



March 7, 2023

5680 Burgess Road LLC
1750 Bar X Road
Colorado Springs, CO 80908

RE: Land Use Project 5740 Burgess Road

Dear Sir or Madam:

This letter is being sent to you because Jeff & Julie Renehan and Brad & Sandy Renehan are proposing a land use project in El Paso County at 5740 Burgess Road. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to me or Joni Zimmerman in my office. Our address is 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903 and our phone is 719-635-0880. You may also email concerns or questions to larryg@lgastudios.com. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Site address is 5740 Burgess Road. The property size is 34.28 acres and it is zoned RR-5.

Proposed Request:

The proposed request is to subdivide a 34.28 acre parcel into three lots. The current zoning allows for 5 acre parcels within the zone district. The two current owners are brothers and would like to build homes as far back on the L shaped property as possible. To provide for reasonable equal ownership the parcel will be divided into 3 lots. One lot to the northwest section of the land, a second lot on the northeast section of the land, with the remaining land to be frontage on Burgess Road.

The current state water allocation will allow to up to 4 wells on this parcel. The intent for the third lot will be for a barn with living quarters. The two lots on the northern portion of the property will be over the five-acre lot size of the RR-5 zone district.

Use Standards:

The parcel being subdivided into three parcels is to stay within development standards for smaller subdivisions. The access to each parcel will be by a private road that will be constructed to allow fire department access and turn around space for fire department vehicles. The site on the northwest will require some use of a flag lot stem to access the proposed residence location. The remaining two sites will be accessed directly off the private drive. The size of the private drive our site disturbance was chosen to be less than one acre to address minimal disturbance to the site and minimal required approvals.



Each home site will then be constructed on an area under one acre disturbance. The private roadway access will be constructed to standards set forth by the fire department regulations and county standards for a private road. Additionally, Burgess Road is anticipated to be widened at some point in the future through this development. The owners are aware of such and will provide for additional right of way on the plat.

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Utilities:

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Sewer will be by the use of OSW individual septic and leach fields to be in compliance with current El Paso County Health Department regulation and shall comply with required distances to new wells being drilled and adjacent property septic and wells.

Electrical is currently overhead and underground. The developer/owner will meet with Mountain View Electric to address transformers and power locations such that underground power to each home may be achieved. Gas will be provided by propane and tank will be installed to current regulations. Any gas lines by current utility providers will be addressed prior to final plat and note if property can use public utilities for that service.

Traffic:

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Alternatives:

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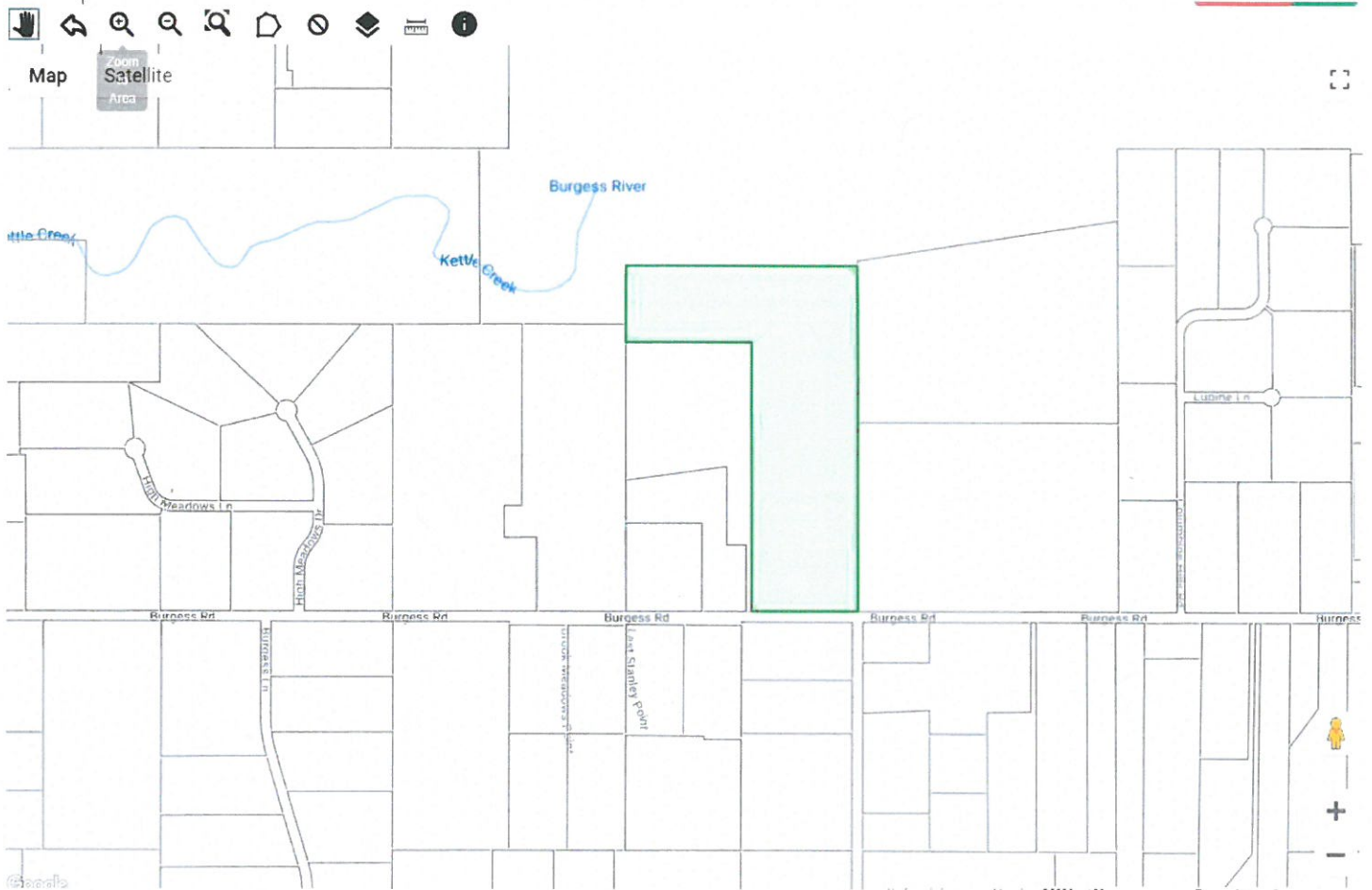
Respectfully,

A handwritten signature in blue ink, appearing to read 'LARRY GILLAND', written over the word 'Respectfully,'.

Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

John and Judith Billiard
5980 Burgess Road
Colorado Springs, CO 80908

RE: Land Use Project 5740 Burgess Road

Dear Mr. and Mrs. Billiard:

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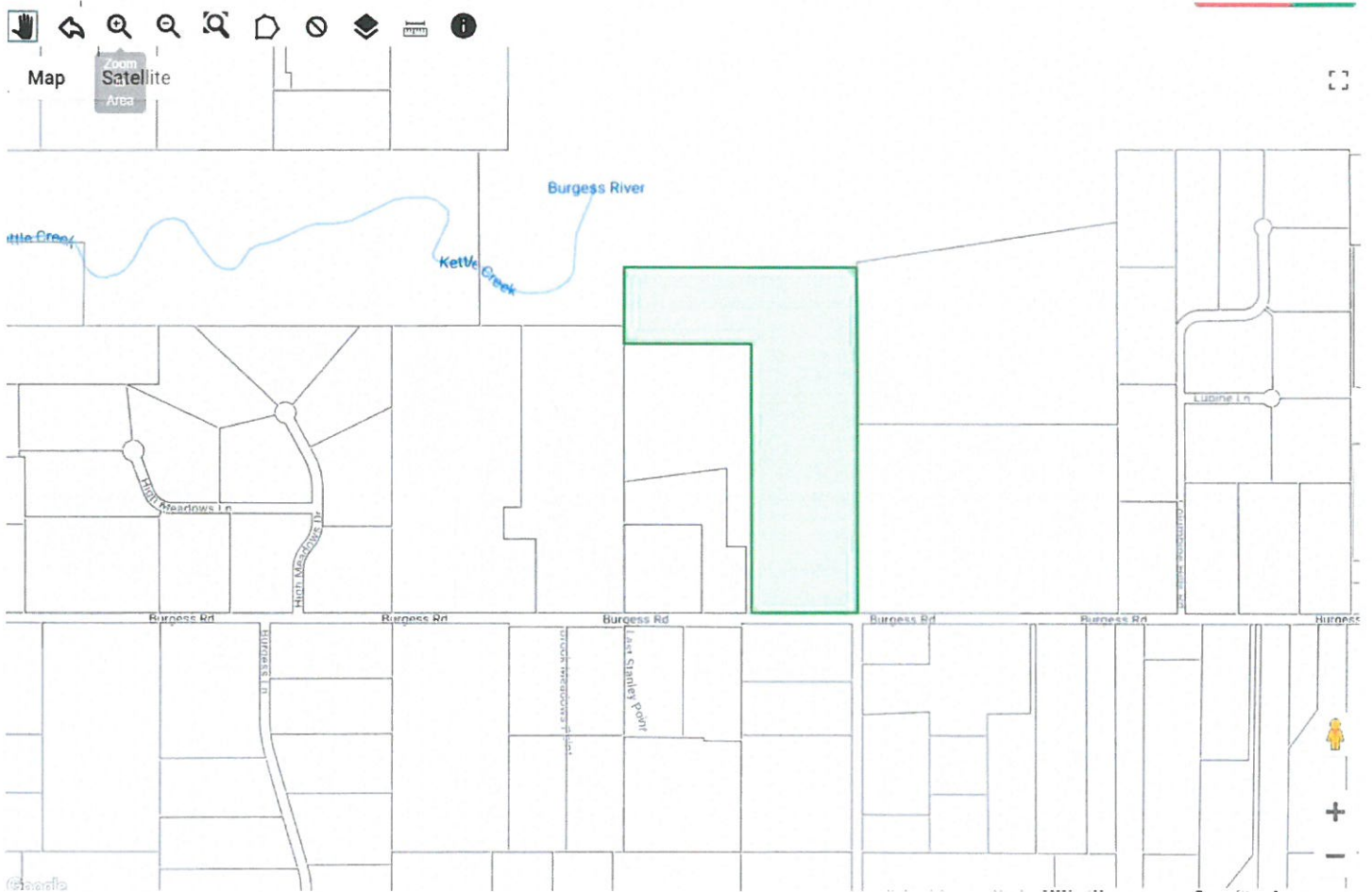
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Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

Michael and Megan Davis
5510 Burgess Road
Colorado Springs, CO 80908

RE: Land Use Project 5740 Burgess Road

Dear Mr. & Mrs. Davis:

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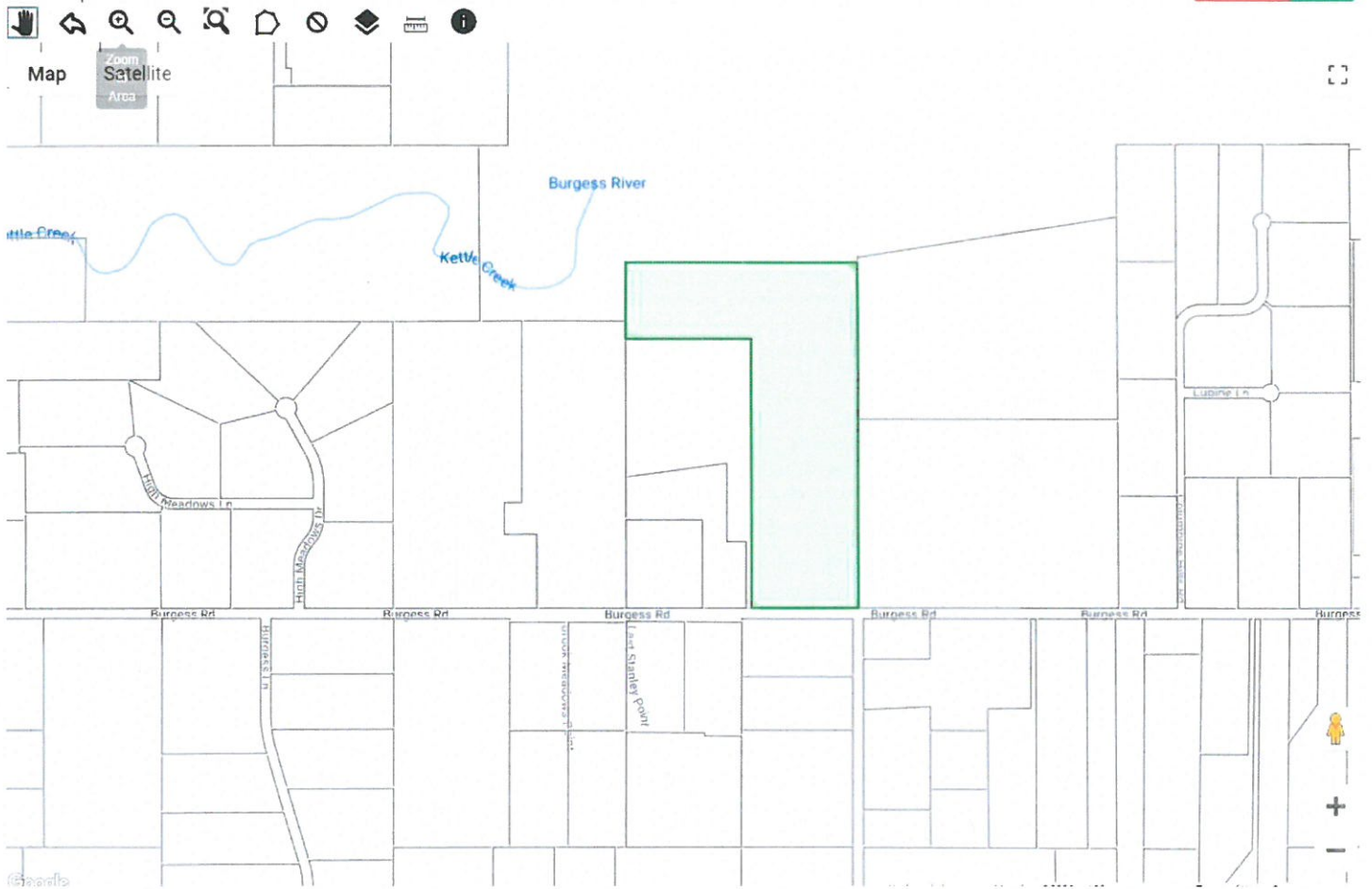
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Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

Gary and Brittany Hardy
5565 Burgess Road
Colorado Springs, CO 80908

RE: Land Use Project 5740 Burgess Road

Dear Mr. & Mrs. Hardy:

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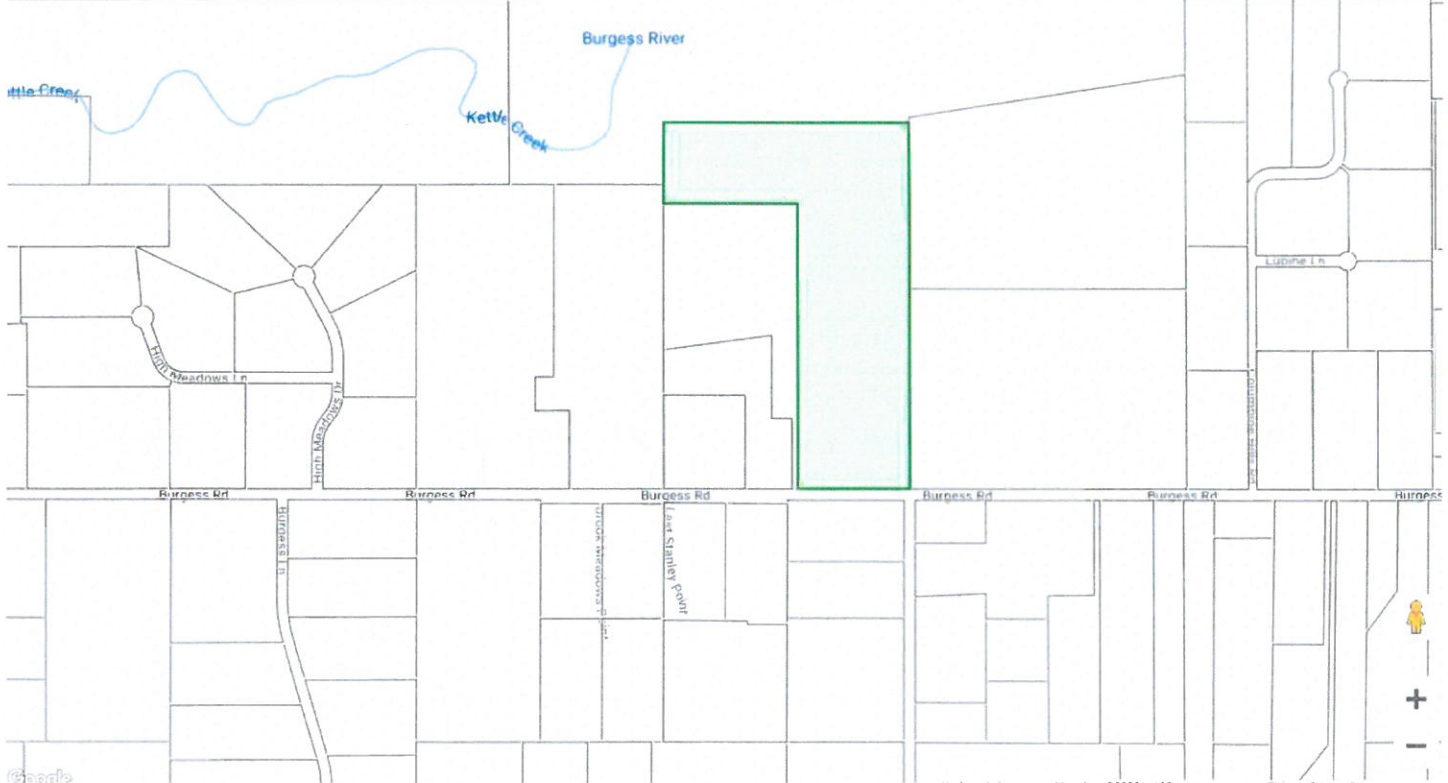
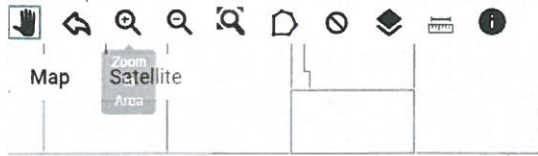
Respectfully,

