

**KRISTEN ESTATES  
MINOR SUBDIVISION**

**LETTER OF INTENT  
PCD FILE NO.: SF2521  
August 7, 2026**

**APPLICANT-OWNER/CONSULTANT INFORMATION:  
OWNER/APPLICANT**

GWH LLC  
Michael Butler  
6574 N. Academy Blvd.,  
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**PLANNING/ENGINEERING**

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Phone: 719-453-0181

**SURVEYING**

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3135 Lehman Drive,  
Colorado Springs, CO 80106  
dkupferer@ldc-inc.com  
719-528-6133

## LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

V1 Comment:  
Residential Rural

The application for a minor subdivision final plat includes Parcel No. 3412000026. The proposed subdivision is located near the northeast corner of the intersection of Highway 94 and N Log Road (see vicinity map). The total acreage of the site is ±60.004ac. Currently Zoned: Rural Residential 5 (RR-5). With the address of 23218 Highway 94.



## REQUEST

The application is to submit a minor subdivision final plat application of 60.004 acres with the zone designation of RR-5 zone. The application includes the following request:

- Approval to subdivide Parcel No. 3412000026.
- Subdivide said parcel to eleven (11) 5-acre lots.
- Request waiver to construct a private road to access the proposed subdivision.

## JUSTIFICATION

The applicant requests approval of the Final Plat based on findings of compliance with the following Goals:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Please review and update to the current proposal.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

The minor subdivision final plat will provide an opportunity for the developer to construct additional residential uses in response to the expanding need for residential use. Initial rezone was completed under File No. P2312, approved under Resolution No. 24-209. The proposed subdivision to subdivide the parcel into eight (8) 5-acre lots, one (1) 7.5-acre lot, and one (1) 9-acre lot for a total of ten (10) residential lots is with the RR-5 zone. The proposed lots respond to the required 5-acre minimum.

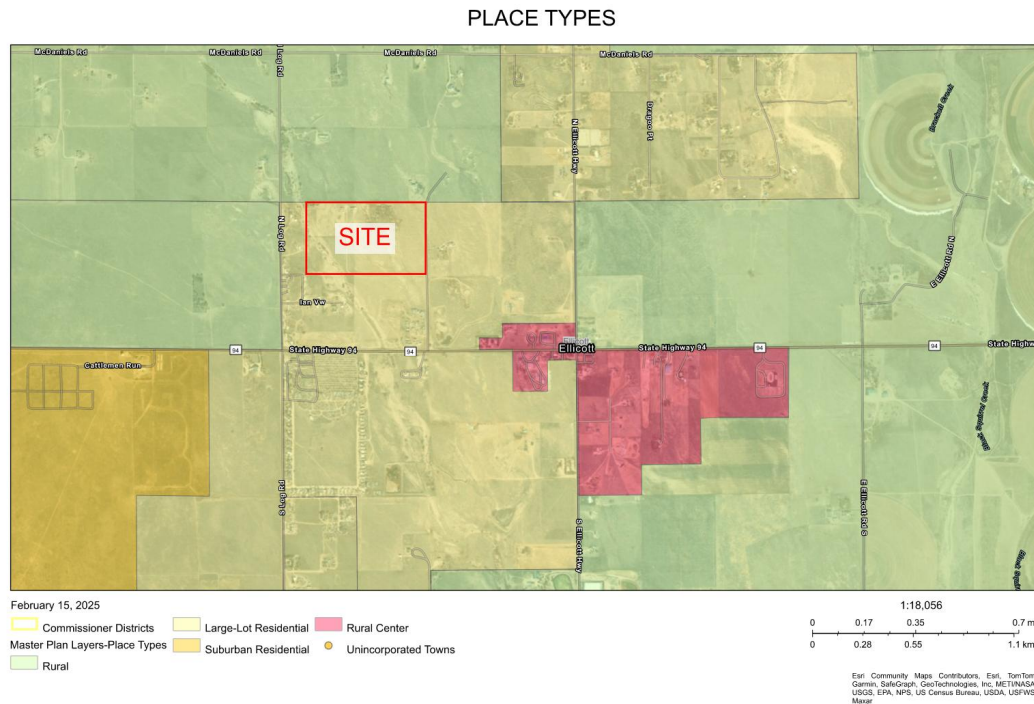
Residential lots allow the developer to maintain consistency in use with adjacent properties which vary from RR-5 zoning to A-35 zoning. The is accessed via an existing 60-foot ingress/egress access easement from State Highway 94.

