

Date: November 12, 2018

## NOTICE TO ADJACENT PROPERTY OWNERS:

This letter is being sent to you because Gary & Brenda Brinkman are proposing a land use project in El Paso County at the referenced location (see item #3) This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Jerome W. Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, Co. 80132  
481-8292 Job No. 16-025

Owner: Gary & Brenda Brinkman  
4507 Silver Nell Drive  
Colorado Springs, Co. 80908

3.) Site Address: 4507 Silver Nell Dr., Colorado Springs, Co.  
location: East & South of Silver Nell Cul de Sac.  
Parcel size: 40.61 acres  
zoning: Existing Zoning is RR 2.5.

4.) Request and Justification: Final Plat 14 lots from 2.5 to 3.2 acres (includes the existing Brinkman home). Please see enclosed Letter of Intent.

5.) Waiver Requests: See Letter of Intent.

6. Vicinity Map showing adjacent owners: Enclosed.

### Adjacent Owners:

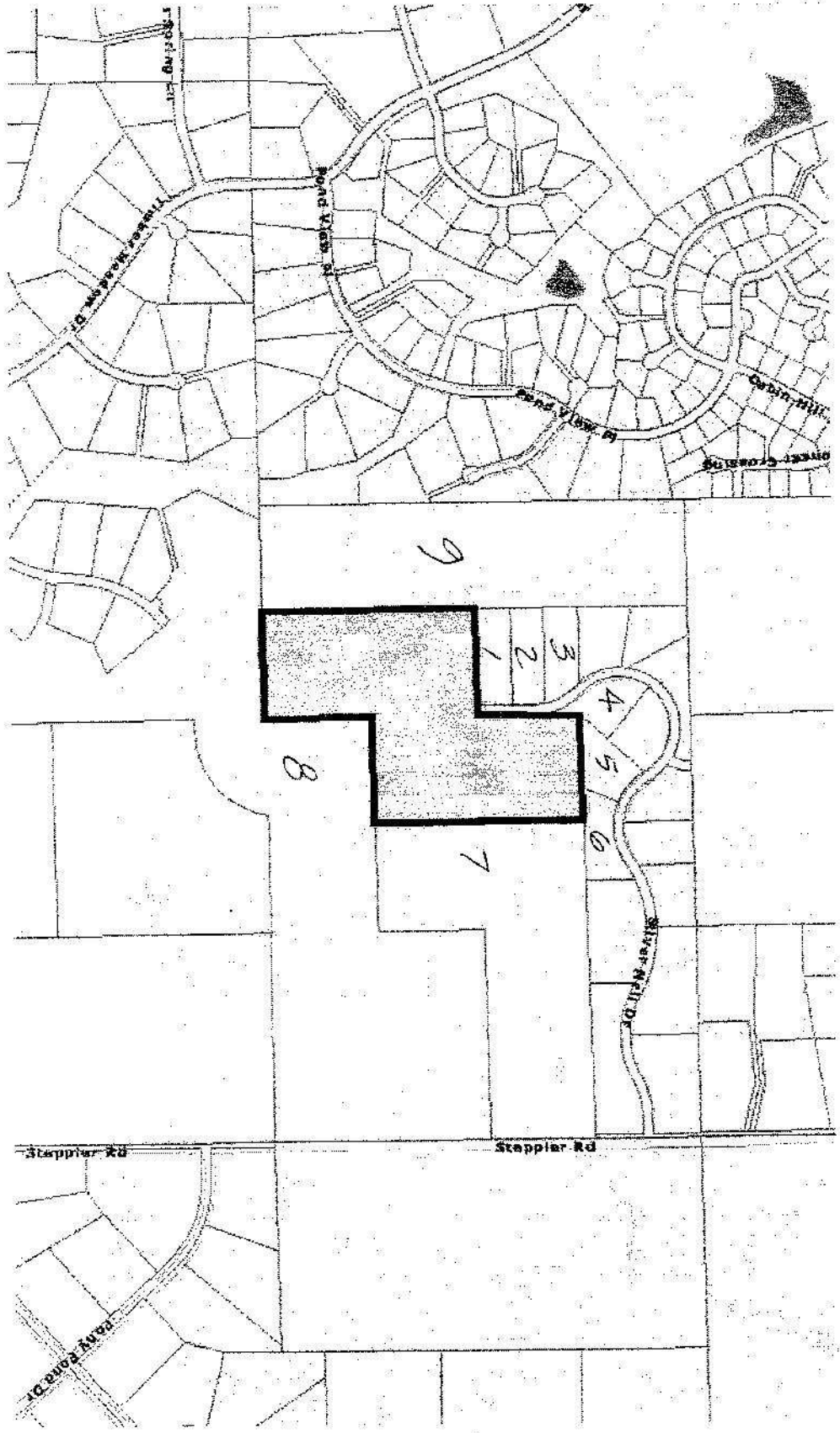
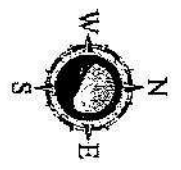
- 1.) Gregg Marsden, 4458 Silver Nell Dr., Colorado Springs, Co. 80908
- 2.) William Valoris, Monika Thum, 4508 Silver Nell Dr., Colorado Springs, Co. 80908-5307
- 3.) Richard Clugston, Michele Clugston; 4558 Silver Nell Dr., Colorado Springs, Co. 80908-5307
- 4.) Bernard Hyland, Nancy Hyland; 4607 Silver Nell Dr., Colorado Springs, Co. 80908-5305
- 5.) Deborah Davidson, 4807 Silver Nell Dr., Colorado Springs, Co. 80908-5309
- 6.) Michael Green, Mary Green; 4857 Silver Nell Dr., Colorado Springs, Co. 80908-5309
- 7.) BF Ranch Trust 2015, 11730 Timberlane Ct., Colorado Springs, Co. 80908-3718
- 8.) Hodgen Settlers Ranch LLC, P.O. Box 1488, Monument, Co. 80132-1488
- 9.) Morehead Living Trust, Barbara J. Morehead, Trustee, 4455 Walker Rd., Colorado Springs, Co. 80908-1332.

