



October 13, 2020

Proof of adjacent property notification as a separate document is required and is not shown.

**Letter of Intent**

**Jeanette Mose Subdivision  
Minor Subdivision and Zone Change  
0 `Halleluia Trail**

**OWNER: Gilbert Perry Mose Jr.  
Jeanette Marie Mose  
12752 Mt. Oxford Pl.  
Peyton, CO 80831**

**CONSULTANT:**

Joseph Alessi PLS  
Alessi and Associates, Inc.  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele: 719-540-8832 fax# 719-540-2781

**SITE LOCATION:**

Property Address: 0 Halleluia Trail, Peyton, CO  
Property currently is a vacant site... The existing land uses in the area are of rural residential/agriculture sites. The Two Lot subdivision proposes the use of wells and septic systems. Halleluia Trail provides legal access to the site as existing gravel road along the North boundary line. The site is comprised of 6.1 Acres more or less. Two and half miles East of the intersection of Meridian Road and Latigo Blvd. Natural Gas is available to the site.

*Legal description* – The Southeast Quarter Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6<sup>th</sup> P.M., El Paso County, Colorado.

**ZONING:**

Parcel # 4208000013 is currently zoned A-5 and RR-5 – Rural Residential District.  
Request Re-Zone to RR-2.5 District

# ALESSI and ASSOCIATES, Inc.

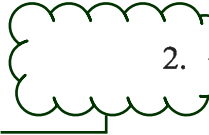
Letter of Intent  
Page 2  
0 Halleluiah Trail

## **REQUEST:**

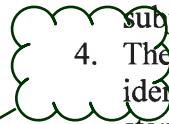
1. Request to subdivide into two Lots comprised of proposed Lot 1 = 3.12 Acres, Lot 2 = 3.00 Acres, = 6.12 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Halleluiah Trail provides access to the proposed Lots. Overhead and underground utility lines located along Halleluiah Trail provide electrical and communication service to the site.

## **JUSTIFICATION:**

Justification must specifically address and cite sections of the applicable Small Area Plan, El Paso County Policy Plan, and Water Master Plan. Existing comments appear to address some elements of each plan, but do not cite specific goals that are met.



1. The request complies and is in general conformance with the goals, objective and policies of the 2003 Highway 94 Comprehensive Plan, Black Forest Small Area Plan. The small area plan recommends larger parcels; however, the surrounding area and sketch plan was approved prior to the adoption of the Black Forest small area plan.
2. The proposed Minor Subdivision is in conformance with the requirements of the El Paso County Code. This request for a two Lot subdivision complies with the El Paso County Minor subdivision requirements.
3. The proposed Minor Subdivision is compatible with Existing and proposed Land Uses within the area. The request for zone change is consistent with the adjacent Land uses of existing RR-2.5 zones North and East of subject property.



4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies. Attached documents pertaining to water supply, Determination of Water Rights, Water Replacement Plan, And Quitclaim deed assignment of assumption. Annual appropriation is 0.92 acre-feet per year for two homes on well for 300 years. Sufficient for two lots with 0.46 AF/year.

Specify annual demand in acre feet for the proposed subdivision in relation to annual supply

# ALESSI and ASSOCIATES, Inc.

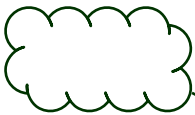
Letter of Intent  
Page 3  
0 Halleluiah Trail

Address findings from referenced report as a separate bullet or numerical item.

5. Services are or will be available to meet the needs of the subdivision including. El Paso County maintained roads, County Sherriff and the Falcon Fire protection report, Wild fire Hazards Reports and utility services, Mountain View Electric, Black Hills Gas.
6. The soil is suitable for the subdivision. Clay soils were found on the site and are anticipated to possess low to moderate expansive potential. The soils material are readily mitigated with typical construction practices common to this region of El Paso County, reference Soils and Geology Report by RMG engineers.
7. The geological hazards do not prohibit the subdivision, or can be mitigated. Based upon the evaluation of geological conditions by RMG engineers Soils and Geology Report, the proposed development is feasible. Geological Hazards were not found to be present on the site.
8. No known commercial mining operation exist in the subdivision area. Mineral owners have been notified.
9. The design of the subdivision protects the natural resources as open rangeland. Design of access road protects natural drainage flows and excavation of construction will be confined to the area of individual home construction.
10. The proposed methods for fire protection are adequate to serve the subdivision. The Falcon Fire District has committed service area protection, with attached mitigation of wildfire report.
11. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards and environmental resources. Design of access road protects natural drainage flows, topographic constraints and excavation of construction will be confined to the area of individual home construction.
12. Halleluiah Trail connects the Black Forest area to Falcon, Halleluiah Trail to Latigo Blvd East to Meridian Road South to the Falcon area.