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Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

Jeffrey and Jessamy Johnson
7330 Winding Oaks Dr.
Colorado Springs, CO 80908

RE: Land Use Project 5740 Burgess Road

Dear Mr. and Mrs. Johnson:

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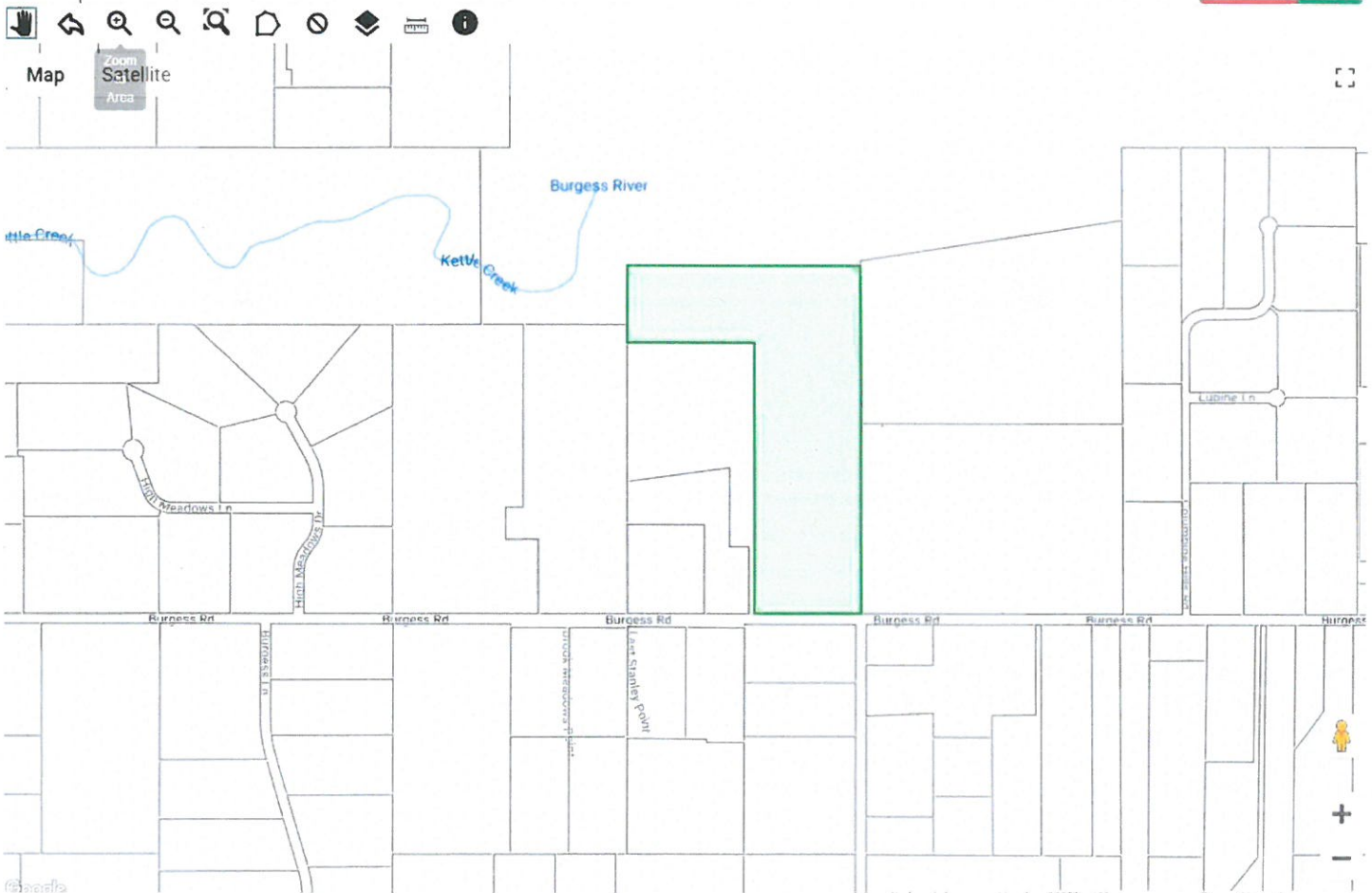
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Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

LaForet Conference & Retreat, Center Inc.
6145 Shoup Road
Colorado Springs, CO 80908

