

EL PASO COUNTY

LETTER OF INTENT FOR: 36 ACRE 1165 CORRAL VALLEY RD  
REZONE FROM RR5 TO A-35  
MARCH 17, 2022

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

## Rezoning Meeting Master Plan

After research, I feel my project works very well for what my long-term goals are, as well as the master plan for El Paso county. I will try to explain why I feel what I am doing is in the interest of both parties.

First I would like to address the water issues. With me having one person in my home, the use of water will be minimal. I will not allow none and will never have or allow it. The water we have is little a master plan would want me to actually cut my property into more. While I would like another home, I would not like that many more we are. If I were to fully go with the master plan, it would be hard

Next I would like to think that with fewer homes, the wild habitat next to Corral Valley Bluffs which is now an open space, I think that the least impact on nature.

As I would like to keep ranching goats I feel this is also the best for rezoning. I have had plans and just not followed through since I purchased this land.

Allowing this also allows me to move my mother out by me, freeing her house up for rental. I know one day that my mother will leave us, so this also allows me to potentially put a random person, or an employee in the home legally.

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

Please address the previous comment:

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