Rural and Remote Areas: In rural and remote areas landscaping, screening and erosion control measures shall be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, include revegetation of disturbed areas with materials Indigenous to the site or otherwise adaptable.

| PLACETYPES          | LAND USES   |                |        |                        |                        |             |           |            |                   |                    |                    |                        |        |                                |                  |                    |                      |
|---------------------|-------------|----------------|--------|------------------------|------------------------|-------------|-----------|------------|-------------------|--------------------|--------------------|------------------------|--------|--------------------------------|------------------|--------------------|----------------------|
|                     | Agriculture | Farm/Homestead | Estate | Single-Family Detached | Single-Family Attached | Multifamily | Mixed Use | Restaurant | Commercial Retail | Commercial Service | Tourism Commercial | Entertainment and Arts | Office | Light Industrial/Business Park | Heavy Industrial | Military Operation | Parks and Open Space |
| Rural               | ●           | ●              | ○      |                        |                        |             |           |            |                   |                    |                    |                        |        |                                |                  | ●                  | ○                    |
| Large Lot           | ○           |                | ●      |                        |                        |             |           | ○          | ○                 |                    |                    |                        |        |                                | ○                |                    |                      |
| Suburban            |             |                |        | ●                      | ○                      | ○           |           | ○          | ○                 |                    |                    |                        |        |                                |                  | ○                  | ○                    |
| Urban Residential   |             |                |        | ●                      | ●                      | ○           | ○         | ○          | ○                 |                    |                    | ○                      |        |                                |                  | ○                  | ○                    |
| Rural Center        |             |                |        | ●                      | ○                      | ○           |           | ●          | ●                 | ●                  |                    |                        |        |                                |                  |                    | ●                    |
| Regional Center     |             |                |        |                        | ○                      | ●           | ○         | ●          | ●                 | ●                  |                    | ●                      | ○      |                                |                  |                    | ○                    |
| Employment Center   |             |                |        |                        |                        |             | ○         | ○          | ○                 |                    |                    | ●                      | ●      | ●                              |                  |                    |                      |
| Regional Open Space |             |                |        |                        |                        |             |           |            |                   |                    |                    |                        |        |                                |                  | ●                  | ●                    |
| Mountain Interface  |             |                | ○      |                        |                        |             |           | ○          | ○                 | ○                  | ○                  |                        |        |                                |                  | ●                  | ○                    |
| Military            |             |                | ○      | ○                      | ●                      |             | ○         | ○          | ○                 |                    | ○                  | ●                      | ●      |                                | ●                | ○                  | ○                    |
| Utility             |             |                |        |                        |                        |             |           |            |                   |                    |                    |                        |        |                                | ○                |                    | ●                    |

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype  
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use.

## Placetypes



## Rural Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more and are generally large and dispersed throughout the area to preserve the rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

- ### Key Areas:

