ROCKY MOUNTAIN LAND SERVICES

LETTER OF INTENT

REQUEST FOR APPROVAL OF THE PROPOSED "LEATHER CHAPS SUBDIVISION"

A REPLAT OF LOT 39, CHAPARRAL HILLS, EL PASO COUNTY, COLORADO

EPC FILE NO. VR254

OWNER'/ APPLICANT'S NAME:
BILL AND VICKIE HANCOCK
15220 LEATHER CHAPS DRIVE
COLORADO SPRINGS, COLORADO 80921
hancock.vickiebill@yahoo.com

PRIMARY CONSULTANTS:
DOUGLAS SCHWENKE, P.E.

TAMMY LAKE, P.E.
5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80921

OLIVER WATTS, PE-LS
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80921
(retired)

LAND SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-502-9738

PROPERTY ADDRESS:
15220 LEATHER CHAPS DRIVE
COLORADO SPRINGS, CO 80921

PROPERTY TAX SCHEDULE NUMBER:
71360-02-004

CURRENT ZONING:
RR-2.5

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LEGAL DESCRIPTION:

LOT 39, CHAPARRAL HILLS AS RECORDED IN PLAT BOOK T-2 AT PAGE 2 UNDER RECEPTION NUMBER 824585 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO. SAID TRACT CONTAINS 5.06 ACRES.

DEVELOPMENT REQUEST:

THIS REQUEST IS FOR A SUBDIVISION OF EXISTING LOT 39 "CHAPARRAL HILLS" INTO TWO LOTS APPROXIMATELY 2.52 ACRES EACH. A FINDING OF SUFFICIENCY IS REQUESTED WITH THIS FINAL PLAT.

THE SUBJECT PROPERTY IS LOCATED EAST OF I-25 AND SOUTHERLY OF BAPTIST ROAD.
THE OWNER OF THE PROPERTY IS REQUESTING A REVIEW AND APPROVAL OF A SUBDIVISION PLAT OF THEIR 5.1 ACRE SINGLE FAMILY RESIDENTIAL LOT LOCATED AT 15220 LEATHER CHAPS DRIVE.

THEIR EXISTING RESIDENCE IS AND WILL BE LOCATED ON PROPOSED LOT 2.

ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC AND BLACK HILLS ENERGY
WATER SERVICE IS PROVIDED BY DONALA WATER AND SANITATION DISTRICT.
SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
ALSO SERVED BY LEWIS PALMER SCHOOL, TRI - LAKES MONUMENT FIRE PROTECTION AND THE EL PASO COUNTY SHERIFFS DEPARTMENT.

JUSTIFICATION FOR THE SUBDIVISION:

THE REPLAT COMPLIES WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE PERTAINING TO MINOR SUBDIVISIONS AS WELL AS THE ORIGINAL CONDITIONS OF APPROVAL ASSOCIATED WITH THE PLAT.

NO "NON-CONFORMING LOTS" ARE BEING CREATED BY THIS REPLAT.

EVERY EFFORT HAS BEEN MADE TO KEEP THIS SUBDIVISION IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

THE REPLAT CONFORMS TO THE EL PASO COUNTY REQUIREMENTS OF A MINOR SUBDIVISION PLAT.

THE APPROVAL OF THIS REPLAT WILL NOT ADVERSELY AFFECT PUBLIC HEALTH OR SAFETY.

LEGAL AND PHYSICAL ACCESS TO STRUTHERS ROAD AND LEATHER CHAPS DRIVE IS PROVIDED.

NO CONFLICT WITH LOCAL COVENANTS ARE KNOWN AT THIS TIME.

THE APPLICATION SATISFIES THE REQUIREMENTS SET FORTH IN THE CHAPARRAL HILLS DEVELOPMENT CRITERIA. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES AND POLICIES OF THE EL PASO COUNTY MASTER PLAN.

It looks like the original plat stated that water and sewer were to be provided by individual lot owners. Can you address how/why this is changing?

are there recorded covenants on the property? Please indicate on plat with reception number, if so

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THE SUBDIVISION IS CONSISTENT WITH THE DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING AND SURVEYING REQUIREMENTS OF THE COUNTY FORMATS, DATA, SURVEYS AND OTHER SUPPORTING MATERIALS.

