.00	100.00	100.00
90	S 89°25'00" W	100.00	100.00	100.00
91	S 89°25'00" W	100.00	100.00	100.00
92	N 89°25'00" E	100.00	100.00	100.00
93	N 89°25'00" E	100.00	100.00	100.00
94	S 89°25'00" W	100.00	100.00	100.00
95	S 89°25'00" W	100.00	100.00	100.00
96	N 89°25'00" E	100.00	100.00	100.00
97	N 89°25'00" E	100.00	100.00	100.00
98	S 89°25'00" W	100.00	100.00	100.00
99	S 89°25'00" W	100.00	100.00	100.00
100	N 89°25'00" E	100.00	100.00	100.00

DATE: 01/18/2011

PROJECT: #MS-17-002

BY: [Signature]

REVISIONS:

No.	By	Date	Remarks
1	[Signature]	01/27/11	DRY COMMENTS

PROJECT: #MS-17-002

DATE: 01/18/2011

BY: [Signature]

REVISIONS:

No.	By	Date	Remarks
1	[Signature]	01/27/11	DRY COMMENTS

PROJECT: #MS-17-002

PCD FILE #MS-17-002

BARRON LAND

REGISTERED PROFESSIONAL SURVEYOR & CONSULTANT

1000 N. 10TH ST., SUITE 100, DENVER, CO 80202

PHONE: 303.733.8888 FAX: 303.733.8889

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PROJECT NO. 17-002 SHEET 2 OF 2