February 15, 2025

Commissioner Districts

Master Plan Layers-KeyAreas

Small Towns & Rural Communities

Unincorporated Towns

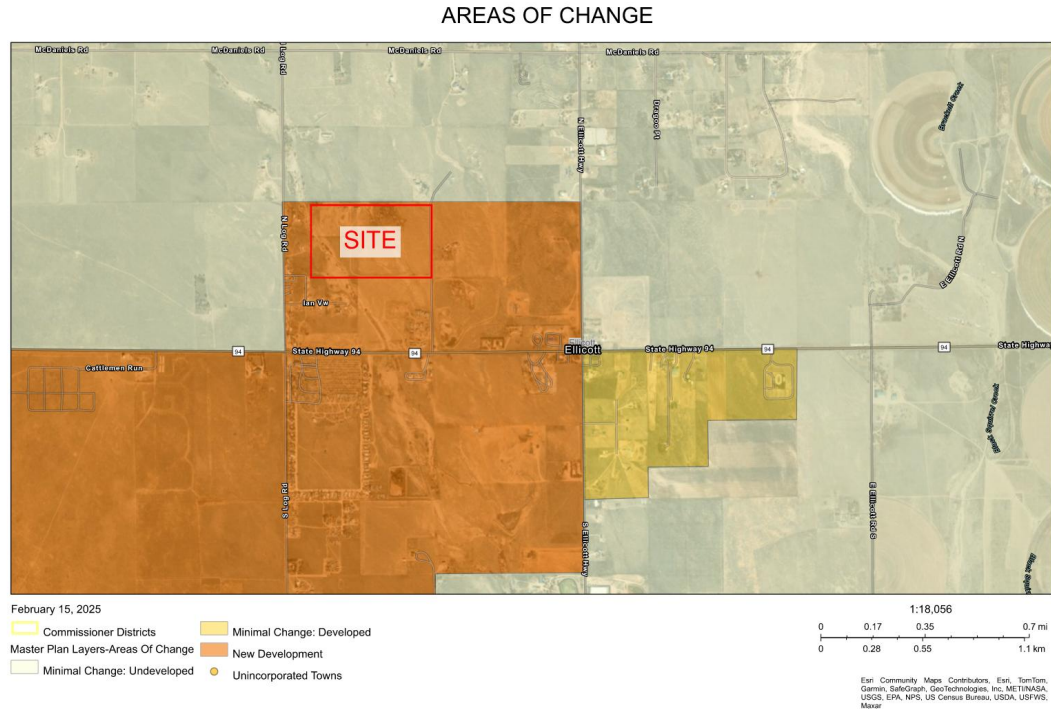
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0 0.17 0.35 0.7 m  
0 0.28 0.55 1.1 km

Ellicott Community Maps Contributors: Esri, TomTom, Garmin, GeoGraph, GeoTechnologies, Inc., METLIKSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, MNTN

The property is not directly adjacent to this key area. Please review.

Areas of Change:



Kristen Estates is located in the area expected for “New Development”. These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

The site contains two (2) residential buildings (to remain and be platted on their own individual lot) with a private drive, ingress/egress easement (existing) from State Highway 94. See site plan for location of the existing structures. Each structure will be located outside of the minimum building setbacks. Each resident will be designated in individual lots and will share a private road for a total of eleven (11) lots.

Please be specific: which lots will contain the existing homes. The current zoning does not permit a single lot with two residential dwellings unless one of the homes is converted into an ALQ. (if that is the intent please be specific and let JoeLetke@elpasoco.com aware so I can create you an application)

V1 Comment: In V2 please provide a site plan showing the structures and setback distances. Please note RR-5 only permits 1 principal residence.



**Sec. 7.2.D.f Final Plat Approval**

**Criteria for Approval.** In approving a final plat, the approving authority shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

**It is noted that the subdivision is in conformance with the goals, objectives, and policies of Your El Paso Master Plan and is within the zone designation of RR-5.**

- The subdivision is in substantial conformance with the approved preliminary plan;

**Due to the subdivision being a minor subdivision a preliminary plan is not required as stated in Section 7.2.1.C.2.b.**

- 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;

**It is noted that the subdivision is consistent with the subdivision design standards and regulation review through El Paso County's Planning and Engineering Review Criteria.**

- 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 findings have been established and can be reviewed to meet all Chapter 8 review standards under the "Water Resources Report" submittal.**

- 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;

**Each undeveloped lot will be responsible for establishing their own well and septic system. Existing houses have an established well and leach field, to remain.**

- 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)];

**This site was found to be suitable for the proposed development, which will consist of rural residential lots and associated site improvements. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of floodplains and seasonally shallow groundwater areas. Based on the proposed development plan these areas will have minor impacts on the developable area. Soils report was prepared by ENTECH Engineering, Inc.**

- 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;

**A drainage report has been provided. Due to the required onsite improvements disturbing over an acre, water quality and detention is required for this project. A full spectrum extended detention basin is proposed for the project, and is located within the southeastern two lots of the proposed site.**

- 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;

**Access will be provided by one (1) existing private gravel road via a proposed Tract dedicated for access and utilities. A standard turnaround will be provided at the end of the private road. The private road within the proposed subdivision will maintain the road per HOA convenience documentation. The private road connects to an existing private gravel road with a 60 foot "Non-Exclusive Access and Public Utility Easement" (Recordation No. 096141186) which has existing access from Highway 94.**

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

**All services will be provided by respective commitments provided in herein this submittal package.**

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

**The Final Plat illustrates access and efficient spacing for fire protection measurements.**

- 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;

**The development will improve the existing private north/south road.**

- Per the request made by the County and the Ellicott Fire District, the existing private road and existing storm infrastructure will be improved. Proposed improvements for the gravel road consist of widening the drive aisle to a consistent 32' up to the entrance of the proposed

subdivision. The existing 24" CCP culvert will be removed and be replaced with three (3) 30" RCP culverts with proposed headwall and toe wall to pass the 100-year storm event.

