

## LETTER OF INTENT

September 1, 2020  
April 10, 2020

**RE: THE RESERVE @ CORRAL BLUFFS FILING NO. 5, FINAL PLAT APPLICATION, EA19202**

**PARCEL NUMBERS:** 4331000026, 4331000025, 4331000017

### **OWNER / DEVELOPER / APPLICANT**

Corral Ranches Development Company  
Howard J. Kunstle, President  
1830 Coyote Point Dr.  
Colorado Springs, CO. 80904-1000

### **CONSULTANTS**

Land Resource Associates, c/o David Jones  
9735 Mountain Road  
Chipita Park, CO 80809  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

JPS Engineers, John Schwab, Principal Engineer  
19 East Willamette Ave.  
Colorado Springs, CO 80903  
719.477.9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer  
545 East Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
719.633.2868  
[jeff@lsctrans.com](mailto:jeff@lsctrans.com)

LWA LAND SURVEYING, Inc., Kevin O'Leary Owner  
953 E. Fillmore St.  
Colorado Springs, CO 80907  
719.636.5179  
[kevin@lwalandsurveying.com](mailto:kevin@lwalandsurveying.com)

ENTECH ENGINEERING, Inc., Kristen Andrew-Hoeser, P.G.  
505 Elkton Drive  
Colorado Springs, CO. 80907  
719.531.5599  
[jgoode@entechengineers.com](mailto:jgoode@entechengineers.com)

ERO RESOURCES CORP.  
1842 Clarkson St.  
Denver, CO. 80218  
303.830.1188

## **SITE INFORMATION**

The proposed Reserve @ Corral Bluffs subdivision Filing No. 5 is located within portions of the SW14 of the NE1/4 and the NW1/4 of the SW1/4 of Sec 32, T13S, R64W, 6<sup>th</sup> PM. More specifically, the property is located south of the existing Reserve at Corral Bluffs Filing No. 2 subdivision, north of the City of Colorado Springs' Corral Bluffs open space and north and west of the Waste Management land fill site. Vehicular access to the site is provided from the north and east via Hoofprint Rd. and Solberg Ct. Both roadways are 60' ROW gravel County Rural Residential roadway. The 60.99 acre site is currently zoned RR-5.

## **DEVELOPMENT REQUEST**

The applicant is requesting a Final Plat approval for the Reserve @ Corral Bluffs subdivision Filing No. 5. The 60.99 acre parcel will facilitate the development of 8 single family residential lots at a minimum lot size of 5.0 acres each and one 19.50 open space tract to be retained by the Owner.

## **JUSTIFICATION FOR REQUEST**

The proposed final plat is consistent with both the approved Reserve @ Corral Bluffs Preliminary Plan and existing RR-5 zoning. The application is also consistent with the goals, objectives and recommendations of the governing comprehensive plan.

The proposed Reserve @ Corral Bluffs subdivision is located within and governed by the Highway 94 Comprehensive Plan. The proposed subdivision is located within the northwest corner of the North Central Subarea No. 2 boundaries. The Comprehensive Plan recommends future development within this area to be 5.0 acre minimum single family residential lots.

## **EXISTING AND PROPOSED IMPROVEMENTS**

Existing improvements within this parcel are related to past agricultural activities: vehicular access trails and fencing.

No proposed public improvements (roadways and drainage) will be required with the development of Filing No. 5 as all required public improvements were constructed during the development of Filing No. 2.

Water will be provided via individual on site wells operating under a State approved Water Replacement Plan. Waste water will be treated via individual on site septic systems. A home owners association will be formed to administer State required well water extraction reporting and property covenants and restrictions. No HOA owned common areas are proposed.

The property is located within the service area of Mountain View Electric Association, Qwest Communications, Falcon Fire Protection District and the Falcon School District.

## **CRITERIA FOR APPROVAL**

In approving a final plat, the BoCC/PCD Staff shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan; The Reserve @ Corral Bluffs Preliminary Plan has been found by the BoCC/ PCD Staff to be generally consistent with the goals, objectives and policies of the Highway 94 Comprehensive Plan. As the Filing 5 Final Plat is consistent with the approved Preliminary Plan, Filing 5 can be found to be in general conformance with the Master Plan.*