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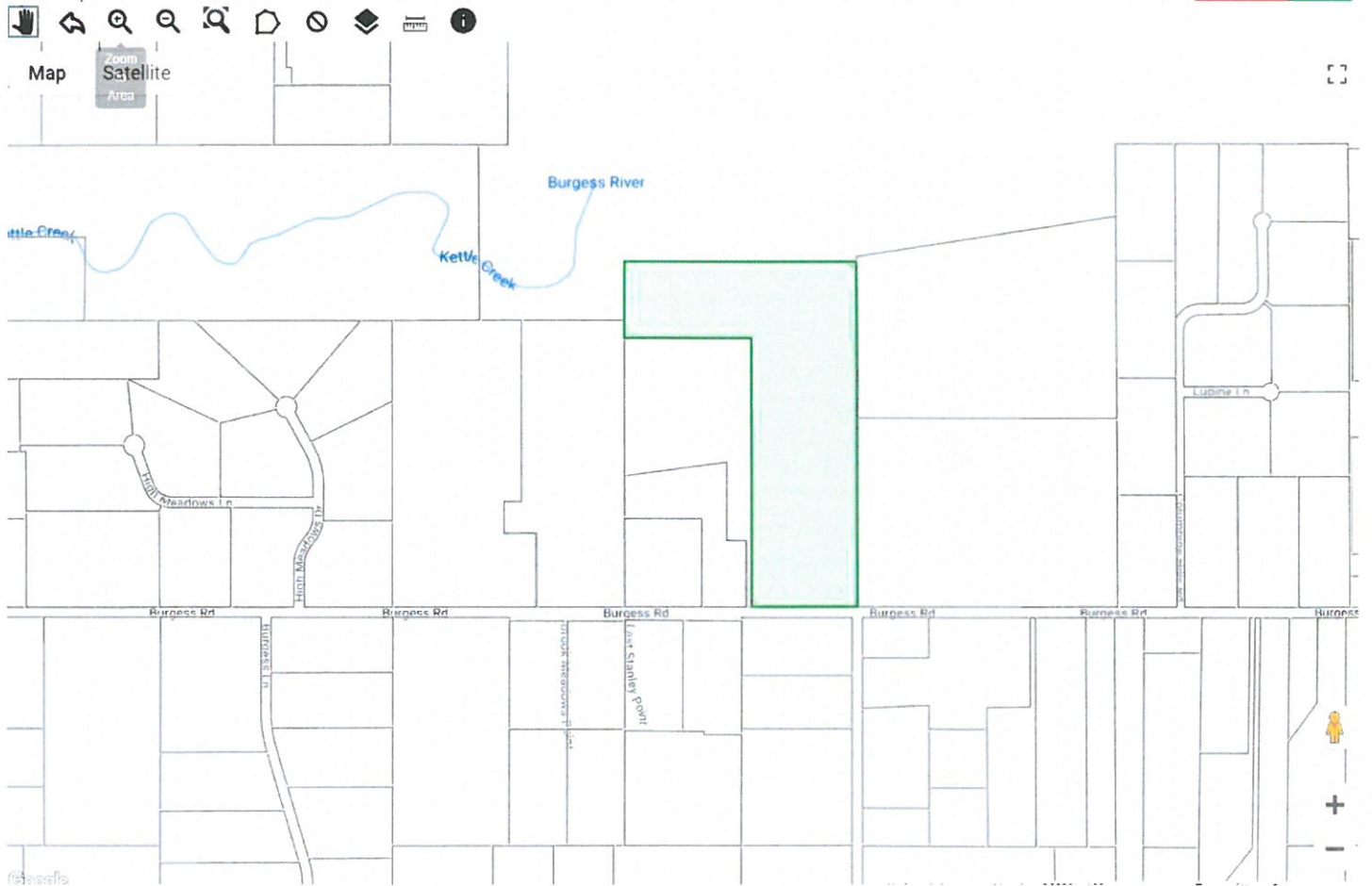
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11485 Last Stanley Point
Colorado Springs, CO 80908

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The proposed request is to subdivide a 34.28 acre parcel into three lots. The current zoning allows for 5 acre parcels within the zone district. The two current owners are brothers and would like to build homes as far back on the L shaped property as possible. To provide for reasonable equal ownership the parcel will be divided into 3 lots. One lot to the northwest section of the land, a second lot on the northeast section of the land, with the remaining land to be frontage on Burgess Road.

The current state water allocation will allow to up to 4 wells on this parcel. The intent for the third lot will be for a barn with living quarters. The two lots on the northern portion of the property will be over the five-acre lot size of the RR-5 zone district.

Use Standards:

The parcel being subdivided into three parcels is to stay within development standards for smaller subdivisions. The access to each parcel will be by a private road that will be constructed to allow fire department access and turn around space for fire department vehicles. The site on the northwest will require some use of a flag lot stem to access the proposed residence location. The remaining two sites will be accessed directly off the private drive. The size of the private drive our site disturbance was chosen to be less than one acre to address minimal disturbance to the site and minimal required approvals.



Each home site will then be constructed on an area under one acre disturbance. The private roadway access will be constructed to standards set forth by the fire department regulations and county standards for a private road. Additionally, Burgess Road is anticipated to be widened at some point in the future through this development. The owners are aware of such and will provide for additional right of way on the plat.

The current site entrance will be the location of the private drive access from Burgess Road. That access will be developed to county standards.

Utilities:

The property has been allocated use of four wells within the State's allocation with a three-lot subdivision the water need for the proposed uses is being met.

Sewer will be by the use of OSW individual septic and leach fields to be in compliance with current El Paso County Health Department regulation and shall comply with required distances to new wells being drilled and adjacent property septic and wells.

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Traffic:

Traffic report will be provided. The current access to the property is more of historic use and aligns beside a current driveway that accesses the property to the west. Any access that would require moving access to the proposed development to the east would be subjective to major construction due to the topography of the site. The use of three lots generates minimal additional traffic to the proposed subdivision. The proposed private drive will contain proper visibility triangles for residences on this parcel.

Alternatives:

No alternatives are being requested at this time. Early discussions with fire departments have deemed this access and parcel acceptable. Early discussion with local utility providers have noted utilities can be provided to site. Discussions with state water has deemed this parcel has required water. Current septic profile pits have been excavated to determine specific of septic systems. Soils reports are being generated to determine specifics of soil conditions for the future residences. Civil engineering teams are working on required drainage reports for site. The owners have contracted with local companies to clean and clear site to be in compliance with Firewise policies. Division of Wildlife will be contacted for the specific dimensions to be noted on plat for endangered species locations.



