

## LETTER OF INTENT

June 7, 2018

### RE: SETTLERS RANCH PHASED FINAL PLAT FILING 2C

**PARCEL NUMBER:** 61230 04 038

### OWNER / DEVELOPER:

Hodgen Settlers Ranch LLC, c/o Mark Davis, MM  
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### CONSULTANT

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### SITE INFORMATION

The proposed Settlers Ranch subdivision Filing 2C is located within portions of Sec 23 and portions of Sec 24, T11S, R66W of the 6<sup>th</sup> PM. More specifically, the property is located north of Hodgen Road, west of Stepler Road, east of Timber Meadow Drive and south of the Walden Preserve subdivision. Filing 2C's vehicular access is provided from the west via Timber Meadow drive, an 80' ROW asphalt surfaced County rural collector roadway. Interior vehicular access to and through the site is provided via a 60' ROW asphalt surfaced County rural residential roadway, Settlers Ranch Road. The proposed 109.59 acre Settlers Ranch subdivision Filing 2C is the third phase of the five phase, 43 lot, Filing 2 subdivision.

### DEVELOPMENT ENTITLEMENT HISTORY

Initial PUD zoning, PUD development plan approval and preliminary plan approval for the 307 acre, 86 lot Settlers Ranch subdivision was obtained in January of 2005. Final Plat approval for the 142.2 acre, 43 lot Filing No. 1 subdivision was obtained in May of 2005. Final Plat approval for the 162.6 acre, 43 lot Filing No. 2 subdivision was obtain

in April of 2009. Though approved, the Filing 2 Final Plat was not recorded in total. Instead, the developer opted to record the Filing 2 plat in phases. The Filing 2A Phase One Final Plat, totaling 7 Lots, was recorded in the fall of 2013. Filing 2B Phase Two, totaling 7 lots, was recorded in the fall of 2015. This application, Filing 2C, is the third phase of a five phase recording process as documented on the approved and recorded Settlers Ranch Filing 2 Master Phasing Plan.

## **DEVELOPMENT REQUEST**

The applicant is requesting to record Filing No. 2C Phase Three utilizing Board of County Commissioners' Resolution No. 12-48. Filing 2C Final Plat approval will allow for the development of 11 single family residential lots at a minimum lot size of 2.5 acres on 33.55 acres and two tracts (Tract A – 53.53 acres and Tract B – 22.51 acres) held for future development of later phases. The proposed minimum lot size is 2.50 acres with an average lot size is 2.79 acres.

## **JUSTIFICATION FOR REQUEST**

The proposed final plat is consistent with the approved PUD Development Plan, approved Preliminary Plan, approved Final Plat for Filing No. 2 and approved Filing 2 Master Phasing Plan. The application is consistent with the goals, objectives and recommendations of the governing comprehensive plans including the Black Forest Preservation Plan.

## **EXISTING AND PROPOSED IMPROVEMENTS**

Existing improvements within this parcel are related to past agricultural activities; vehicular access trails, fencing and a seasonal stock pond.

Proposed improvements within this parcel include; County owned and maintained asphalt surfaced roadways, drainage channels, electric service, natural gas service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

Water will be provided via individual on site wells operated under a State approved Water Augmentation Plan. Waste water will be treated via individual on site septic systems. A home owners association has been formed to administer State required well water extraction reporting and property covenants and restrictions. No common areas to be owned and maintained by the HOA will be provided within this phase.

The property is located within the service areas of Mountain View Electric Association, Black Hills Energy, Tri-Lakes Monument Fire Protection District and the School District No 38.

## **WAIVER REQUESTS**

No waivers to the El Paso County Land Development Code are included within this application.

### **SUPPLEMENTAL INFORMATION**

The developer proposes to pay fees in lieu of land dedication for both park and school dedication requirements.

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Attorney and the El Paso County Board of County Commissioners.

In accordance with the El Paso County Road Impact Fee Program and as indicted within plat note number 30, all property within this subdivision is subject to road impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), as amended. Said fee will be paid at the time of building permit application or sooner.