

## LETTER OF INTENT

March 19, 2018

**RE: THE RESERVE @ CORRAL BLUFFS FILING NO. 2 – FINAL PLAT APPLICATION**

**PARCEL NUMBERS:** 4331000024 & 4331000006

### **OWNER / DEVELOPER:**

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### **CONSULTANTS**

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### **SITE INFORMATION**

The proposed Reserve @ Corral Bluffs subdivision Fil 2 is located within portions of the NW1/4 of the SE1/4 of Sec 31, T13S, R64W of the 6<sup>th</sup> PM. More specifically, the property is located

south of the existing Reserve at Corral Bluffs Fil 1 subdivision, north of the City of Colorado Spring's Corral Bluffs open space and west of the Waste Management land fill site. Vehicular access to the site is provided from the north via Hoofprint Rd., a 60' ROW gravel County Rural Residential roadway. Future access from the east will be provided via existing Hoofprint Rd. The proposed 33.116 acre Reserve @ Corral Bluffs Filing No. 2 subdivision is the second filing of the 31 lot Reserve @ Corral Bluffs subdivision.

## **DEVELOPMENT REQUEST**

The applicant is requesting a final plat approval to allow for the development of 6 single family residential lots at a minimum lot size of 5.0 acres on the 33.116 acres. The proposed average lot size is 5.04 acres and the overall gross density is one lot per 5.52 acres.

## **JUSTIFICATION FOR REQUEST**

The proposed final plat is consistent with both the approved Reserve @ Corral Bluffs Preliminary Plan and existing RR5 zoning. The application is also consistent with the goals, objectives and recommendations of the governing comprehensive plan.

The proposed Reserve @ Corral Bluffs subdivision is located within and governed by the Highway 94 Comprehensive Plan. The proposed subdivision is located within the northwest corner of the North Central Subarea No. 2 boundaries. The Comprehensive Plan recommends future development within this area to be 5.0 acre minimum single family residential lots

## **EXISTING AND PROPOSED IMPROVEMENTS**

Existing improvements within this parcel are related to past agricultural activities; vehicular access trails and fencing.

Proposed improvements within this parcel include; County owned and maintained gravel roadways, drainage channels, electric service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

Water will be provided via individual on site wells. Waste water will be treated via individual on site septic systems. A home owners association will be formed to administer State required well water extraction reporting and property covenants and restrictions. No common areas will be provided to or maintained by the HOA.

The property is located within the service areas of Mountain View Electric Association, El Paso Telephone, Falcon Fire Protection District and the Falcon School District.

## **WAIVER REQUESTS**

No waivers to the El Paso County Land Development Code are included within this application. Engineering Criteria Manual deviation requests related to (1) the length of a cul-de-sac, (2) gravel roadway surfacing in lieu of asphalt roadway surfacing and (3) off site transportation improvement participation via improvement district inclusion were approved by County Engineering as part of the subdivision's Preliminary Plan application. A deviation request related to the maximum length of a cul-de-sac (temporary) has been submitted to County Engineering as part of this final plat application.

## **SUPPLEMENTAL INFORMATION**

The developer proposes to pay fees in lieu of land dedication for both park and school dedication requirements.

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

In accordance with the interim Countywide Transportation Improvement Fee resolution, transportation impact fees will be paid on a per lot basis payable at time of issuance of individual building permits.