# El Paso County Assessor's Office

4507 SILVER NELL DR  
SCHEDULE: 6100000463  
OWNER: BRINKMAN GARY L  
BRINKMAN BRENDA L

10-2-11  
ADJOINING OWNER  
NOTIFICATION AS 1  
11-9-18

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June 05, 2018  
Job No. 16-025

FINAL PLAT LETTER of INTENT  
SETTLERS VIEW SUBDIVISION

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed 14 lot residential subdivision in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road, west of Stepler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. This tract is one part of the earlier Hodgin Ranch property that has long been used as grazing land for cattle and is now being developed. The property is 40.61 acres in area, recently zoned RR-2.5 and includes the owners' home on what is to be Lot 2. The Preliminary Plan was approved by the Board of County Commissioners at the same time as the zoning. Proposed lots vary in area from 2.52 acres to 3.14 acres with an overall density of 1 dwelling unit per 2.90 acres.

The road alignment as well as the lot layout and sizing remains as approved with the Preliminary Plat. The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the existing Silver Nell Drive. The existing cul-de-sac pavement will be removed and that area restored.

Because Silver Nell currently exceeds the standard permitted length and because connection to Stepler Road must occur through two additional properties, our extension will end in a temporary cul-de-sac. A Deviation from the Engineering Criteria Manual standard for dead end roadway length and a Waiver from the Land Development Code for the number of lots on a dead end street were approved with the Preliminary Plan. Both the Deviation and the Waiver are Temporary in that the road will be extended through Abert Ranch and Settlers Ranch to Stepler.

Two of the proposed lots will access with a short "flag" configuration. One occurs because of the geometry of the existing roadway and the owners house location and the second occurs because of an existing 30 foot wide perpetual ingress-egress easement that must be respected. That access easement serves a single residence on the adjoining Morehead property. The owner of that property and access easement concurs with this design and supports the proposed subdivision. As is normal, that 30 foot flag configuration requires a waiver to the usual 60 foot minimum road frontage which is also part of this request.

Water for 15 lots (one more than proposed) has been adjudicated and an augmentation plan has been approved by the Water Court. Individual Sewage Disposal Systems (ISDS) are proposed for each of the lots and preliminary on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing is required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result that have been used in those designs.

(2)

Surface drainage is a consideration that is accounted for and the low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. The southern portion of the property is subject to offsite flows that are carried in a swale to a detention pond. Other onsite flows are carried there through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic flows. The pond and it's maintenance is the responsibility of the Homeowners Association.

Utilities are necessary, of course, to serve the planned homes and all are either adjoining or already onsite serving the existing Brinkman residence. Extensions will occur as required by the individual utilities and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, perhaps 5 minutes away.

In summary, this proposed residential subdivision is both suitable and compatible with the surrounding neighborhood. Additionally, the proposal is in general conformance with the goals, objectives and policies of the Master Plan, which in this area is the Black Forest Preservation Plan. It is zoned appropriately and the lot and road layout meet all code requirements. Necessary infrastructure either exists or is planned for and will be provided.

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Sent To: GREGG MARSDEN  
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City, State, ZIP+4®: COLORADO SPRINGS, CO 80908

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

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Street and Apt. No., or PO Box No.: 4607 SILVER NEW DR.  
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Sent To: WILLIAM VALERIS, MONIKA YAVUM  
Street and Apt. No., or PO Box No.: 4508 SILVER NEW DR  
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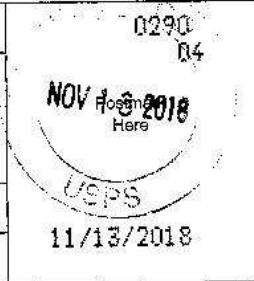
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