

Please address road impact fees that will apply at the last land use per EA meeting.

EL PASO COUNTY

State how your rezone request meets the Master Plan as outlined in your Early Assistance meeting (File Number EA-21-244)

LETTER OF INTENT FOR: 36 ACRE 1165
REZONE FROM RR5 TO
MARCH 17, 2022

Owner/ Applicant: Steve Kelnhofer
1165 Corral Valley Rd
Colorado Springs, CO 80929
(719) 440-3599
steve@7thfloorvapes.com

El Paso county Planner: Kylie Bagley
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300

PROJECT LOCATION/DESCRIPTION:

Legal Description: TR IN W2 SEC 7-14-64 DES AS FOLS: COM AT W4 COR OF SD SEC 7, TH S 00<00'07" W ALG W LN OF SD SEC 7 267.82 FT, S 89<42'00" E 871.21 FT FOR POB, TH N 00<00'06" W 819.09 FT, TH N 89<42'00" W 671.18 FT TO INTERSEC THE E LN OF CORRAL VALLEY RD & W LN OF NW4 OF SD SEC 7, TH ALG E LN OF CORRAL VALLEY RD ON A CUR TO L HAVING A RAD OF 861.68 FT A C/A OF 14<59'22" WHICH CHORD BEARS N 07<29'34" E 230.86 FT, TH N 00<00'06" W 287.83 FT, S 89<39'59" E ALG S LN BEING PARA WITH & 252.71 FT S OF THE N LN OF THE S2NW4 OF SEC 7 1571.11 FT, S 00<27'14" W PARA WITH THE N/S C/L OF SEC 7 1332.35 FT, TH N 89<42'00" W PARA WITH SD E/W C/L 919.31 FT TO POB

The property is located at the northern terminus of Corral Valley Road and is directly adjacent to City boundary to the north. The applicant requests rezone from RR-5 (Rural Residential 5-acre) to A-35 (Agricultural 36-acre). Property address is 1165 Corral Valley Rd, Colorado Springs, CO 80929.

The Applicant proposes to develop the site with an additional single-family detached residential dwelling unit that recognizes and respects the character of the rural surrounding community. The total square foot, of the proposed development is approximately 1500 Sq Ft.

DEVELOPMENT REQUEST

The Owner/ Applicant requests a zone change from RR-5 to A-35 to allow for the development of rural residential single family home, of 1500 Sq Ft. The Owner/Applicant makes this request for an "Accessory Use" project.

Water and Sewer will be provided by the main well on the property, with a new Septic leach. The main/same driveway, on the property, will be all proposed access locations.

JUSTIFICATION FOR REQUEST

The re-zoning request is due to a parent retiring, goat ranching already existing. In order to complete these projects, on applicant's property, change in zone classification is needed. The main reason for rezoning is to build another home and keep agriculture alive.

EXISTING AND PROPOSED IMPROVEMENTS

Residential home and goat ranching exists on the property.

Anticipated schedule of development is As soon As possible. Once rezoning is approved and complete, I will start with development.