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Certified Mail Fee	\$4.00	0611
\$	\$3.25	22
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.84	
Total Postage and Fees	\$8.09	

Sent To: Fountain Valley INVESTMENT
Street and Apt. No., or PO Box No.: 3 WIDEFIELD BLVD.
City, State, ZIP+4®: Colo. Springs, CO 80911-2126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Colorado Springs, CO 80925

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\$	\$3.25	22
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.84	
Total Postage and Fees	\$8.09	

Sent To: HEATHER SYKES Living TRUST
Street and Apt. No., or PO Box No.: 9552 BUR OAK LANE
City, State, ZIP+4®: Colo. Springs, CO 80911-1326

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$4.00	0611
\$	\$3.25	22
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.84	
Total Postage and Fees	\$8.09	

Sent To: ARELI GARCIA HERNANDEZ
Street and Apt. No., or PO Box No.: 9566 BUR OAK LANE
City, State, ZIP+4®: Colo. Springs, CO 80925-1326

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

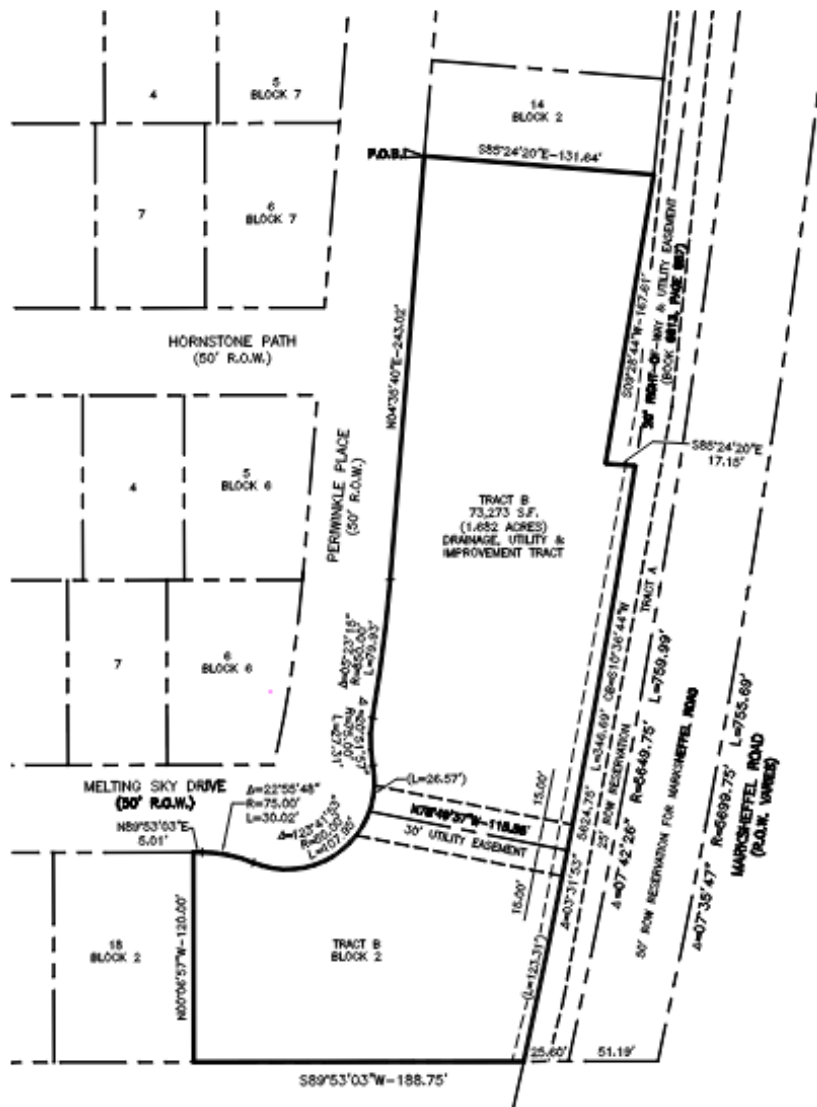
FOUNTAIN VALLEY INVESTMENT
 3 WIDEFIELD BLVD
 COLORADO SPRINGS CO, 80911-2126

(Covers 9587 Hornstone Path, 6298 Periwinkle Place, 9569 Melting Sky Drive, Tract A along
 Marksheffel Road, and 6259 Periwinkle Place)

HEATHER SYKES LIVING TRUST
 HEATHER SYKES TRUSTEE
 9552 BUR OAK LANE
 COLORADO SPRINGS, CO 80911-1326

Please indicate the addresses of each of the neighboring properties on the map and indicate which ones were notified.

