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November 22, 2023

El Paso County Planning Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Letter of Intent - NABULSI-ABUSHABAN SUBDIVISION

To whom it may concern:

This letter serves as our Letter of Intent for the above referenced minor subdivision request. Detailed information on this request is as follows:

Applicant and Owner: NABULSI-ABUSHABAN FAMILY TRUST, Attention: Taher Nabulsi, 14384 Whispering Ridge Road, San Diego, CA 92131-4268; Phone: (858) 245-4927

Site location: 10650 Black Forest Road, El Paso County, CO (Mailing: Colorado Springs, CO 80908) . . . EPC APN: 52190-00-101

Size: 24.796 acres, Zoned RR-5

Proposed Request:

The proposed request is to subdivide a 25.636-acre parcel into four (4) residential lots, with applicable dedicated right-of-way additions to Black Forest Road and Old Ranch Road, and a proposed Private Access Easement shared common driveway (Serenity Ridge Drive). The current zoning allows for minimum 5-acre lot sizes (4.75-acre lots adjacent to Section lines) within the zone district.

The current state water allocation will allow up to four (4) new wells on this parcel, as decreed.

The application for a minor subdivision complies with El Paso County review criteria for a minor subdivision, as stated in El Paso County Land Development Code Chapter 7 and C.R.S. 30-28-133. Relationship to surrounding land uses is compatible to adjacent properties to the West, East and North. The property to the South is a large parcel for future zone-established development. The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan for this area, the subdivision is consistent with the purposes of this code, the subdivision is in conformance with the subdivision design standards and any approved sketch plan (not applicable in this case), to the best effort of all associated subconsultants to the best of their information, knowledge and belief.

The requirement for a minor subdivision are contained within the package that has been submitted:

- Required services to the site such as fire and emergency access to a public road have been addressed and await confirming comments from Black Forest Fire and Rescue District.
- Black Forest Road and Old Ranch Road are County-maintained public rights-of-way, with primary access to this subdivision being via proposed Serenity Ridge View private common drive to/from said Old Ranch Road. All existing access points within this subdivision will be closed to/from Black Forest Road.
- Private on-site wastewater septic systems will be designed by a licensed engineer to address all septic needs for the minor subdivision's individual lots and the existing and/or planned single-family residence homes.



- All utility providers have been contacted and agree to provide the necessary utility services for this project. Electrical is provided by Mountain View Electric Association ("MVEA"). Natural Gas is provided by Black Hills Energy.
- All soil, topographical conditions and drainage requirements have been addressed by reports submitted from Entech Engineering and Kimley-Horn respectively.
- The Colorado Geological Survey Land Use review fee has been paid as required by El Paso County and is awaiting the County's request for the Colorado Geological Survey review.
- All use standards for development standards, traffic circulation, driveway access easement agreement, and fire department access and turnaround space are addressed in the following paragraphs.

#### Use Standards:

The parcel being subdivided into four (4) lots is to stay within development standards for smaller subdivisions. The access to each parcel will be by a private common access drive that will be constructed to allow fire/emergency department access and turnaround space for said vehicles. All home sites will be accessed directly off the private common access drive.

Each home site will then be constructed on an area under one acre disturbance. The private common access drive will be constructed to standards set forth by the Fire Department regulations and County standards for a private access. Additionally, both Black Forest Road and Old Ranch Road are anticipated to be widened at some point in the future through this development. The owners are aware of such and will provide additional R.O.W. dedication on the plat.

The primary subdivision entrance, as provided per Traffic Impact Study separation distance to a major intersection will be developed to County standards.

#### Utilities:

The property has been allocated use of four (4) wells within the State's allocation, as decreed, and with a proposed four-lot subdivision, the water need for the proposed uses is being met.

Wastewater service will be by the use of OSW individual septic and leach fields to be in compliance with current El Paso County Health Department regulation and shall comply with required distances to new wells.

Electrical is currently overhead and underground. The developer/owner will meet with Mountain View Electric to address transformers and power locations such that underground power to each home may be achieved.

Natural gas will be provided by Black Hills Energy.

Traffic: The Traffic Impact Study has been uploaded with the other requirements to the County's EDARP website. The use of this property for three (3) additional lots generates minimal additional traffic to/from the proposed subdivision.

The proposed private common access drive will exist with proper visibility for residents within this subdivision. This location to the site is deemed the best location.

#### Alternatives:

No alternatives, waivers or variances are requested or proposed. A Deviation Request has been submitted to allow a rural local gravel roadway section.

Wastewater septic profile pits will need to be excavated to determine specifics of septic system designs. Soils reports will need to be generated to determine specifics of soil conditions for future residences. The owners will clean and clear the site to be in compliance with firewise policies.

We have made every effort to address all requirements for this request, but our entire team is available to answer any additional questions that may arise from the County on any aspects of this request for a minor subdivision.

Respectfully submitted,  
David V. Hostetler, Director of Surveying  
For and on behalf of LAND DEVELOPMENT CONSULTANTS, INC.