**A cistern easement shall be reserved for Ellicott Fire, as needed. A private detention pond will be constructed on site and will be maintained by property owners.**

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

**The subdivision meets other applicable sections of Chapters 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.]

**An Affidavit of Notification to Severed Mineral Estate Owner was presented upon initial submittal of the Rezone application submitted concurrently with the Minor Subdivision Plat. This Affidavit is included in this Final Plat submission.**

(Res. No. [17-374](#), Exh. A, 12-12-2017; Res. No. [19-329](#), Exh. A, 8-27-2019; Res. No. [19-330](#), Exh. A, 8-27-2019)

**Waiver:**

Please review and revise for clarity.

One waiver is proposed with this subdivision:

**Waiver Request #1 - A waiver from Section 8.4.3.B.2.e pursuant to Section 8.4.4.E.3 of the Land Development Code (LDC) to allow for a private road.**

**Waiver Approval Criteria (Private Road/Access)**

- The waiver does not have the effect of nullifying the intent and purpose of this Code;

The waiver request does not have the effect of nullifying the intent and purpose of the Code, Which

The waiver request does not have the effect of nullifying the intent and purpose of the Code, including the preservation and improvement of public health, safety, and general welfare, and the requirement that adequate public facilities and services are available concurrent with development. The proposed subdivision consists of eleven (11) total rural residential lots within the RR-5 zone, with access provided by a private road serving only the lots within the subdivision. The report identifies the request as a minor subdivision final plat for Parcel No. 3412000026 and states that the application includes a request to subdivide the parcel into eleven (11) 5-acre lots and request a waiver to construct a private road.

The private road is appropriate because the existing north/south access to the property is already private and is encompassed by a recorded private access easement, rather than public right-of-way. The report states that the private road will connect to an existing private gravel road located within a 60-foot "Non-Exclusive Access and Public Utility Easement" under Recordation No. 096141186, which provides existing access from Highway 94. The report also notes that the development will

improve the existing private north/south road, including widening the drive aisle and replacing existing storm infrastructure.

- **The waiver will not result in the need for additional subsequent waivers;**

No additional waivers are needed to support the lot access and frontage waiver.

- **The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;**

The private road will meet all applicable dimensional criteria of the public standard for a rural local roadway. The private roadway section will be 32 ft wide (14 ft lanes and 2 ft shoulders) with a 50 ft radius turnaround cul-de-sac dead end. There is also a proposed 10 foot ditch on the north side of the proposed private road to convey stormwater runoff. Additionally, the proposed private road adheres to all applicable criteria to provide adequate turning capabilities for emergency vehicles. The private road surface will match the existing private road and be compacted gravel.

- **The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;**

The proposed private road is intended only to serve the residents of 11 new lots. Public access would not be necessary or feasible given the nature of the constraints associated with a smaller subdivision. There is no benefit to the public to provide access through the proposed site as there is no efficient connectivity to other adjacent parcels or developments. These conditions create a unique, cumulative circumstance upon the property, which are not applicable to other properties.

- **A non-economical hardship to the owner would result from a strict application of this Code;**

The requested waivers are not related to any specific economic hardships. The proposed private road will be privately maintained with a proposed access easement.

- **The waiver will not in any manner vary the zoning provisions of this Code; and**

The waivers will not vary any zoning provisions of the Code.

- **The proposed waiver is not contrary to any provision of the Master Plan.**

The waivers are not contrary to any provision of the Master Plan.

### **Water Master Plan:**

Under the Colorado Revised Statutes, Title 32. This property is within the Upper Black Squirrel Creek Ground Water District boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,

Please review and revise for clarity.

Sufficient water supply has been clarified and is provided through existing private wells. The wells have been permitted per quantity and quality standards set forth in the State water supply standards. See Water Resource report.

V1 Comment: OWTS (On-site Wastewater Treatment Systems).

## **Wastewater systems:**

Wastewater will be provided via on-site OWTS (On-site Treatment Systems) and will be compliant with EPC/CDPHE code.

## **Electric:**

Electric service will be provided through Mountain View Electric.

