



N A S S D E S I G N A S S O C I A T E S  
LAND PLANNING • LANDSCAPE ARCHITECTURE

111 S. Tejon, Suite 312 Colorado Springs, CO 80903  
(719) 475-2406 Fax (719) 444-0650 Email [jim@nassdesign.net](mailto:jim@nassdesign.net)

July 7, 2022

Dear Adjacent Property Owner,

This letter is being sent to you because Glen Investment Group VIII, LLC. is proposing a land use project in El Paso County on the land that is located west of the intersection of Pennycress Drive and Golden Buffs Drive as is depicted on the attached map documents. The proposed project is for the final platting of The Glen at Widefield Filing No. 12. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the Applicant at the addresses listed below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the 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.

Please direct your questions at this time to:

- **Applicant and Owner:**
- Ryan Watson
- Glen Investment Group No. VIII, LLC
- 3 Widefield Blvd.
- Colorado Springs, CO 80911
- (719) 392-0194

Email: [ryan@widefieldinvestmentgroup.com](mailto:ryan@widefieldinvestmentgroup.com)

**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.)

**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;*

This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the 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 as the platting process has occurred. The soil study is included with this submission.

- *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

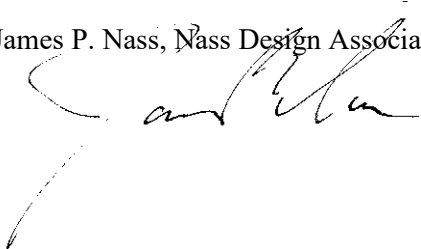
**ROAD IMPACT FEES:**

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.:**

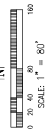
The site is presently vacant; utilities will be available from street extensions within existing corridors along the east and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services 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 a faint, larger signature or stamp.

A portion of the South One-half (S1/2) of Section 22  
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
County of El Paso, State of Colorado

Diagram illustrating a typical sight triangle for a vehicle with a sight distance of 120 feet. The diagram shows a vehicle at the bottom left, with a 10-foot utility gradient and a 10-foot pavement gradient. A 10-foot sight distance is indicated by a dashed line. The sight triangle is bounded by a solid line labeled "SIGHT TRIANGLE BOUNDARY" and a dashed line labeled "PROPERTY LINE". The distance from the vehicle to the property line is 100 feet. The distance from the property line to the sight triangle boundary is 100 feet. The distance from the sight triangle boundary to the vehicle is 100 feet. The distance from the vehicle to the sight triangle boundary is 100 feet. The distance from the vehicle to the sight triangle boundary is 100 feet.



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.12	
DRAWN BY: JOB NO.: 19001500	CHECKED BY: DWG: 19001500FP.DWG
DATE: 12/02/21 SHEET 2 OF 2	

## Glen Filing 12 Adjacent Property Owners\*

SCHEDULE #5522000010  
GLEN INVESTMENT GROUP NO VIII LLC  
3 WIDEFIELD BLVD  
COLORADO SPRINGS CO 80911

SCHEDULE #5500000401  
HPRH PROPERTIES LLC  
14160 GLENEAGLE DR  
COLORADO SPRINGS CO 80921

SCHEDULE #5522302037  
BROWN JACQUALINE D  
BROWN ROBERT WAYNE  
7166 PEACHLEAF DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522302038  
FORSYTH ROBERT D  
7152 PEACHLEAF DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522302039  
BUTLER REVENDA  
2316 N WAHSATCH AVE  
COLORADO SPRINGS CO 80907

SCHEDULE #5522302040  
BENNETT HYLAND W  
BENNETT JOYCE C  
7124 PEACHLEAF DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522302041  
HEITZ JEREMY  
HEITZ REGINA  
7110 PEACHLEAF DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522307001  
FERNANDEZ CHRISTOPHER RUBEN  
FERNANDEZ SELENA  
7103 PEACHLEAF DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522307002  
CATRON WALTER P  
CATRON BRENDA W  
7153 PEACHLEAF DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522307020  
DESFOSSES RUSSELL R JR  
DESFOSSES JENNIFER J  
7152 ALPINE DAISY DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522307021  
PINCH ROY E III  
KALBER THERESA  
7169 ALPINE DAISY DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522307022  
IBAT FBO JAMES TODD  
STEPHENS ROTH, IRA  
4164 AUSTIN BLUFFS PKWY #143  
COLORADO SPRINGS CO 80918

SCHEDULE #5522310001  
FERNANDEZ KIMBERLY A  
FERNANDEZ ANTONIO D  
9036 GOLDEN BUFFS DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310010  
MCVEY JASON  
MCVEY THASHA  
8971 BEE BALM PL  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310011  
LANGE ERIC A  
LANGE JENNIFER D  
5970 BUTTERMERE DR  
COLORADO SPRINGS CO 80906

SCHEDULE #5522310012  
MCDONALD NEAL JOHN  
MCDONALD REGAN ELIZABETH  
8970 BEE BALM PL  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310020  
PATEL JIKESH M  
ARORA TANYA  
8889 BITTERCRESS DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310021  
GRUIS TYLER D  
FISHER SAVANNAH L  
8897 BITTERCRESS DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310022  
POGAR NOAH JOHN  
POGAR CASSIDY ELIZABETH  
8898 BITTERCRESS DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310023  
HUNTER EVAN F  
HUNTER STEPHANIE L  
8890 BITTERCRESS DR  
COLORADO SPRINGS CO 80925

SCHEDULE #5522310035  
GLEN INVESTMENT GROUP NO VIII LLC  
3 WIDEFIELD BLVD  
COLORADO SPRINGS CO 80911

\*Property Owners as of July 6, 2022 El Paso County Assessors website



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