SUFFICIENT WATER HAS BEEN ACQUIRED FOR LOT 1 AND LOT 2 THROUGH DONALA WATER AND SANITATION DISTRICT. SEE WATER RESOURCES REPORT ENCLOSED.

INDIVIDUAL SEWER DISPOSAL SYSTEM WILL BE UTILIZED, AND COMPLIANCE IS IDENTIFIED IN THE SUPPORTING WASTEWATER REPORT.ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOILS OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS.

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NECESSARY SERVICES ARE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION BY THE FOLLOWING ENTITIES:

THE EL PASO COUNTY SHERIFF'S DEPARTMENT
MONUMENT FIRE PROTECTION DISTRICT
MOUNTAIN VIEW ELECTRIC ASSOCIATION
BLACK HILLS ENERGY
DONALA WATER AND SANITATION DISTRICT

THE SUBJECT PROPERTY CONSISTS OF GENTLY SLOPING GRASSLAND WITH SEVERAL SCATTERED LARGE BUSHES ON SITE. THE ONLY IMPACT TO THE ENTIRE PROPERTY WILL BE THE ANTICIPATED FUTURE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON THE NEW PROPOSED LOT 1. ALL EFFORTS WILL BE MADE DURING CONSTRUCTION TO PREVENT, MINIMIZE AND MITIGATE CONSTRUCTION DAMAGES TO THE LIMITED SHRUBBERY/ VEGETATION.

THE FINAL PLANS PROVIDE EVIDENCE THAT FIRE PROTECTION IS AVAILABLE TO THE PROPERTY PROVIDED BY MONUMENT FIRE PROTECTION DISTRICT. THEY HAVE THE NECESSARY STAFF, FACILITIES AND EQUIPMENT TO PROVIDE COVERAGE TO THE PROPOSED LOT. NO CISTERN IS REQUIRED AS WATER IS AVAILABLE FROM THE HYDRANT LOCATED ON LEATHER CHAPS AND LARIAT ACROSS THE STREET FROM THE SUBJECT PROPERTY.

THE ONLY OFFSITE IMPROVEMENT WILL BE THE WATER SERVICE THAT ORIGINATES AT THE CORNER OF LARIAT LANE AND LEATHER CHAPS DRIVE AND WILL BE CONNECTED TO PROPOSED LOT 1 OF THE NEW SUBDIVISION. ALL COSTS WILL BE PAID BY THE OWNER OF THE SUBDIVISION.

TRAFFIC:

THE PROPOSED SUBDIVISION WILL RESULT IN THE MINIMAL ADDITIONAL OF THE TRAFFIC GENERATED BY THE CONSTRUCTION AND OCCUPATION OF ONLY ONE SINGLE FAMILY HOME TO THE EXISTING ROADWAYS AND BRIDGES. THERE IS ONE EXISTING RESIDENCE ON THE FUTURE LOT 2 TO REMAIN.
A TRAFFIC IMPACT STUDY IS NOT REQUIRED UNDER THE ENGINEERING CRITERIA MANUAL EXEMPTION B.1.2.D FOR GREATER THAN 100 ADT TRIPS PER DAY AND GREATER THAN 10 PEAK HOUR TRIPS.

THE EL PASO COUNTY'S ROAD IMPACT FEE WILL BE PAID AT THE TIME A BUILDING PERMIT IS "PULLED" ON THE PROPOSED LOT 1.

THE PROPOSED TWO LOT SUBDIVISION IS CONSISTENT WITH THE CHARACTER OF THE NEIGHBORHOOD AS DEPICTED ON THE MASTER PLAN FOR THE SUBJECT PROPERTY. THE MAJORITY OF SURROUNDING RESIDENCES ARE THE 2.5 ACRE LOT SIZE, WHICH IS THE SAME SIZE AS THESE TWO LOTS WILL BE. ACCESS WILL BE ON TWO COMPLETELY DIFFERENT STREETS. THE LARGE SIZE OF THE EXISTING LOT (5.06 ACRES) ALLOWS IT TO BE APPROPRIATE FOR THIS DIVISION TO BE APPROVED. THE PROPOSED LOTS FIT PERFECTLY WITHIN THE ZONING DISTRICT STANDARD OF A 2.5 ACRES LOT SIZE.

This needs to be a plat note and revise to include both lots.

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