We are more than happy to document and address any questions you have but this letter is intended as notification only at this time. You will receive further information from El Paso County and you are encouraged to attend the hearing as mentioned above should you have any comments or concerns regarding this matter.

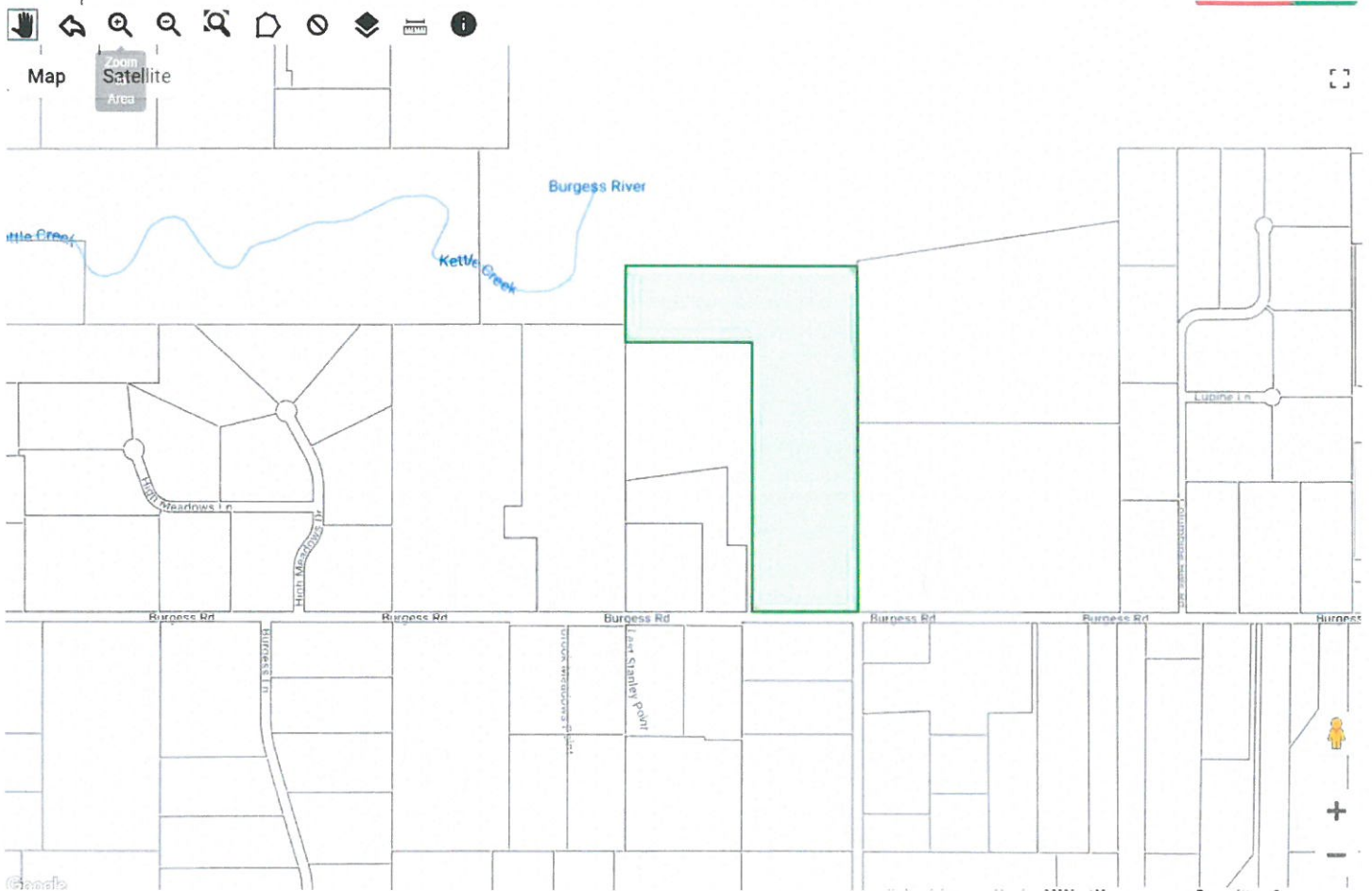
Respectfully,

A handwritten signature in blue ink, appearing to read "L. Gilland", is written over the word "Respectfully,".

Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

Anthony Wilson
414 Cedar Berry Lane
Chapel Hill, NC 27517

RE: Land Use Project 5740 Burgess Road

Dear Mr. Wilson:

This letter is being sent to you because Jeff & Julie Renehan and Brad & Sandy Renehan are proposing a land use project in El Paso County at 5740 Burgess Road. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to me or Joni Zimmerman in my office. Our address is 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903 and our phone is 719-635-0880. You may also email concerns or questions to larryg@lgastudios.com. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Site address is 5740 Burgess Road. The property size is 34.28 acres and it is zoned RR-5.

Proposed Request:

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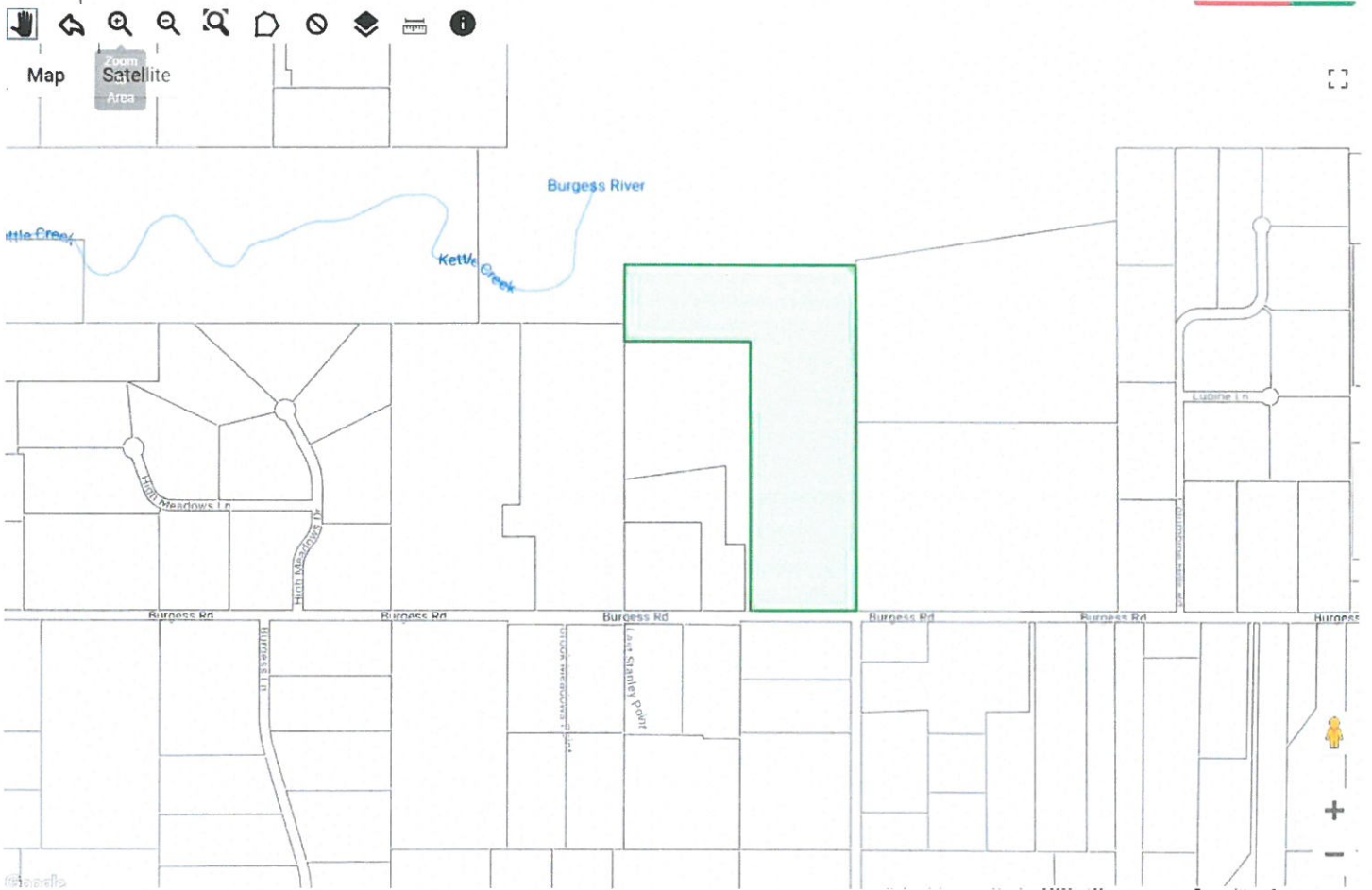
Respectfully,

A handwritten signature in blue ink, appearing to read 'Larry Gilland', written in a cursive style.

Larry Gilland



Vicinity Map – 5740 Burgess Road





March 7, 2023

Woodworth Living Trust
Woodworth Zell E Trustee
Woodworth Sharon K Trustee
5835 Burgess Road
Colorado Springs, CO 80908

RE: Land Use Project 5740 Burgess Road

Dear Woodworth Trustees:

This letter is being sent to you because Jeff & Julie Renehan and Brad & Sandy Renehan are proposing a land use project in El Paso County at 5740 Burgess Road. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to me or Joni Zimmerman in my office. Our address is 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903 and our phone is 719-635-0880. You may also email concerns or questions to larryg@lgastudios.com. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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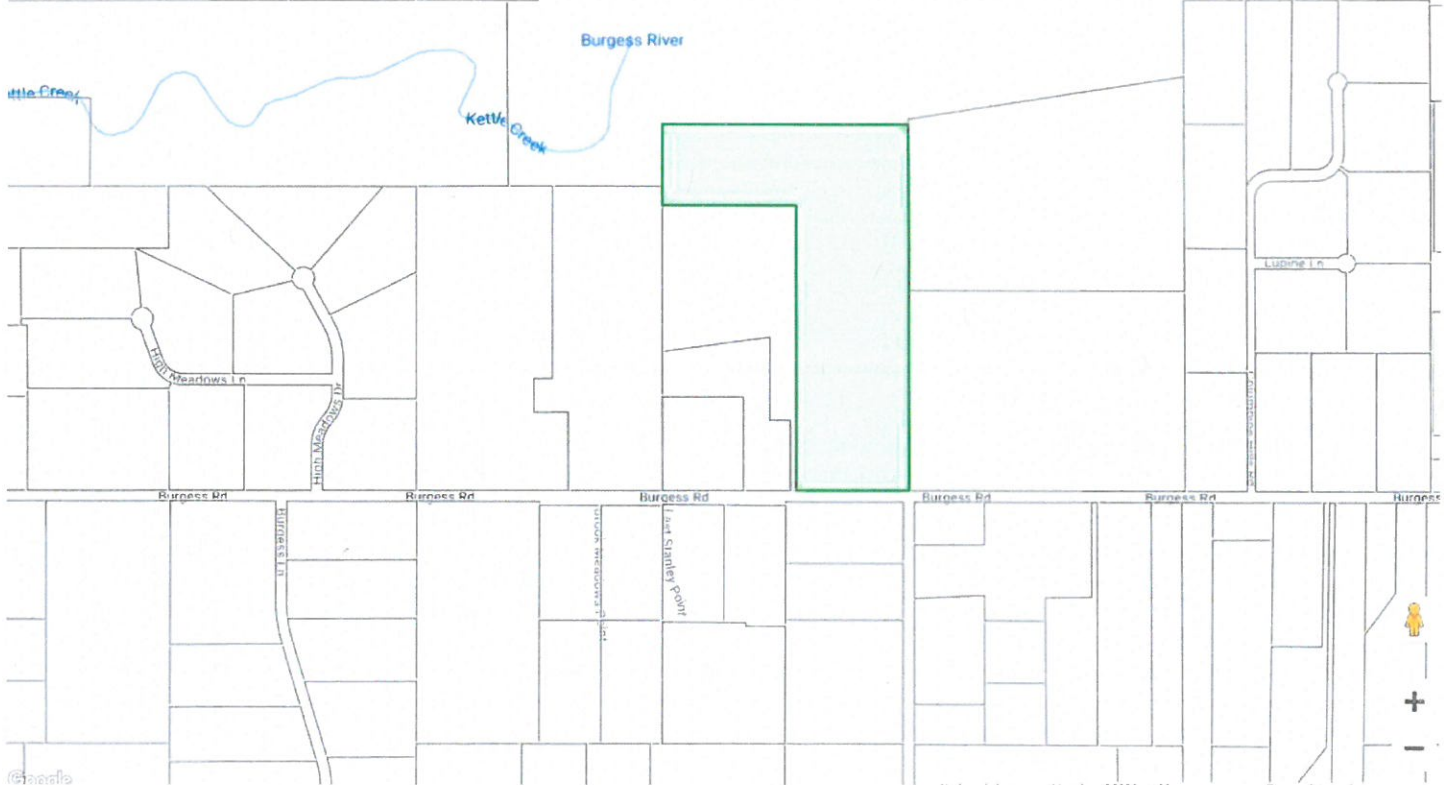
Respectfully,