## **Gas:**

Services will be provided by Mile High Propane; each individual lot owner will be responsible for contracting with Mile High Propane.

## **Natural or Physical Site Features:**

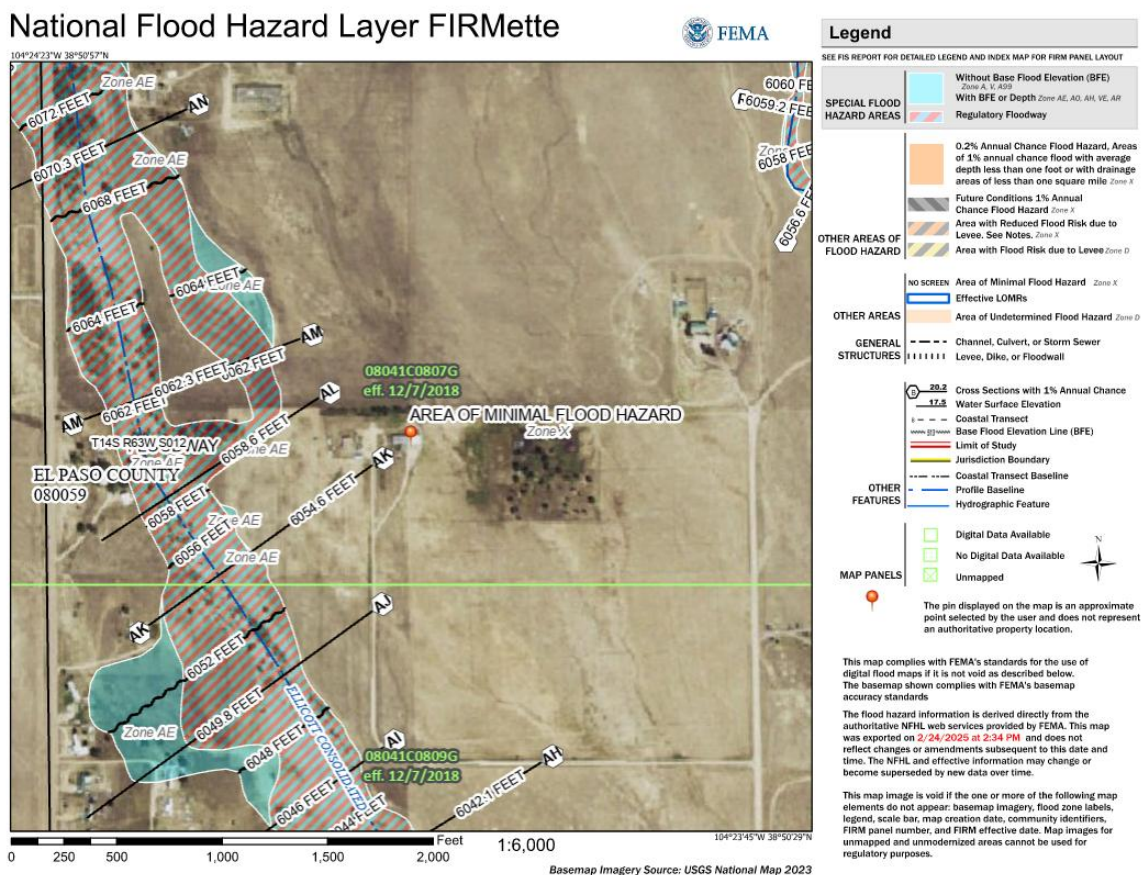
Subdivision/Final Plat will support the preservation of the natural features and drainages of the site and surrounding lands:

The site is located within the Ellicott Consolidated drainage basin (CHBS1200). Data provided by Muller Engineering Company; (1988)



The topography of the site includes rolling hills with one drainage way, extending from northeast to southwest through the property. The existing drainageways are broad and without a defined flowline; no erosion is anticipated.

