

May 2, 2019

LETTER OF INTENT

Gabe Sevigny
El Paso County
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

RE: 61000-00-483 – Prairie Ridge

This is just a reconsideration for a final plat.

Please update to be consistent with the recommendations in the road conditions report.

LDC-Inc is representing:
Sonship Properties, LLC
P.O. Box 511
Rocky Ford, CO 81067

Correct acreage

This is an application for Reapproval of a previously approved Preliminary Plan and Final Plat. The property was previously approved by BOCC at their meeting on April 24, 2008. The plat was not recorded due to the recession at that time. The property is 40.67 acres and is currently unplatted. The property is zoned RR-5, and seven lots are proposed. Upon approval of the plat Prairie Ridge will contain seven lots, two of which will be greater than 6-acres in size. The lots are to be listed for sale as single-family lots once the plat is approved. Each of these lots is proposed for a single-family residence with barns or other structures permitted by code.

Access for the subdivision will be from existing Brown Road. Three lots will have flag stems to Brown Road. Brown Road is not a platted, public right-of-way but an easement for access to all the properties in the area. Brown Road is a gravel, county maintained road. Prairie Ridge will be dedicating 35 feet of ROW for a future public Brown Road along the north and west property lines. Per prior agreement with Development Services, Engineering Division, property owner will provide 2" of compacted gravel on Brown Road from Walker Road to the northeast corner of the subdivision. An asphalt apron will also be the responsibility of the property owner at the Walker Road and Brown Road intersection.

Water is proposed to be by individual wells, and septic systems will be constructed on each of the lots. Aquila provides natural gas, and Mountain View provides electric.

Sincerely,

The road conditions report indicates that an asphalt apron was installed in 2019. Revise the text accordingly.

See comments regarding flag lots on plat and revise this letter accordingly to address the comment.

Daniel L. Kupferer, PLS
for LDC-Inc.

