

**LETTER OF INTENT  
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 12  
March 22, 2022 Rev. 07-13-22, 10-6-22**

**OWNER/APPLICANT:**

Ryan Watson  
Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

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Ryan Watson  
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Colorado Springs, CO 80911  
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**PLANNING/PROCESSING CONSULTANT:**

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**SURVEYING CONSULTANT:**

John Towner  
Pinnacle Land Surveying Co.  
121 County Road 5  
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(719) 634-0751

**ENGINEERING CONSULTANT:**

Andy McCord  
Kiowa Engineering Corp.  
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**TRAFFIC ENG. CONSULTANT:**

Jeff Hodsdon  
LSC Transportation Consultants, Inc.  
545 East Pikes Peak Avenue, Suite 210  
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**SITE LOCATION AND SIZE:** The site is located west of the intersection of Pennycress Drive and Golden Buffs Drive. The area included within the final plat is 27.229 ac.in size.

**PROPERTY TAX NUMBER:** 5522000010

**PRESENT ZONING:** RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.), **CAD-O\***

\*Not included within APZ or ADNL, proposed use is allowed

**REQUEST:** Approval of a Final Plat that proposes to subdivide the site into 79 single family residential lots and three tracts.

**WAIVER REQUESTS AND DEVIATIONS:**

No waivers or deviations are being requested with this final plat.

**PLAT JUSTIFICATION AND CRITERIA FOR APPROVAL:**

- *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is in substantial conformance with the approved preliminary plan;*

**Master Plan Analysis**

We have reviewed the El Paso County Master Plan for compliance. This small final plat is the final parcel to be developed in The Glen at Widefield Sketch Plan. The sketch plan, and the RS-6000 zoning, and numerous subdivision plats, and consequently developed subdivisions, which were nearly all approved prior to the approval of the El Paso County Master Plan, and were used in determining the

Areas of Change, Place Types, and Land Use Types as depicted and described in the El Paso County Master Plan.

The Area of Change for this plat location is Minimal Change:Developed, due to the fact that 90% of the developable land in this Sketch Plan area have already been developed. This is the final residential parcel to be developed in this Sketch Plan area. The plat is not located in a potential area for annexation, and it is not located in a priority development area.

The Place Type approved and depicted for this location on the master plan is Suburban Residential and the single family detached residential land use planned for the final plat is listed as a Primary Land Use in the master plan. The plat filing is located in an area listed as more owner attainable area which will help in providing affordability to the housing market.

Per the approved Sketch Plan and approved preliminary plat for this area; all lot development is being concentrated on the most buildable land with wetland areas and difficult geological areas being preserved in open space tracts to be kept natural and only used for pedestrian trail/ recreational use areas per the Environmental Compatibility goals of the master plan.

The final plat is being developed next to developed infrastructure for transportation and has been analyzed in the accompanying traffic impact study showing that this subdivision can be developed within approved levels of service for the transportation network per the Transportation and Mobility sections of the master plan.

Public facilities such as water/ wastewater provisions, electric and gas, public safety and emergency services are all being met and letters of commitment to serve this parcel are included within this plat submittal package.

This final plat plan is in compliance with the approved El Paso County Master Plan, the approved Glen at Widefield East Preliminary Plan, the approved Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

- *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;*

The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

- *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 and sewer services will be provided by Widefield Water and Sanitation District. Water and Wastewater Resource Reports are included with this submission as well as a commitment to serve letter for both water and wastewater.

- *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;*

A public sewage disposal system has been designed and established for the property and will be served by Widefield Water and Sanitation District.

- *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)];*

A soil and geological study has been prepared for the entire development at the time of the preliminary plat and has been updated based upon comments provided by the Colorado Geologic Survey. The report identifies that the soil is not suitable for construction by typical construction practices or for the proposed subdivision. The soil study is included with this submission. **Please provide an updated soils & geology report and update this paragraph according to the recommendations of the revised report.**

- *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;*

Drainage has been provided for in full spectrum drainage facilities which meet the criteria of the above statutes. A final drainage report is included in this submission detailing the drainage infrastructure proposed and existing, that will serve this platted area.

- *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;*

Legal and physical access is being provided to all of the lots by public street rights-of-way. The plat is the legal document that will dedicate these public legal accesses.

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

Fire protection will be provided by Security Fire Dept. A letter of commitment to serve this area along with a Fire Protection Report is provided with this submission. Police services will be provided by the El Paso County Sheriffs Dept., Trail and Open Space corridors are to be found throughout The Glen development with one such corridor shown on the plat along the western and northern boundary of this plat. Tracts A, B, and C within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

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

The streets, water lines, and hydrants are designed to provide adequate fire protection and access to all of the lots in the subdivision and comply to Chapter 6 of the code.

- *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;*

There are no off-site impacts associated with this plat filing, other than those that may be required by CDOT during the review of the traffic study that is a part of this submission.

- *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;*

A Subdivision Improvement Agreement is provided with this submission delineating any and all infrastructure related to this subdivision that would need to be financially guaranteed.

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

The subdivision and associated construction documents and reports meet all applicable sections of Chapter 6 and 8.

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

Mineral Rights Owner notifications are provided for any mineral rights owner that may have rights under this property.

**PHASING:**

The Filing 12 plat area will be constructed in one phase.

**HAZARDS, NATURAL AND OTHER FEATURES:**

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the southeast and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A of The Glen at Widefield Filing No. 11 Plat, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3

**ROAD IMPACT FEES:**

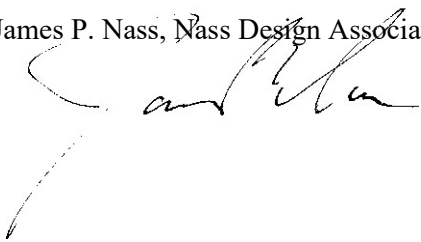
This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.12 will join the PID.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

The site is presently vacant; utilities will be available from street extensions within existing corridors along the east and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District.

Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 12 from three locations. A residential street access will be from Golden Buffs Drive along the west plat boundary. A residential access will be from the intersection of Pennycress Drive and Golden Buffs Drive on the east boundary of the subdivision. A residential access will be from the intersection of Pennycress Drive and Lanceleaf Drive along the eastern plat boundary. The eastern Golden Bluffs Drive access and Lanceleaf access will not be available until the construction of The Glen at Widefield Filing No. 11 is complete.

James P. Nass, Nass Design Associates

A handwritten signature in black ink, appearing to read 'James P. Nass', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the left.