

Include the following:

Owner name, contact telephone number, and email for responsible party

Applicant name (if not owner), contact telephone number, and email for responsible party

A discussion detailing the provision of utilities, including any proposed phasing.

A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).

Maddie Investment, LLC
7702 Barnes Rd #140-58
Colorado Springs, CO 80922
719.235.6797

MARCH 22, 2022
Ryan Howser
Project Manager, Planner I
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Chaparral Heights Minor Subdivision -15435 East Chaparral Loop. Owner: Maddie Investment, LLC

The Chaparral Heights Subdivision is located in the SW quarter of Section 28 and the NW quarter of Section 33, Township 11 South, Range 63 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the north, south, east and west by similar type single family residential lots land uses.

The parcel in its entirety consists of 17.82 AC and is currently zoned "RR-5" for Residential Rural under TSN: 3133001001. The proposal consists of subdivided the existing 17.82 AC into (3) separate approx. ~5 AC parcels and planned for (1) single family unit on each lot. Lot 1 shall consist of 6.2791 AC, Lot 2 (existing residence) shall consist of 6.5282 AC and Lot 3 shall consist of 5.0084 AC. The existing residential home will be within Lot 2 of the newly subdivided lots, whereas Lots 1 and 3 are planned for one new residential unit per lot.

The proposed (3) approx ~5 AC parcels proposes the use of wells, septic system development and service from MVEA for electric via overhead power poles with communication service lines. Propane are available to service these lots. East Chaparral Loop is the legal access to the existing 17.82 AC and with the approval of this proposal Lot 1 shall have direct access to East Chaparral Loop. Access for Lot 2 shall be provided with a 50' wide access along the north boundary of Lot 1. Access for Lot 3 shall be provided with a 50' wide access along the south property line of Lot 1 and Lot 2. (See proposed plat map)

The purpose and request of this application are to subdivide the existing 17.82 AC into three (3) separate approx. ~5 AC parcels and planned in the future for (1) single family dwelling unit on each of the three (3) lots. Approval of this proposal complies with the current zoning of RR-5. Therefore, this proposal generally simulates the surrounding properties with (1) dwelling unit per 5 AC +/- and thereby shall not pose a negative impact to any of the surrounding properties.

Site Suitability per LDC 7.2.1 (d) (2) & (3)

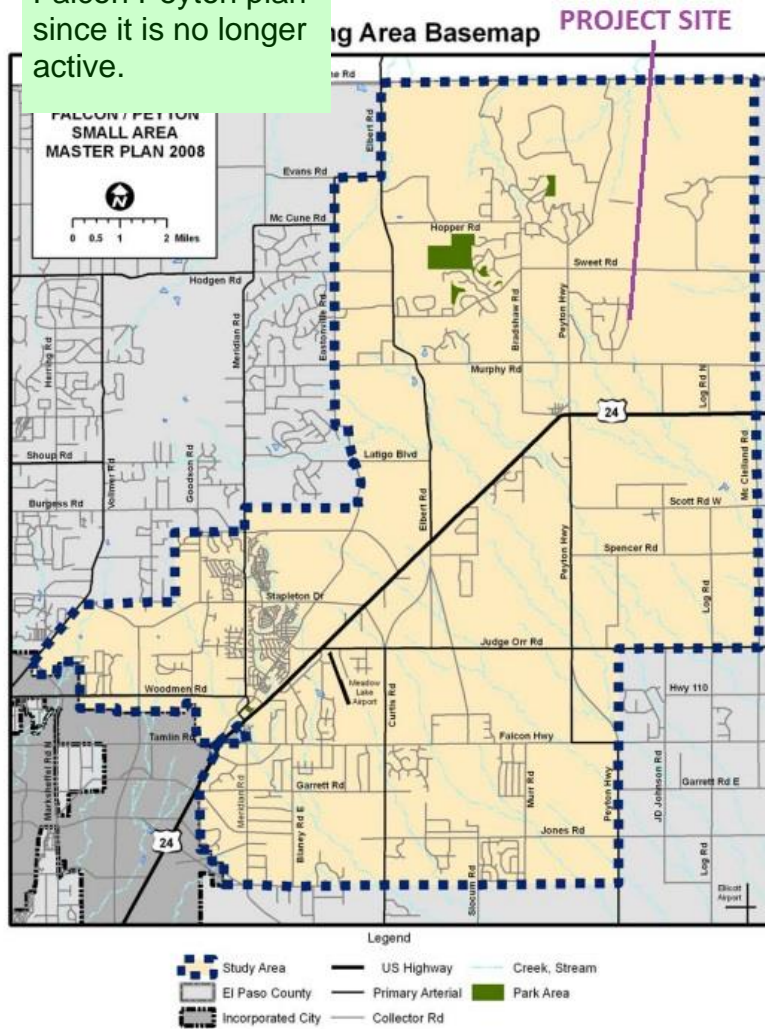
Conformance to County Planning Areas: The proposed Minor Subdivision application site for the

