

Beverly C Harrison

3476 CR KK.75

Fowler, Colorado 81039

July 9, 2020

Lindsay Darden
Planner II - Reviewer
EPC Planning and Community Development Department
2880 International Circle,
Colorado Springs, CO 80910

Re: **Letter of Intent**

The purpose of this letter is to give information to the El Paso County Planning and Community Development Department and obtain a building permit for a new cabin on special use property.

The owner/applicant is Beverly C Harrison, 3476 County Road KK .75, Fowler, CO – Cell Phone 719-250-8884.

The Special Use area is owned by Colorado Springs Fly Casting Club (CSFCC) and located at 8855 Carroll Lake Road, Woodland Park, CO 80863. Zoning – A1. Size - 137 acers. Existing facilities, structures, roads, etc. are all listed on the site plan.

My current cabin is very small (318 sf) without modern convinces - only power. I intend to build a larger cabin, approximately 2100 sf at a new location on club grounds just above Cabin #38.

The new cabin will generally be consistent with the El Paso County Policy Plan. Policy 6.1.3 encourages new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access. The proposed cabin will be situated internally to the parcel in nearby proximity to existing cabins within the Colorado Springs Fly Casting Club which is compatible to the existing development onsite. The access to the new cabin will be the same as for the existing cabins and the number of cabins will not increase. Policy 6.1.13 encourages the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs. The Colorado Springs Fly Casting Club clusters the existing cabins to conserve the open space on other parts of the parcel. The new cabin follows this precedent and will be clustered with the existing cabins on the west side of the lakes.

The new cabin will be in harmony with the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area. The Colorado Springs Fly Casting Club is situated on a wooded parcel that is 137 acres in size. There is an existing special use that permits 50 cabins, 4 guest houses, and a caretaker's cabin. The proposed special use would add one new cabin to the site and will demolish one cabin so the total amount of cabins on the parcel will not change. The addition of the new cabin will be centrally located within the parcel and in keeping with the development on the subject parcel and in the general vicinity. The large parcel that surrounds the subject parcel to the North, East, West, and Southeast is US Forest Service land that is wooded like the subject parcel. Directly to the south is another parcel owned by the Colorado Fly Casting Club. To the Southeast is a parcel that has a single family residential structure.

The proposed cabin will be served by a new well and new septic system. A well permit number 314130 has been issued by the Colorado Division of Water Resources for the new cabin and was submitted with the special use request. A septic permit will be obtained from the El Paso County Health Department prior to installation of the septic system. Electric to the site will be provided by the Intermountain Rural Electric Association. The impact of the new cabin will not overburden or exceed the capacity of public facilities and services.

The special use will not create unmitigated traffic congestion or hazards and has adequate legal access. The cabin is proposed to be a 2100 SF single family structure that will be accessed from existing private roads/drives and will not

create additional traffic congestion or hazards within the vicinity of the site. An access waiver will be required by El Paso County and will be submitted separately.

The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution and will not otherwise be detrimental to the public health, safety, and welfare of the present or future residents of El Paso County. The special use conforms or will conform to all other applicable County rules, regulations or ordinances. As mentioned previously, the cabin will receive all required permits prior to construction which demonstrates compliance with the various regulations including a well permit, building permit, septic permit, access waiver, and a residential site plan.

Thank you for your consideration and time.

Sincerely,



Beverly C Harrison