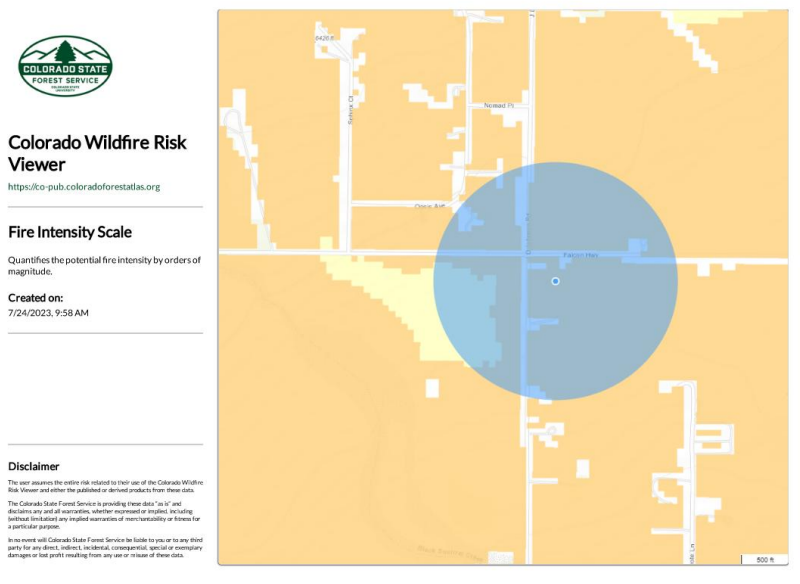
Majority of the area is within the minimal flood hazard “Zone X” per the National Flood Hazard Layer FIRMette. The westerly portion of the property is within the Zone AE with BFE/Depth ranging from 6072 – 6042 feet (08041C0807G & 08042C0809G)



## Wildlife:

Wildlife impacts are not anticipated with this project.

The Site is mapped as low to moderate per the wildfire risk public viewer.



## Community Outreach:

Summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- Adjacent owner notification letters will be sent out by the county upon the final plat/subdivision application. No additional community outreach has been conducted on the final plat/subdivision to date.

## Traffic

A traffic study was completed and approved January 12, 2023. Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*<sup>1</sup> published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average rates that apply to Single-Family Detached Housing (ITE Code 210) for traffic associated with this development. The following **Table 1** summarizes the estimated trip generation for the project (calculations attached).

**Table 1 –Project Traffic Generation**

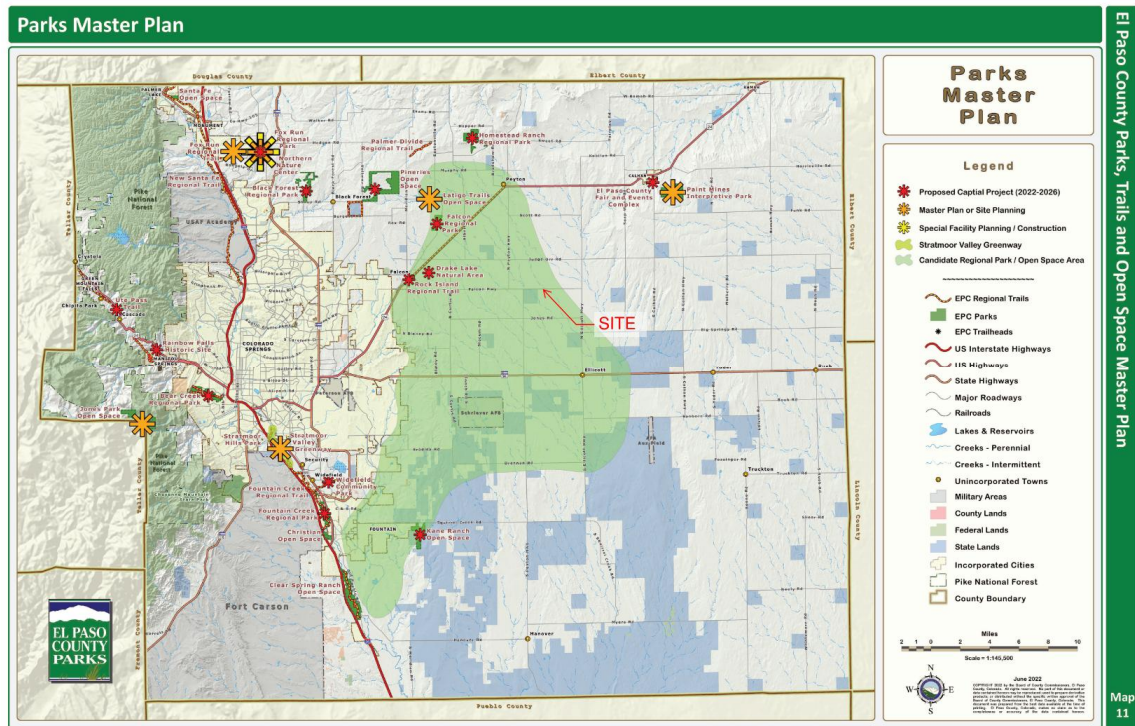
| Use                                           | Size<br>(Units/SF) | Weekday Vehicles Trips |              |     |       |              |     |       |
|-----------------------------------------------|--------------------|------------------------|--------------|-----|-------|--------------|-----|-------|
|                                               |                    | Daily                  | AM Peak Hour |     |       | PM Peak Hour |     |       |
|                                               |                    |                        | In           | Out | Total | In           | Out | Total |
| Single Family Detached Housing -<br>(ITE 210) | 11 Units           | 354                    | 4            | 9   | 13    | 8            | 5   | 13    |