Please provide analysis of the Your El Paso Master Plan. Small area plans are no longer active. See VR-22-004 comments on letter of intent for more information.

Chaparral Heights Subdivision is located and identified in Small Area Master Plan. The site's proposed uses would be compatible with the long-standing goals and policies of the master planned area.

Falcon/Peyton Small

Remove reference and map from Falcon Peyton plan since it is no longer active.

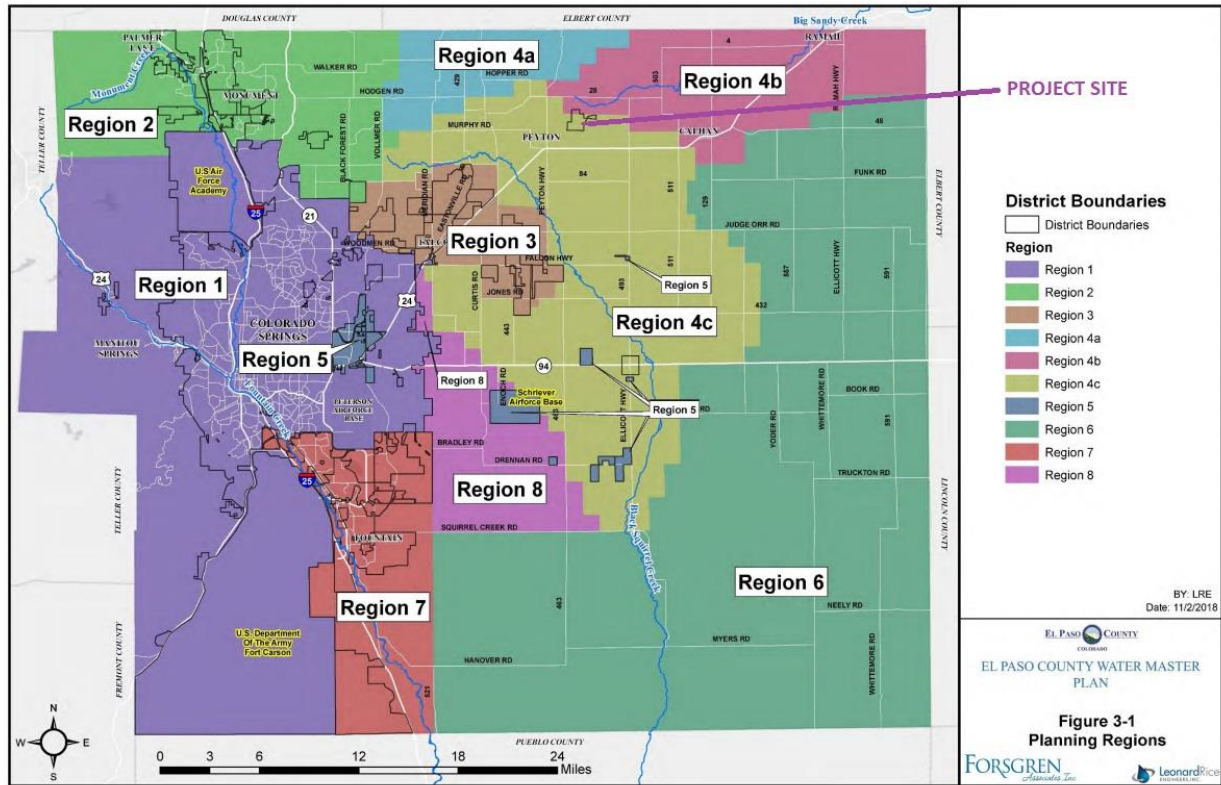


El Paso County Water Master Plan:

This property lies within the Kiowa-Bijou Basin and is located in Region 4c of the El Paso Water Master Plan.

Current Water Demand for Region 4c is 2,970 AF per year. The anticipated demand for Region 4c in 2040 is 3,967AF and in 2060 are 4,826.

Current Water Supply for Region 4c is 2,970 AF per year. The anticipated supply for Region 4c in 2040 is 2,970 and in 2060 are 2,970.



Goals and Policies: The El Paso County Water Supply Master Plan identifies specific goals that promote water supply conservation, quality, and sustainability, which should be upheld and supported by the Chaparral Heights Subdivision development.

Goal 4.2 - Support the efficient use of water supplies & Goal 6.1.2 - Promote water

conservation: Per the El Paso County Water Master Plan, the full 2060 build-out water supply is anticipated that the nonrenewable aquifer water supplies are not expected to be economically sustainable over the long term, and that water supplies in this region may need to be diversified in the future. It is recommended that with water conservation actions by all, users within the Region 4c area could help ensure extending the longevity life use of the water supply. Water conservation actions could be promoted via low water usage landscaping, such as xeriscape style landscaping with minimal grass lawn areas that require substantially more water to maintain.

Topographical conditions presenting hazards or requiring special precautions: No portion of this site is within a designated FEMA floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Map Rate Map (FIRM) Panel No. 08041C0375G, effective date of December 7, 2018. It is anticipated that the lot's general drainage patterns will not change, except for drainage protection of the future home structures.

