

TELLE SUBDIVISION

Letter of Intent

Please ensure that the following criteria from LDC 7.2.4(C)(4) is addressed in this letter.

Owner / Applicant

Nicole T Tell
12730 Bridle
Colorado Sp
(719) 332-02

Consultant

David J Whil
Whitehead Engineering, LLC
P.O. Box 1551
Colorado Springs, CO 80901

(4) Criteria for Approval. The BoCC, in approving a replat of a minor or major subdivision, shall find:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

Site Data

Address: 12730 Bridle Bit Rd.
Colorado Springs, CO 80908

TID No. 62100-01-011

Area: 10.12 acres

Zoning: RR-5

Location: SE1/4 SE1/4 S10, T12S, R66W of the 6th P.M.

I believe this should be 5 acres each

Request

This request is to subdivide the existing 10.12-acre lot into 2 lots of 2.5 acres each.

The current property is made up of two lots from the original subdivision, Lots 3 and 4 Bridle Bit Ranch which was recorded in April 1980. Subsequently the two lots were combined into the current configuration by County Commissioners resolution 82-147.

This request will allow of a single-family home to be constructed on the new lot. The proposed lot sizes are consistent with the surrounding developments.

Existing Facilities

There is an existing Single-family residence with an out building on the property. They are served by a well (Dawson Formation) and an individual septic system.

All required public improvements were constructed with the original subdivision in 1980. The adjacent public street; Bridle Bit Rd. is in a 60-foot public R-O-W and is a paved roadway.

Electric facilities are installed underground and are owned and Operated by Mountain View Electric Association.

Natural gas facilities are installed and are owned and operated by Black Hills Energy.

Telephone facilities are installed both above and below ground depending on location and are owned and operated by Century Link Communications.

Proposed Facilities

A new single-family residence on the new lot. It will be served by existing utility service providers in the area and will have a well (Dawson Formation) and an individual septic system.

No new public facilities are proposed.

Policy Plan

The El Paso County Policy Plan underpins the implementation of the County Master Plan and Small-Area plans. The site that is the subject of this land use application lies within a Small-Area plan – Black Forest Preservation Plan.

This application is consistent with Goal 1.1 of the Policy Plan to protect and enhance the unique and individual qualities of the County. The development on new 5-acre lot will minimize the disturbed area and remain consistent with adjacent development.

This land use application is in conformance with the pertinent policies contained in the plan.

Black Forest Preservation Plan

The site lies within the boundaries for the Black Forest Preservation Plan. The site and proposed division conform to all pertinent elements of the plan.

Significant elements of the plan are discussed below.

Include the reference
requiring engineered
septic system

There are no Historic Sites or Structures on or near the site.

The septic system suitability is identified as having moderate or slight constraints. There is an existing system on the site that is functioning without issue. The Septic system report submitted with the application addresses the proposed system for the new lot.

Environmental Constraints (Map 5)

The only defined constraint is Wildfire. This constraint has been addressed in the Wildfire Mitigation plan submitted with this application.

Groundwater Resources

There is an existing well (Permit # 116298) serving the existing residence on the site. A new Decree of the Water Court for the proposed subdivision has been entered (Case # 2019CW3039, 25 June 2020). The decree establishes water rights, withdrawal rates and augmentation requirements and 300-year life for the site. The existing well will need to be re-permitted as a non-exempt well.

Community Services & Public Facilities

- The proposed subdivision, two five acre lots, is consistent with the rural residential goal of the plan and the adjacent subdivisions.
- The site is in School District 20
- The site is in the Black Forest Fire Protection District. A commitment to serve letter has been submitted with this application.
- Black Hills Energy supplies natural gas to the site. A commitment to serve letter has been submitted as a part of this application.

- Mountain View Electric Association (MVEA) provides electricity to the site. A commitment to serve letter has been submitted as a part of this application.

The site exists within the “Timbered Area” visual element of the plan (Map 11).

This subdivision will not have an impact on this visual element.

The Visual Design Recommendation Matrix (Timbered Area) identifies the following guidelines:

- Use materials and colors compatible with the area
- Align roads with topography – no new roads are proposed.
- Identify and Protect Historic Sites – no historic site on or near site.
- Cluster development below site line.
- Provide visual entry points – only one new residential driveway – no entry point.
- Enhance surrounding visual features.
- Preserve and maintain vegetation – new residence construction will minimize disturbance to existing vegetation.

Water Master Plan

Was there intended to be more written here? No policies are referenced.

The site is in Region 2 of the El Paso County Water Master Plan. The both lots in this subdivision will obtain its water from water wells in accordance with the court decree. There is one existing well onsite. This decree includes augmentation and provides for a 300-yr supply.

This land use application conforms to the pertinent policies of the Water Master Plan,

Waiver Requests

The applicant requests a waiver of drainage fees for the subdivision and this application returns the site to a two-lot subdivision as contemplated on the original subdivision plat.

This waiver request does not nullify the intent of the Land Development Code. The property subject to this request was previously platted as two lots in conformance with the code.

This waiver request will not cause the need for additional waiver requests.

Please coordinate with PCD Engineering Division regarding drainage fees.

The granting of this waiver is not detrimental to the public safety, health or welfare and will not be injurious to other property.

This request is unique to this property as the property had originally be platted into two lots in conformance with the code. The original two lots were subsequently combined into a single lot by County Commissioners resolution 82-147. The land use action restores the property to two lots.

This waiver request does not vary any zoning provisions of the Land Development Code.

The waiver is not contrary to the provisions of any Master PPlan