

September 30, 2021

LETTER OF INTENT
OHANA ACRES
SF SUBDIVISION

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 minor subdivision 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, 6th 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 for a minor subdivision named Ohana Acres, containing a total of 19.31 acres. The proposed minor subdivision will create four lots with Lot 1 being 5.0582 acres, Lot 2 is 4.7512 acres, Lot 3 is 4.7508 acres and Lot 4 is 4.7501 acres. Lot sizes meet the county requirements of 4.75 acres per lot along a county road and/or section line (Murr Road).

- Lot 1, which has an existing home, detached garage, barn and storage shed, will retain its existing driveway. All buildings meet set back requirements on all sides. The proposed lots (Lots 2,3 and 4) and future buildings will fit into the existing neighborhood as it is surrounded by lots and a subdivision that is zoned Rural Residential and ranges from RR-2.5 in Blue Sage Subdivision to the west, RR-5 on the eastern boundary and A-35 on the north and south. The proposed subdivision will be consistent with the design, engineering, and surveying of the El Paso County Land Development Code.
- As required, a sufficient water supply has been acquired from the Colorado Groundwater Commission in terms of quantity, quality and dependability for the four lots in Ohana Acres. Lot 1, has an existing alluvial well with permit number 53486 that will be replaced according to the

Groundwater Evaluation from Groundwater Investigations LLC. The four new wells are addressed under Groundwater Commission Determination No. 3714BD.

(Reference Colorado Ground Water Commission Findings and Order Determination No: 3714BD)

ORDER

In accordance with Section 37-90-147V), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of right to designated ground water in the Arapahoe Aquifer underlying 19.31 acres of land, generally described as Lot 1 VIL Filing No. 1 Subdivision and generally located in the NW1/4 of the NW1 /4, Section 30, Township 13 South, Range 63 West, 6th P.M., further described in Exhibit A, is approved subject to the following conditions:

14. The allowed average annual amount of withdrawal of Underlying Ground Water from the Aquifer shall not exceed 7.55 acre-feet.

- Waste water is intended to be treated with individual septic systems designed, constructed and operated under Colorado State and El Paso County Health Department rules and regulations, which complies with requirements outlined in Chapter 8 of the El Paso County Land Development Code. According to the Groundwater Evaluation, the septic systems based on an in-home use of 0.25 AF/YR with a presumptive of 10% consumption results in 0.23 AF returning to the stream system and with four homes the total replaced is 0.68 AF/YR. This exceeds the maximum total depletion needed to prevent injury to surface water rights.
- A geology and soils report has been prepared and submitted with this application for the site and the owners will comply with the report's recommendations.
- A drainage report has been prepared and submitted with this application for the site. There is a flood plain at the corner of Lot 1, located from the northeast corner 170' to the west and 256' to the east. This area will be designated as a no-build zone.
- Access to each individual lot will be from Murr Road with new 18" culverts (per drainage report). The lots are addressed per Pikes Peak Regional Building Department Enumeration as: Lot 1 – 17825 Jones Road, Lot 2 – 4375 Murr Road, Lot 3 – 4345 Murr Road and Lot 4 – 4305 Murr Road.
- The Ohana Acres subdivision is in the Falcon 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. There will be double meter pedestals between Lots 1 & 2 and Lots 3 & 4.
- The proposed subdivision meets all other applicable sections of Chapter 6 and Chapter 8 of the El Paso County Land Development Code.
- 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

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