

## BRIDLE BIT RANCH FILING 1A

### Letter of Intent

#### Owner / Applicant

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#### Consultant

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#### 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 6<sup>th</sup> P.M.

#### Request

This request is to subdivide the existing 10.12-acre lot into 2 lots of 5.0 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.

This application conforms to the requirements set forth in the Land Development Code 7.2.4 (C)(4).

1. This replat complies with the pertinent provisions of the LDC and the ECM. This replat restores the vacated lots per County Commissioners Resolution 82-147. The resolution combined two lots into one. The land use action will restore the property to 2 parcels which is consisted with the originally recorded plat.
2. There are no non-conforming lots created by this land use request. Each lot is larger than that required by the existing zoning. Further there are no existing nonconforming lots.
3. The replat restores the original number of lots (2) created by the original plat of the subdivision, Bridle Bit Ranch Filing No. 1, and subsequently combined by County Commissioners resolution 82-147.
4. Access to both lots will be provided from, Bridle Bit Road, an existing public R-O-W. Bridle Bit Rd. is a paved road. Access to Lot 4A will be though a 30-foot-wide access easement across the northern most portion of Lot 4B connecting the lot to Bridle Bit Rd. Lot 4B has existing access to Bridle Bit Rd. which will remain unchanged.
5. This subdivision will not create any conditions that would adversely impact the health, Safety and Welfare of the of the public.
6. This subdivision is a part of a homeowner's association, "Bridle Bit Ranch Association, Inc." and there are Declarations and Protective Covenants last restated and recorded with the El Paso County Clerk on June 2, 2005, at Reception Number 205081371. This land use item does not conflict or create a conflict with any of the restrictions or requirements of the covenants.

### Existing Facilities

There is an existing Single-family residence with an outbuilding 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.

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

The septic system suitability is identified as having moderate or slight constraints. The new septic system will be an engineered system conforming to State & County requirements. 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

The site is in region 2 of the El Paso County Water Master Plan. Both lots in this subdivision will obtain their 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, including Policy 4.3.1 (Preserve Denver Basin Groundwater), 4.3.2 (Systematic Monitoring of Bedrock Aquifers), 4.3.3 (Incentivize use of Deeper Aquifers), 4.3.6 (Well Monitoring).

### Waiver Requests

Applicant is requesting a waiver to Section 8.4.3.B.2.e of the Land Development Code for a lot without frontage on a Public Road. The code section requires a Minimum Frontage of 30 feet on and have access from a Public Road. This proposal for two lots will provide a lot (lot 4B) with direct access to Bridle Bit Road. Lot 4B has the existing home and related improvements on it. The second lot (lot 4A) will have access to Bridle Bit Road by way of a 40-foot-wide Ingress/Egress Easement across the most northerly portion of Lot 4B. This easement is in lieu of a flag stem for the lot.