

March 31, 2021

July 20, 2018

El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910

Attn: **Ryan Howser**

Re: **Mountains Edge (APN: 32000-00-740)**  
**Minor Preliminary Plan and Minor Final Plat**

Owner: **OGC RE2, LLC**  
Attn: Kevin O'Neil  
**455 E. Pikes Peak Ave., Suit 102**  
**Colorado Springs, CO 80903**

Consultant: **Land Development Consultants, Inc**  
**3898 Maizeland Road**  
**Colorado Springs, CO 80909**

LDC, Inc. is representing OGC RE2, LLC in this application for a Minor Preliminary Plan and Minor Final Plat of Parcel No. **320000740** for a 5ac Lot Subdivision.

The site is **30.613** acres, located Northeast of the McClelland Road and Scott Road intersection, in the North One-Half of the North One-Half of the Southwest One-Quarter (N1/2 N1/2 SW1/4) of Section 13, Township 12 South, Range 63 West of the 6th P.M., situate in El Paso County. Currently the property is Zoned RR-5.

This property was previously owned by TKB Properties (California). We represented them is preparing a Preliminary and Final Plat for this property. The Final Plat (SF-10-002) was approved by the BOCC on January 13, 2011. However the economic climate at that time prevented the previous owners from recording the Final Plat. That BOCC approval has now expired, but the new owners are requesting re-approval for the Final plat and construction documents as originally approved.

LDC, Inc. is resubmitting all previously approved documents. The engineering documents have been reviewed by MVE, Inc. to assure their compliance with the current El Paso County Engineering Criteria Manual and design requirements.

Review criteria for a minor subdivision is as follows:

This is not a minor subdivision. Final plat criteria Sec. 7.2.1(D)(3)(f). Please ensure you have the correct criteria.

- Conformance with County Master Plan;  
This proposed subdivision is maintaining the existing land uses and residential densities of the local area and as shown on the Master Plan.

- Conformance with approved preliminary plan:  
There is no preliminary plan for this area.

Preliminary plan was approved in 2010 - SP-10-002. Provide justification of how this is consistent

- Consistent with subdivision design standards and regulations and meets the requirements of the County for supporting materials:

How does the proposal meet the subdivision regulations? Explain how the proposed lots are consistent with zoning and Chapter 8 lot layout requirements. You are proposing a flag lot, which is only allowed under specific circumstances, so you should include an explanation

This subdivision is platting Farmhouse Court as a public 60 feet wide right of way public road, designed to El Paso County standards for a rural residential gravel road.

- ~~Water Supply:~~  
We have submitted all of the required documents verifying compliance with the terms of Quantity, Quality and dependability of the proposed water supply, which has been adjudicated by the State Water Courts.
- Wastewater disposal:  
We have submitted the OWTS report showing the feasibility of utilizing individual sewage disposal systems.
- Soil and Topographical conditions:  
We have submitted a Soils and Geology Report prepared by Entech Engineering showing their areas of concern and that the subdivision is compatible with such conditions.
- Adequate drainage improvements:  
We have submitted a Drainage plan and report and design drawings addressing the existing drainage conditions complying with the state and County requirements.
- Legal and physical access:  
Access is provided by the proposed public road, Farmhouse Court, which will be built to El Paso County standards for a rural residential gravel road and maintained by the County.
- Necessary services:  
Fire protection is provided by Peyton Fire Protection District; police protection is provided by El Paso County S. O.; Electric services are provided by MVEA. There is no natural gas service in this area. Propane gas is available from several private propane companies.
- Fire Protection:  
We have provided a commitment for fire protection from Peyton Fire Protection District.
- Off-site impacts were researched and none found to need to be addressed.
- Public and private facilities will be constructed or financially guaranteed through the SIA.
- This subdivision meets the applicable sections of Chapter 6 and 8.
- There are no known commercial mining deposits in this subdivision.

This section you should explain the geologic constraints on the site

Provide an explanation of these.

Thank you for your consideration of our request.

Respectfully:

Daniel L. Kupferer, PLS  
President, Land Development Consultants, Inc.