- *The subdivision is in substantial conformance with the approved Preliminary Plan; The Filing No. 5 Final Plat accurately reflects the previously approved amended Preliminary Plan.*
- *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; Compliance with subdivision design standards, regulations and requirements is documented and ensured through the various State and County departmental and agency review responses.*
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards; Water will be provided via individual on site wells. See applicant submitted Water Resource Report, water quality testing and Water Replacement Plan. Also see County Health Department letter regarding water quality testing, the County Attorney's letter regarding the proposed water supply and the State Engineer's letter regarding the proposed water supply.*
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards; Waste water treatment will be provided via individual on-site septic systems. See Entech Engineering's On-site Wastewater Treatment Report.*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. No areas containing soil hazards or requiring special precautions, including areas in excess of 30% slope, are located of the proposed building sites or roadways. See Entech Engineering's Soils, Geology and Geologic Hazards Report on file.*
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design; See JPS Engineering's Drainage Report as approved by PCD staff.*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM; All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See approved Preliminary Plan and Final Plat.*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; Police protection for the Reserve @ Corral Bluffs Filing No. 5 subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Falcon Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association (see utility service commitment letter). The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Memorandum). Neighborhood recreational opportunities are provided via the individual 5.0 acre lot sizes. Regional recreational opportunities are provided by nearby County Regional Parks. Open space is provided by the nearby City of Colorado Springs Corral Bluffs Open Space.*
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code; Per Fire District regulations and County Code requirements, installation of a 30,000 gallon fire water cistern is included within Filing No. 3's public improvements. This cistern is sized and located to facilitate fire water protection needs of the entire Reserve @ Corral Bluffs community. The Corral Bluffs Property Owners Association has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. In addition, the developer has provided a fire break system via the subdivision's*

roadway system (see Fire Protection Report, District Service Commitment Letter and District application review response).

- *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; Off-site impacts generated by the development of Filing No. 5 are primarily related to traffic impacts including off-site roadway and intersection capacities and improvements required to mitigate any identified capacity deficiencies (see LSC's Traffic Memorandum).*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Construction of all Filing No. 5 required public improvements was accomplished in the development of Filing No. 2.*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.*
- *The extraction of any know commercial mining deposit shall not be impeded by this subdivision; As documented within the Entech Engineering Soils, Geology and Geologic Hazards Report (on file), there are no know commercially viable mineral deposits within the subdivision.*

## **SUPPLEMENTAL INFORMATION**

The developer proposes to pay fees in lieu of land dedication for school and park dedication requirements.

There are no slopes exceeding 30% within the proposed building areas or road ROWs.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended, at the time of building permit application. The Road Impact Fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application. Lot purchasers will be notified of the fee requirement via plat notes which will in turn be included within future property title commitments.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.

September 1, 2020

## RESPONSE TO LOI REDLINE COMMENTS

In his Jun 2, 2020 review of the Apr 10, 2020 Reserve at Corral Bluffs Fil 5 Letter of Intent, the Project Manager provided two redline comments as follows:

Pg 2, DEVELOPMENT REQUEST – *Please include discussion as to why some lots are different than depicted on the approved Preliminary Plan.*

Pg 3, CRITERIA FOR APPROVAL (substantial conformance with approved Preliminary Plan) – *Does not accurately reflect, provide justification of the difference.*

## APPLICANT RESPONSE

The applicant believes that the reviewer is incorrect in his evaluation of the Fil 5 Final Plat's consistency with the approved Preliminary Plan.

Final Plats, by their nature, are not intended to be exact copies of the Preliminary Plan as they are survey documents rather than land planning documents. Minor differences in property line lengths are not only common, they are expected. The only real question is the scope of the variation, not the variation itself.

Attached is an overlay drawing which includes the Final Plat (in black) superimposed over the Prel Plan (colored). As illustrated, there are no *substantial* variations between the lot geometrics, lot line lengths or lot areas which would indicate that the Final Plat is not in substantial compliance with the Preliminary Plan.

Also attached is a table which evaluates minor discrepancies in 7 lot line dimensions within Filing 5 which are not within normal dimensioning rounding variations. The average lot line discrepancy is only 1.3%, well within industry standards for variations between surveyed Final Plats and Preliminary Plans.

Note that one lot line (FP Lot 8 / PP Lot 29) has a variation of - 4.4%. This single large variation, with no corresponding drawing overlay variance, indicates a drafting error in the line dimension (Typo). Without this typo error, the average lot line discrepancy is actually 0.78%.

THE RESERVE AT CORRAL BLUFFS FIL 5  
 LOT LINE DIMENSION VARIATION TABLE

PREL PLAN LOT NO.	FINAL PLAT LOT NO.	LOT LINE ORIENT.	PREL PLAN DIM	FINAL PLAT DIM	DIM VARIATION	PERCENT VARIATION
4	25	south	265	269.58	-4.58	-1.73%
5	26	south	265	261.71	3.29	1.24%
8	29	south	279	266.70	12.3	4.41% *
6	27	east	707	703.81	3.19	0.45%
7	28	south	868	873.20	-5.2	-0.60%
8	29	west	728	731.37	-3.37	-0.46%
8	29	east	962	959.85	2.15	0.22%
Average						1.30%

\* Indicates Prel Plan dimension typo error