Drainage Improvements: No drainage Improvements are proposed with the minor subdivision application of the Chaparral Heights Subdivision. The proposed development of two (2) new residential units shall be less than 1 AC of disturbance areas combined, and thereby complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM. A Drainage Report has been provided with this Minor Subdivision Application/Request.

Public improvements: East Chaparral Loop shall be the ingress/egress access point for the Chaparral Heights Subdivision. East Chaparral Loop is a public gravel roadway with approximately 60' Right of Way and maintained by El Paso County

Natural Features and Public Facilities: The subject property generally slopes to the southwest. There is one natural drainage swale on the subject property located on the northern portion of the project site (Lot 1). The natural drainage swales shall be left unaltered as to not change the natural drainage patterns. The surface topography across the site is predominantly flat, with gentle slopes ranging from 0.01 to 0.015 ft/ft. Native grasses cover the property.

The property is relatively isolated from any significant corridors or thoroughfares; therefore, no design factors were incorporated regarding bike paths or public transportation. Therefore, it is not anticipated that the Chaparral Heights Subdivision minor subdivision development shall negatively impact the surrounding properties and or existing public facilities. The applicant agrees to pay traffic impacts fees with the minor subdivision under the El Paso County road impact fee program (resolution No. 16-454) of \$3,830 per new single-family dwelling unit, \$7,660 total (Lots 1 and 3) at the time of plat recording.

Public Services: The Chaparral Heights Subdivision site currently lies within the jurisdictions of all public services such as fire and police protection by the Peyton Fire Department and the El Paso County Sheriff Departments.

El Paso County Land Development Code Compliancy: The Chaparral Heights Subdivision Minor subdivision complies with all standards and details outlined in Chapter 6 and Chapter 8 of the El Paso County Land Development Code.

Should you require any additional information, please contact me at 719-235-6797.

Sincerely,
Michael Cartmell
Maddie Investments, LLC