

**LETTER OF INTENT  
OHANA ACRES  
REPLAT**

**Owner and Applicant:**

G & D Hammann Ohana Trust  
Gary L. Hammann, Trustee  
Darlene C Noel-Hammann, Trustee  
17825 Jones Road  
Peyton, CO 80831

**Site Location Size and Zoning:**

The proposed replat to be known as "Ohana Acres" is currently listed as Lot 1 VIL Filing No.1 and is located in the NW ¼ of the NW ¼, Section 30 Township 13 South, Range 63 West, 6<sup>th</sup> P.M. in El Paso County, Colorado. The property has El Paso County Tax Schedule Number 3330001001. The current address of the site is 17825 Jones Road, Peyton, Colorado. The northern portion of the site is developed with a single residence, detached garage, barn and storage shed. It has a gravel driveway from Murr Road and has a well and septic system. The site is presently 19.31 acres and is currently zoned RR-5 (Rural Residential). The site is bordered by Murr Road to the west and Jones Road to the north and is on a section line (Murr Road). Adjacent properties to the west are part of the Blue Sage Subdivision and are 2.5 acre lots. The property to the north is zoned A-35 and is currently vacant. The property to the east is a 19.28 acre lot zoned RR-5 with a single family residence and two outbuildings. The property to the south is a 40.46 acre lot with a single family residence with outbuildings and is zoned A-35.

**Request and Justification:**

The request is for approval of this replat (minor subdivision) named Ohana Acres, containing a total of 19.31 acres. The proposed minor subdivision will create four lots, all meet the standards set forth by El Paso County Land Development code for lot size, easements, frontage and access. All lots will be accessed from Murr Road (How can a 19.31-acre parcel be divided into four lots and still have all four lots meet the minimum lot size requirement of five acres? driveways to be permitted at time of new construction. The property is zoned RR-5 (Rural Residential), therefore zoning will not change.

- Lot 1, which has an existing driveway, barn and storage shed, will retain its existing driveway. The proposed lots (Lots 2,3 and 4) and future subdivision will meet the minimum lot size requirement of five acres? The property is zoned RR-5 (Rural Residential), therefore zoning will not change. The proposed subdivision will be consistent with the design, engineering, and surveying of the El Paso County Land Development Code.

- A well has been acquired from the Colorado Groundwater Commission for the four lots in Ohana Acres. Include specific water allocation information with one replacing the well for the existing

residence (re-drill) under new permits and operated under the approved Colorado Groundwater Commission water replacement (augmentation) plan

Summarize the findings of all these reports.

- [REDACTED] and
- A geology and soils report has been prepared for the site and the owners will comply with the report's recommendations.
- A dr [REDACTED] LOI does not specifically address approval criteria of a Vacation/Re-plat or address recommendations of the [REDACTED] the site and the owners will comply with the reco
- The [REDACTED] Master Plan. Please revise [REDACTED] on Fire Protection District. The District has committed to serve the proposed subdivision.
- The existing residence is served by Mountain View Electric Association. MVEA has committed to serve the additional lots.
- Building permits for each future structure shall be in accordance with the Falcon Fire Protection District and Pikes Peak Regional Building Department.

Your consideration of our request is greatly appreciated. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Gary Hammann, Owner  
(719) 650-5952  
gary.hsquared@gmail.com