A handwritten signature in blue ink, appearing to read 'Larry Gilland', is written over the word 'Respectfully,'.

Larry Gilland



Vicinity Map – 5740 Burgess Road



7022 2410 0000 3925 2843

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13



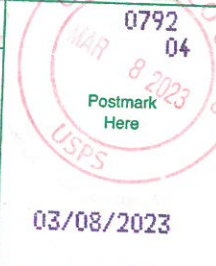
Sent To Gary & Brittany Hardy
Street and Apt. No., or PO Box No. 5565 Burgess Road
City, State, ZIP+4® Colorado Springs, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$8.37



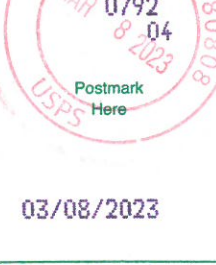
Sent To Michael & Megan Davis
Street and Apt. No., or PO Box No. 9510 Burgess Road
City, State, ZIP+4® Colorado Springs, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To LaForest Conference & Retreat Center Inc.
Street and Apt. No., or PO Box No. 6145 Shoop Road
City, State, ZIP+4® Colorado Springs, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To James & Kandy Pogue
Street and Apt. No., or PO Box No. 11485 Last Stanley Point
City, State, ZIP+4® Colorado Springs, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To 5680 Burgess Road LLC
Street and Apt. No., or PO Box No. 1750 Box X Road
City, State, ZIP+4® Colorado Springs, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 3925 2836

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Chapel Hill, NC 27517

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Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13



Sent To Anthony Wilson
Street and Apt. No., or PO Box No. 414 Cedar Berry Lane
City, State, ZIP+4® Chapel Hill, NC 27517
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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CALHAN, CO 80808-8204
(800)275-8777

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Letter
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Weight: 0 lb 0.90 oz
Estimated Delivery Date
Fri 03/10/2023

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Return Receipt \$4.15
Tracking #: 9590 9402 7783 2152 8351 03 \$8.13

Total \$0.63
First-Class Mail® 1 \$0.63
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Colorado Springs, CO 80919
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Estimated Delivery Date
Fri 03/10/2023
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Return Receipt \$3.35
Tracking #: 9590 9402 7783 2152 8359 84 \$8.13

Total \$0.63
First-Class Mail® 1
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Fri 03/10/2023
Certified Mail®
Tracking #: 70222410000039252812 \$4.15
Return Receipt \$3.35
Tracking #: 9590 9402 7783 2152 8359 77 \$8.13

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$



Sent To Jeffrey & Jessam Johnson
330 Winding Oaks Dr.
Colorado Springs, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$3.35

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$

Postage \$0.63

Total Postage and Fees \$8.13



Sent To John & Judith Billard
5980 Burgess Road
Colorado Springs, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2022 2410 0000 3925 2799

The Johnsons mailing address is 6050 Burgess Road.

First-Class Mail® 1 \$0.87
Letter
Colorado Springs, CO 80908
Weight: 0 lb 1.90 oz
Estimated Delivery Date
Fri 03/10/2023
Certified Mail® \$4.15
Tracking #: 70222410000039252867
Return Receipt \$3.35
Tracking #: 9590 9402 7783 2152 8361 10
Total \$8.37

First-Class Mail® 1 \$0.63
Letter
Colorado Springs, CO 80908
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Estimated Delivery Date
Fri 03/10/2023
Certified Mail® \$4.15
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Return Receipt \$3.35
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First-Class Mail® 1 \$0.63
Letter
Chapel Hill, NC 27517
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Mon 03/13/2023
Certified Mail® \$4.15
Tracking #: 70222410000039252836
Return Receipt \$3.35
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Total \$8.13

First-Class Mail® 1 \$0.63
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Fri 03/10/2023
Certified Mail® \$4.15
Tracking #: 70222410000039252829
Return Receipt \$3.35
Tracking #: 9590 9402 7783 2152 8359 60
Total \$8.13

First-Class Mail® 1 \$0.63
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Fri 03/10/2023

Letter

Colorado Springs, CO 80908

Weight: 0 lb 0.90 oz

Estimated Delivery Date

Fri 03/10/2023

Certified Mail® \$4.15

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70222410000039252874

Return Receipt \$3.35

Tracking #:

9590 9402 7783 2152 8361 27

Total \$8.13

Grand Total: \$65.28

Debit Card Remit \$65.28

Card Name: VISA

Account #: XXXXXXXXXXXX0761

Approval #: 012788

Transaction #: 550

Receipt #: 008834

Debit Card Purchase: \$65.28

AID: A0000000980840 Contactless

AL: US DEBIT

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Clerk: 04