ARELI GARCIA HERNANDEZ
 9566 BUR OAK LANE
 COLORADO SPRINGS, CO 80925-1326



AS REPLATTED

Fountain Valley Investments

3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

August 5, 2022

Notice to Adjacent Property Owners

Vacation and Replat of Lots 15, 16 and 17 and Tract B of the
Peaceful Ridge at Fountain Valley Subdivision

This letter is being sent to you because Fountain Valley Investments is proposing to vacate and replat three lots (Lots 15, 16, and 17) and a tract (Tract B) within Block 2 of the Peaceful Ridge at Fountain Valley Subdivision in El Paso County and replat the same as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Fountain Valley Investments. Pursuant to the provisions of the El Paso County Land Development Code, this proposed vacation and replat does not require approval by the El Paso County Board of County Commissioners or hearing by the El Paso County Planning Commission. However, you are encouraged to contact the applicant using the contact information listed below if you have any questions or concerns regarding this application.

The Peaceful Ridge at Fountain Valley Subdivision was approved by El Paso County in 2006 and included construction drawings depicting drainage improvements for the subdivision, including a detention pond to be located within Tract B. The proposed vacation of Lots 15, 16, and 17 and Tract B and replat as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision would allow for the design and construction of the detention pond to remain in the same general location, which would be on the new Tract B, and it would allow for the design and construction of the pond to comply with the current El Paso County drainage design standards. Specifically, the three lots and one tract are being combined into a single tract in order to increase the size of the required stormwater detention pond.

For questions specific to this project, please contact:

Fountain Valley Investments
3 Widefield Boulevard
Colorado Springs, CO 80911
ryan@widefieldinvestmentgroup.com
(719) 392-0194

Attached is a copy of the Letter of Intent describing the subject property and the development application as well as a copy of the proposed vacation and replat map.

Sincerely,

Fountain Valley Investments

LETTER OF INTENT
VACATION AND REPLAT
PEACEFUL RIDGE FILING NO. 1A
August 5, 2022

OWNER/APPLICANT:

Fountain Valley Investments
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

OWNER:

Fountain Valley Investments
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

PROPERTY TAX SCHEDULE NO.: 55154-03-067, 55154-03-068, 55154-03-069, and 55154-03-090

SITE LOCATION AND SIZE: The overall Peaceful Ridge at Fountain Valley Subdivision is located at the along the west side of Marksheffel Road, approximately one-quarter (1/4) of a mile north of the Marksheffel Road and Fontaine Boulevard intersection. The land included within the proposed vacation and replat is known as Lots 15, 16, and 17 and Tract B all of Block 2 of the Peaceful Ridge at Fountain Valley Subdivision. The total area of Lots 15, 16, and 17 and Tract B that is the subject of this request is 1.682 acres (73,273 square feet).

CURRENT ZONING OF THE PROPERTY: RS-6000 (Residential Suburban).

REQUEST: Approval of a vacation of Lots 15, 16, and 17 and Tract B, all of Block 2 of the Peaceful Ridge at Fountain Valley Subdivision and replat as Tract B the Peaceful Ridge at Fountain Valley Subdivision Filing No. 1A.

JUSTIFICATION: This request is needed to vacate Lots 15, 16, and 17 and Tract B all of Block 2 of the Peaceful Ridge at Fountain Valley Subdivision and to replat the entire area as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision. The vacation and replat is necessary in order to increase the size of the required drainage, utility, and improvement

tract to specifically allow for a larger stormwater detention pond which would then conform to the County's current drainage design criteria.

The proposed replat will not create any additional lots for development, which means it is consistent with the approved preliminary plan and will not require the provision of additional water or wastewater services. The Peaceful Ridge at Fountain Valley final plat was found to be consistent with the Criteria for Approval in Chapter 7 of the El Paso County Land Development Code, including the El Paso County master plan. This request is also consistent with those findings for the same reasons as were determined with the Peaceful Ridge at Fountain Valley final plat.

There are no natural or man-made hazards that will be impacted with approval of the proposed request and no additional traffic will be generated. In fact, the purpose of the vacation and replat is to ensure compliance by the development with the current El Paso County drainage criteria, which inherently is designed to ensure that any potential drainage hazards are appropriately mitigated. The request does not include any new proposed waivers or deviations.

