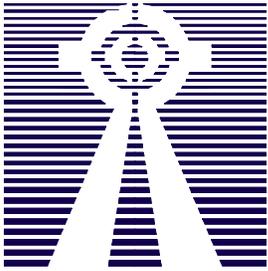


ALESSI
AND ASSOCIATES, INC.



March 25, 2024

Letter of Intent

Wyoming Estates Preliminary Plan and Wyoming Estates Filing No. 2, Final Plat 3050 N. Curtis Road

OWNER: *Shawn Shaffer*
Home Run Restorations, Inc.
3050 N. Curtis Road
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: 14515, 14750, 14635, 14755 Teleo Ct., Peyton, Colorado. The existing land uses in the area are of rural residential/agriculture sites. The replat of the two existing lots into four (4) Lot subdivision proposes the use of wells and septic systems. Teleo Ct. provides legal access to the site. The site is comprised of 40 Acres more or less. Two and half miles North of the intersection of Highway 94 and Curtis Road. Natural Gas is not available at this time. Propane will provide gas for utility purposes.

Legal description – The Southeast Quarter Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado.

ZONING:

Parcel # 4333000003, 4333004003, 4333004001, 4333004002 are currently zoned RR-5 – Rural Residential District.

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REQUEST:

Wyoming Estates Preliminary Plan and Wyoming Estates Filing No. 2, Final Plat

1. Request to subdivide into four Lots comprised of proposed Wyoming Estates Filing No. 2; Lot 1 = 5.13 Acres, Lot 2 = 5.41 Acres, Lot 3 = 9.04 Acres and Lot 4 = 5.52 Acres. Wyoming Estates as recorded; Lot 2= 5.08 Acres, Lot 3= 50.6 Acres. With a 60 foot right of way road Teleo Court. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Teleo Court a roadway off Curtis Road provides access to the proposed Lots along with continued access West of the subject property. Overhead and underground utility lines located along Curtis Road 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 El Paso County Master Plan, Parks Master Plan and the Water Master Plan for rural residential developments. This project is consistent with adjacent properties.
 - a. El Paso County Master Plan
The request complies and is consistent with the Land Use components of the Place Type as Large Lot Residential
 - i. Large Lot Residential neighborhoods typically 5 acre plus lots that rely on well and septic.
 - ii. The large Lot Residential place type supports the rural character of the County while providing for unique and desirable neighborhoods.
 - iii. The Key Area is located East of Suburban Residential.

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- iv. Single Family Detached Residential are typical of the Large Lot Residential Place Type.
 - v. The area is experiencing Minimal Change from open range land of large acreage holdings to 5 acre to 40 acre sites. 2.5 acre lots exist in the area of the subject project mixed with some large acreage properties within the area.
- b. Parks Master Plan
- i. The value of Parks and Recreation Plan provides an area with recreation opportunities and dominate natural and or cultural resource values. The Master Plan provides a coordinated and connected system of parks, trails and open space equitably distributed based on population and serves the needs of county residents. This new development proposal conforms and contributes to a cohesive system of parks, trails, and open space. The new owners of the single family homes will enjoy the use of the parks system.
 - ii. El Paso County Parks provides high quality development through alternative funding sources. This project, although will not provide open space, will contributes development funds per Lot to assist in funding the maintenance of regional park facilities, trails and open spaces.

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- c. Water Master Plan
 - i. The project is located within the Region 4C Area – Upper Black Squirrel Creek Ground Water Management District
 - ii. The water supply for the proposed five acres plus lots is by the drilling of Private wells for each of the six lots.
 - iii. No Central supplier will be used for this project.
 - iv. The Standards of Section 4 are met by limiting the well ground water to the Denver Aquifer and by obtaining a Ground Water Findings and Order No 3542-BD as well as a Replacement Plan – Determination of Water Right.
 - v. The Applicant has shown that the proposed four wells for the 40.01-acre site has Water Rights for 816 Acre-feet and meets the requirements of the 300-year Rule for the County.
 - vi. The proposed 5+ acre sites subdivision has ensured adequate water for the future by designing a low-density residential development for the 40-acre site.

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2. Wyoming Estates Preliminary Plan and Wyoming Estates Filing No. 2, Final Plat ae in conformance with the requirements of the El Paso County Zoning Code, Subdivision requirements have been met.
3. The proposed Subdivision is compatible with Existing and proposed Land Uses within the area consisting With a combination of 5 and 35+ acre sites
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies. Please review the replacement plan and court findings with adequate water supply.
5. Services are or will be available to meet the needs of the subdivision including. roads, police and fire protection, schools, recreation facilities and utility services.
6. The soil is suitable for the subdivision see Soil and Geology Report
7. The geological hazards do not prohibit the subdivision or can be mitigated. See Soil and Geology Report
8. The subdivision will not interfere with the extraction of any known commercial mining deposit
9. The design of the subdivision protects the natural resources as a grass rangeland.
10. The proposed methods for fire protection are adequate to serve the subdivision. See Fire mitigation and protection reports

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11. The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints. As described in the Soils and Geology Report, Storm water report etc.
12. Curtis Road connects the Falcon area to Schriever Air Force Base traffic. Curtis Road is designated as a Principal Arterial roadway in the 2016 El Paso County MTCP. Teleo Point is located in line with Patton Drive East across Curtis Road

Your consideration of this request will be greatly appreciated.

Respectfully Submitted

On behalf of the property owner

Joseph Alessi PLS