

**Letter of Intent**  
**Springs at Waterview Preliminary Plan**

4/18

**Owners:** Frank W. Howard #2 Limited Partnership, LLLP  
3232 Muirfield Dr.  
Colorado Springs, Co. 80907  
(719) 440-6879

**Applicant:** SWV, LLC  
31 North Tejon St., Suite 500  
Colorado Springs, Co. 80903  
(719) 377-0244

**Consultant:** Dakota Springs Engineering  
31 North Tejon St., Suite 500  
Colorado Springs, CO 80903  
(719) 227-7388

**Tax Schedule Nos.:** 5507206036

**Site Information:**

Springs at WaterView is a proposed 85 lot subdivision on 15.67 acres. The proposed Preliminary Plan area is a re-plat of:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

The site lies in Section 7 of Township 15 South, Range 65 West. The proposed plat is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive.

The property is presently zoned AG and is part of the of the Waterview Sketch Plan. An Amendment to the Waterview Sketch Plan is being submitted simultaneously with the Final Plat submittal as well as a RS-5000 Zoning application. The amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading, utilities, etc. for future residential development.

### **Request and Reason:**

To approve a Preliminary Plan for an 85 lot residential subdivision. This letter serves as a request to receive El Paso County approval of Preliminary Plan for this site.

The proposed Preliminary Plan is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Preliminary Plan is in conformance with the County Master Plan.
- The subdivision is in conformance with the accompanying Zoning application and the application to amend the Sketch Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement is 40 ac-ft. per year.
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

**Existing and Proposed Facilities:**

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts
- Sewer- Security Water and Sanitation Districts
- Electric Service – City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire District

**Offsite Improvements**

The applicant will participate in construction of the future traffic signal at Goldfield Drive and Grinnell Boulevard by a similar agreement with the county used with Painted Sky at Waterview platting.

**Traffic Impact Fees:**

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District (PID 2) formed and implemented as part of the Traffic Impact Fee resolution.

The estimated Traffic Impact Fee for Springs at Waterview is \$44,455 (85 lots x \$523.00 per lot) based on the inclusion in the PID 2 District.

**Impact Identification:**

Development of Painted Sky at Waterview east of the site and Grinnell Boulevard and Bradley Road on the west and south boundaries limits the impact this development will have on wildlife in the area.

**Waiver Requests:**

Request for Waiver to allow double frontage lots. This request applies to the lots that back up to Escanaba Drive and face Wolf Moon Drive. Direct access to Escanaba Drive proved to be impossible due to the slope away from Escanaba Drive.

Respectfully,

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P.A.Koscielski  
SWV, LLC