

## Letter of Intent

### D & K Akers Subdivision, Lots 1 & 2

November 16, 2021

**Property Owner / Applicant:**

D & K Akers, LLC  
2875 Akers Dr.  
Colorado Springs, CO 80922

**Consultant:**

Galloway & Company, Inc  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920

**Subdivision Name**

The D & K Akers Subdivision, Lots 1 & 2 project site is in the Northeast ¼ of Section 32, Township 13 South, Range 65 West of the 6<sup>th</sup> Principle Meridian, County of El Paso, State of Colorado. The subject property is located to the south of Lot 2 Akers Acres Subdivision 1; west of Marksheffel Road; north of Lot 4 Akers Acres Subdivision 1; and east of Akers Drive.

**Request**

This request is for the approval of D & K Akers Subdivision, Lots 1 & 2 Final Plat.

**Zoning / Land Use**

The site is zoned M CAD-O and the final plat conforms to this zone. There is no change to the land use at this time.

**Total Size of Requested Area**

D & K Akers Subdivision, Lots 1 & 2 are comprised of 9.26 acres total. Lot 1 is 4.26 acres and Lot 2 5.0 acres.

**Below is a list of the review criteria items along with a response to these items.**

Criteria for Approval. In approving a final plat, the approving authority shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;  
*Project site lies within the Cimarron Hills area of the master plan. This area is noted as being in transition and is noted as a Priority Development Area and Employment Center. Due to the proximity to Colorado Springs Airport, residential development is discouraged. The proposed project area will remain commercial this meeting the intent of the master plan.*
- The subdivision is in substantial conformance with the approved preliminary plan;  
*No preliminary plan is approved for the project area.*
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;



*Subdivision meets El Paso County subdivision design standards.*

- Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

*Water reports are included with this submittal. Per these reports there is adequate water supply for the project area.*

- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

*An on-site sewage disposal system will be utilized for the project area. This will be an engineered system that will require submittal to El Paso County Health Department for review and approval.*

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];

*There are no known soil or topographical conditions which present a hazard to the proposed subdivision.*

- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

*A drainage report is included with the submittal and outlines how stormwater runoff will be accounted for as part of the subdivision.*

- 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;

*Access to the proposed subdivision will be from Akers Drive. The Plat includes provisions for an access easement along with maintenance responsibilities for this access.*

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

*Submittal documents include evidence of service for emergency services and utilities.*

- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

*The proposed subdivision does not include development on the newly created parcel. When this parcel develops a Development Plan will be submitted to El Paso County showing fire protection compliance.*

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

*The proposed subdivision will not require off-site improvements.*

- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

*Evidence of available public facilities and infrastructure are included in the submittal.*

- The subdivision meets other applicable sections of Chapter 6 and 8; and

*The subdivision meets all applicable Chapter 6 and 8 sections.*

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- The extraction of any known commercial mining deposit shall not be impeded by this subdivision  
*There are no existing and/or proposed commercial mining for this subdivision.*