



3898 Maizeland Road
Colorado Springs, CO 80909

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Surveying • Planning

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5-18-2020
July 20, 2018

Include a discussion and analysis of the criteria for approval of Section 7.2.1(D)(3)(f).

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

Attn: **Gabe Sevigny**

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. **3200000740** 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.

Electric service to this property is provided by Mountain View Electric Association. There is no natural gas service in this area. Propane gas is available from several private propane companies.

The 5 proposed single family units will access proposed public Farmhouse Court, which connects to McClelland Road. The development is expected to generate a total of 47 trips per day (average weekday trips ends) and 5 trips in the peak hour based on 9.44 trips per unit for Single Family Detached housing (according to Trip Generation, 10 Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for this project.

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.

Thank you for your consideration,

Daniel L. Kupferer, PLS
Land Development Consultants, Inc.
dkupferer@ldc-inc.com