ROAD IMPACT FEES:

The proposed vacation and replat will not create any new buildable lots or parcels. In fact, the proposed vacation and replat would result in a reduction of three (3) buildable lots within the Peaceful Ridge at Fountain Valley Subdivision. Therefore, no new buildable lots or parcels would be subject to the El Paso County Road Impact Fee.

OTHER IMPACT FEES:

All other impact fees associated with vacation and replat have been previously paid with the recording of the Peaceful Ridge at Fountain Valley Subdivision final plat. No additional fees will be due with this request since the vacation and replat request does not create any additional buildable lots or parcels.

CONSISTENCY WITH APPROVAL CRITERIA

1. The El Paso County Land Development Code states that a replat "involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat. The approval criteria for a replat includes the following:

The replat complies with the Code, and the original conditions of approval associated with the recorded plat.

The proposed replat complies with the Land Development Code, including the dimensional standards for residential lots within the RS-6000 zoning district and would be in compliance with the conditions of approval associated with the previously approved The Glen at Widefield Filing No. 11 final plat.

No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.

The proposed vacation and replat would result in a vacation of Lots 15, 16, and 17 and Tract B, and replatting of the lots and Tract into a single tract, known as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision. The requested action will not create a nonconforming lot or parcel.

The replat is in keeping with the purpose and intent of the Code.

The proposed replat is not a material change to the previously approved final plat and would support the purpose and intent of the Code, including the standards in the RS-6000 zoning district and the rules and regulations governing the division of land.

The replat conforms to the required findings for a minor or major subdivision, whichever is applicable.

Approval of the proposed replat would be directly consistent with the Peaceful Ridge at Fountain Valley Subdivision, which was found to be in conformance with the findings for a major subdivision at the time it was approved.

Legal and physical access is proposed to all parcels by public right-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Legal access has already been established for the overall Peaceful Ridge at Fountain Valley Subdivision development and the proposed vacation and replat would not alter those existing accesses. The layout and design of the roadway adjacent to the lots and tract to be vacated and replatted

with this action, which is known as Periwinkle Place, will not be affected by this request.

The approval will not adversely affect the public health, safety, and welfare.

The request to vacate and replat Lots 15, 16, and 17 and Tract B of the Peaceful Ridge at Fountain Valley subdivision will not have an adverse effect on the public health, safety, and welfare since no new traffic access points are being proposed. In fact, the replat is proposed to reduce the number of buildable lots in the subdivision and increase the size of the required detention pond, which will serve to improve the overall health, safety, and welfare of the residents in the area by ensuring that all onsite stormwater runoff is collected, detained, and released consistent with current best practices.

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

There is no conflict between the CC&Rs of the development and the proposed request for approval of a vacation and replat.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO

Other: Vacation and Replat

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): N/A	
Tax ID/Parcel Numbers(s) 55154-03-067, 55154-03-068, 55154-03-069, and 55154-03-090	Parcel size(s) in Acres: Lot 15- 0.16 acres (7,111 sq. ft.) Lot 16- 0.16 acres (6,975 sq. ft.) Lot 17- 0.15 acres (6,707 sq. ft.) Tract B- 1.20 acres (52,480 sq. ft.)
Existing Land Use/Development: Vacant - Final plat approved in 2006 for the Peaceful Ridge at Fountain Valley Subdivision	Zoning District: RS-6000

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Fountain Valley Investments	
Mailing Address: 3 Widefield Boulevard, Colorado Springs, CO 80911	
Daytime Telephone: 719-392-0194	Fax:
Email or Alternative Contact Information: ryan@widefieldinvestmentgroup.com	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: *(submit additional sheets if necessary):*

A request to vacate and replat three lots (Lots 15, 16, and 17) and a tract (Tract B) within Block 2 of the Peaceful Ridge at Fountain Valley Subdivision in El Paso County and replat the same as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Fountain Valley Investments Contact: Ryan Watson	
Mailing Address: 3 Widefield Boulevard, Colorado Springs, CO 80911	
Daytime Telephone: 719-392-0194	Fax:
Email or Alternative Contact Information: ryan@widefieldinvestmentgroup.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:

Date: Aug 4th 2022

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature:

Date: Aug 4th 2022

