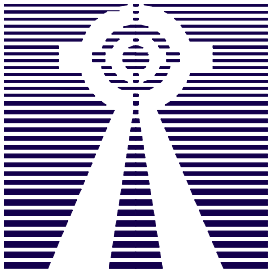


**ALESSI**  
AND ASSOCIATES, INC.



March 15, 2021

## Letter of Intent

**Jeanette Mose Subdivision  
Minor Subdivision and Zone Change  
0 `Halleluiah 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 Halleluiah 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. Halleluiah 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 one half miles East of the intersection of Meridian Road and Latigo Blvd. Natural Gas are available to the site.

*Legal description* – A portion of the Southeast Quarter of Section 8, Township 12 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

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### ***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:***

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. More specifically, the proposed minor subdivision is in compliance with the goal statement (Item No. 3.A. of the Black Forest Preservation Plan Executive Summary-Page 1), which is to promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. The proposed plan is also consistent with Objective 2.2 of the Comprehensive Plan, which states that new developments “should demonstrate compatibility with surrounding land uses in terms of general use, connectivity, building heights, scale, overall densities, dust and noise and feature gradual transitions in densities and/or appropriate buffers”. (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. The Black Forest Planning Area states in the goal statement for residential policies would include a minimum lot area of 5 acres in the timbered areas and that the 5 acre overall density areas should be at least 2 ½ acres in most instances. This proposed Minor Subdivision is consistent with the existing development along Halleluiah Trail with 2 ½ acre residential building lots exist East and North of the subject property. The subject property appears to be the only undeveloped site along Halleluiah Trail with a majority of 2 ½ acre residential sites. The site is considered an infill area with utility, transportation, emergency services, schools and shopping in the area.

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. The proposed project meets acceptable soils, geology, drainage, wildfire mitigation and positive construction conditions.
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 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. In the findings of the June 27, 2007 Replacement Plan for BD-573, Paragraph 7.b states that the replacement plan includes an annual amount of 2.3 AF to serve a 5-lot subdivision (0.46 AF/lot) for 300 years. The project site will consists of two of the five proposed lots. The specified uses per home includes 0.49 AF/YR for 300 years total to include 0.3 AF/YR in-home use, 1,600 sq. feet of lawn and garden and up to 4 large animals. Sufficient for two lots with 0.46 AF/year.
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. This criterion meets with County policy for land development.
12. Halleluiaah Trail connects the Black Forest area to Falcon, Halleluiaah Trail to Latigo Blvd East to Meridian Road South to the Falcon area.
13. Land Title Commitment Order Number: SR55074893, Schedule B, Item 8 The Effect of Grant of Right of Way to Mountain View Electric Association, Inc. in Book 2276 at Page 75. Grants a 20 foot easement for electrical services along the South right of way line of Halleluiaah Trail where existing utilities are located. Item 9 Right of Way Easement granted to Mountain View Electric Association, Inc. appears to be for electrical services to the Equestrian Center. Item 11 Right of Way Easement to Mountain View Electric Association, Inc. 20 Foot Easement to construct new lines for service as shown on Final Plat. Item 16 Right of Way Easement granted to Mountain View Electric Association, Inc. a 10 foot easement for electrical service as recorded under reception number 201139055.

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

The purpose of the request is to correct the zone classification from the 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. Additionally the RR-2.5 would allow 2.5 acre residential subdivision with 2.5 plus acre Lots.

The total site is comprised of 6.12 acres with a proposed 2 Lot plan with single family dwellings. Proposed lot sizes are 3.0 acres and 3.12 acres with 236 to 293 feet in width and 410 to 595 feet in length. Individual single family construction will take place after the approval of Zoning and Minor Subdivision. During seasonal construction year 2021. Individual well and septic systems are proposed and typical of the area. Access will be to Halleluia Trail with El Paso County access permits. Off-street parking will be on site as a single family dwelling. Landscaping will be consistent with single family dwelling and inclusive of fire migration protection plan.

The request is for a residential land use 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 a sketch plan was approved prior to the adoption of the Black Forest small plan area. A gradual transition between rural and urban has affected the area. Major trends and forces affecting the area are the expansions of personnel from Schriever AFB and Peterson AFB, along with the City of Colorado Springs expansion of City limits to the East. The subject area has become a desirable place to live and within a close proximity to employment. The changes in the area are smaller 5 and 2.5 acre sites and continuing with the existing rural character. The increase density areas are not recommended in areas of steep slopes, floodplains, subsidence areas, strip mined areas and other unbuildable issues. The subject property is located in an area of rural character predominately single family homes with accessory buildings. The proposed two Lot subdivision will utilizes private wells and individual septic systems. Electric power and communication facilities are available. Community services are available; schools, fire protection, law enforcement, emergency medical services etc. Halleluia Trail fronts the property and is an existing County maintained public roadway providing access to the site.

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.

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Note: See attached Zone Map

Your consideration of this request will be greatly appreciated.

Respectfully Submitted  
On behalf of the property owner

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Joseph Alessi PLS