

**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 $\frac{1}{4}$ of the NW $\frac{1}{4}$, 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 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 (county road/section line) with driveways to be permitted at time of new construction. The property is already zoned RR-5 (Rural Residential), therefore zoning will not change.

- 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. Water service will be provided by four new wells 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.

- 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.
- A geology and soils report has been prepared for the site and the owners will comply with the report's recommendations.
- A drainage report has been prepared for the site and the owners will comply with the recommendations of the report.
- 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.
- 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
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gary.hsquared@gmail.com