This ADT is pretty high for 11 lots.

As shown in the table and based on ITE Trip Generation calculations 23218 Highway 94 is anticipated to generate approximately 354 weekday daily trips, in which thirteen (13) of these trips would occur during the morning peak hour and 13 trips would occur during the afternoon peak hour. This is an assumption for 11 lots. Additionally a CDOT Access Permit will need to be obtained and agreed upon prior to construction.

1 Institute of Transportation Engineers, *Trip Generation Manual*, Tenth Edition, Washington DC, 2017.

**Parks Master Plan**



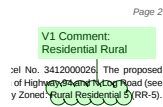
The site can be located in the “Candidate for Regional Park/Open Space Areas”.

The site is adjacent to State Lands that are to be preserved as open space. The Overall properties are to remain larger than 5-acre parcels and will provide additional open space that can be utilized for connectivity.

Please review and update to the current proposal.

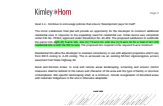
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JoeLetke (15)



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V1 Comment: Residential Rural



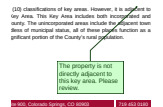
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Eight (8) 5-acre lots, one (1) 7.5-acre lot, and one (1) 9-acre lot for a total of ten (10) residential lots is with the RR-5 zone



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Please review and update to the current proposal.



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The property is not directly adjacent to this key area. Please review.



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Please be specific: which lots will contain the existing homes. The current zoning does not permit a single lot with two residential dwellings unless one of the homes is converted into an ALQ. (if that is the intent please be specific and let JoeLetke@elpasoco.com aware so I can create you an application)



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V1 Comment: In V2 please provide a site plan showing the structures and setback distances. Please note RR-5 only permits 1 principal residence.

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V1 Comment: In V2 please provide a site plan showing the structures and setback distances. Please note RR-5 only permits 1 principal residence.

Entire lot  
V1 Comment: Please add which lots are impacted and any specific mitigation measures. Will these areas be no-build etc?

**Subject:** Planner  
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Version 1 Comment: Please add which lots are impacted and any specific mitigation measures. Will these areas be no-build etc?

The waiver request does not have the effect of nullifying the intent and purpose of the Code, Which  
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the preservation and improvement of public health, safety, and general welfare, and the requirement that adequate public facilities and services are available concurrent with development.

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Please review and revise for clarity.

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Please review and revise for clarity.

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i. Title 32. This property is within the Upper Blac will consistently follow the rules and regulations  
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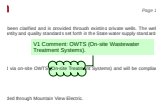
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Please review and revise for clarity.



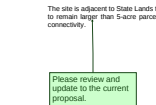
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Under the Colorado Revised Statutes, Title 32.  
This property is within the Upper Black Squirrel  
Creek  
Ground Water District boundary and will  
consistently follow the rules and regulations per  
the El Paso  
County Water Master Plan,



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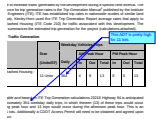
V1 Comment: OWTS (On-site Wastewater  
Treatment Systems).



**Subject:** Planner  
**Page Label:** 15  
**Author:** JoeLetke  
**Date:** 8/13/2026 2:04:09 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Please review and update to the current proposal.

Joseph Sandstrom (2)



**Subject:** Callout  
**Page Label:** 14  
**Author:** Joseph Sandstrom  
**Date:** 8/24/2026 9:46:10 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

This ADT is pretty high for 11 lots.

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ely 354 we  
k hour and

**Subject:** Highlight  
**Page Label:** 14  
**Author:** Joseph Sandstrom  
**Date:** 8/24/2026 9:45:58 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

354