Detail specific mitigation efforts needed based on report or CGS comments returned.

See CGS comments. Specifically identify the hazards noted on-site and detail mitigation efforts required.



Detail findings from OWTS Report

# **ALESSI and ASSOCIATES, Inc.**

Letter of Intent

Page 4

0 Halleluia Trail

## **Request to Re-Zone property to RR-2.5 District.**

The property has split zoning; Zoned RR-5 along with A-5. Previously Zoned in error. A 2005 prior request Zone change to RR-2.5 was not completed.

The request complies and is in general conformance with the goals, objective and policies of the 2003 Highway 94 Comprehensive Plan, Black Forest Small Area Plan.

Single Family Rural Residential land use The Black Forest small plan area recommends larger parcels; however the surrounding area and the sketch plan was approved prior to the adoption of the Black Forest small plan area.

The adjacent properties North and East of the subject property are all Zoned RR-2.5. Request is typical to the area existing land use and Zoning.

This zone request will correct the split zone of the subject property and be consistent with adjacent property and typical of the area conditions.


The property West of the subject site is the Latigo Trails Equestrian Center, Zoned A-5 CR.

Note: See attached Zone Map

Your consideration of this request will be greatly appreciated.

Respectfully Submitted

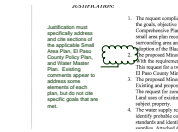
On behalf of the property owner



Joseph Alessi PLS

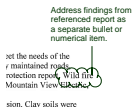
# Letter of Intent\_v1.pdf Markup Summary

Cloud+ (7)



**Subject:** Cloud+  
**Page Label:** 2  
**Author:** John Green  
**Date:** 12/16/2020 6:12:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Justification must specifically address and cite sections of the applicable Small Area Plan, El Paso County Policy Plan, and Water Master Plan. Existing comments appear to address some elements of each plan, but do not cite specific goals that are met.



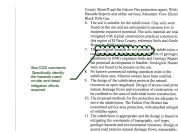
**Subject:** Cloud+  
**Page Label:** 3  
**Author:** John Green  
**Date:** 12/16/2020 6:13:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Address findings from referenced report as a separate bullet or numerical item.



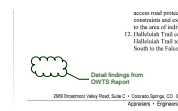
**Subject:** Cloud+  
**Page Label:** 3  
**Author:** John Green  
**Date:** 12/16/2020 6:14:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Detail specific mitigation efforts needed based on report or CGS comments returned.



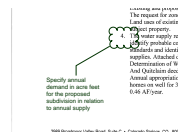
**Subject:** Cloud+  
**Page Label:** 3  
**Author:** John Green  
**Date:** 12/16/2020 6:17:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See CGS comments. Specifically identify the hazards noted on-site and detail mitigation efforts required.



**Subject:** Cloud+  
**Page Label:** 3  
**Author:** John Green  
**Date:** 12/16/2020 6:18:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Detail findings from OWTS Report



**Subject:** Cloud+  
**Page Label:** 2  
**Author:** John Green  
**Date:** 12/16/2020 6:19:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Specify annual demand in acre feet for the proposed subdivision in relation to annual supply

Proof of adjacent  
property notification  
as a separate  
document is required  
and is not shown.  
13, 2020  
Letter of Intent  
Missouri Subdivision and Zone Change  
Book Trail

---

**Subject:** Cloud+  
**Page Label:** 1  
**Author:** John Green  
**Date:** 12/17/2020 7:52:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Proof of adjacent property notification as a separate document is required and is not shown.