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Postage	\$0.87
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\$	\$0.00



Sent To
Lauren Holt
Street and Apt. No., or PO Box No.
4989 Cherry Springs Dr.
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Colorado Springs, CO 80923
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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\$	\$0.00
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\$	\$0.00



Sent To
Mark & Helena Toudell
Street and Apt. No., or PO Box No.
10880 Hot Creek Pl.
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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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
\$	\$0.00
Total Postage and Fees	\$5.02
\$	\$0.00



Sent To
Donald & Pamela Taylor
Street and Apt. No., or PO Box No.
10810 Hot Creek Pl.
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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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
\$	\$0.00
Total Postage and Fees	\$5.02
\$	\$0.00



Sent To
Steven & Anita Smith
Street and Apt. No., or PO Box No.
12202 Goodson Rd.
City, State, ZIP+4®
Colorado Springs, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Needs to be sent to their mailing address

12085 Sylvan Meadows
Colorado Springs
80908

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Certified Mail Fee	\$4.15
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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
\$	\$0.00
Total Postage and Fees	\$5.02
\$	\$0.00



Sent To
Matthew Russell
Street and Apt. No., or PO Box No.
11810 Goodson Rd.
City, State, ZIP+4®
Colorado Springs, CO 80908
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Certified Mail Fee	\$4.15
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
\$	\$0.00
Total Postage and Fees	\$5.02
\$	\$0.00



Sent To
Thomas & Rebecca Harris
Street and Apt. No., or PO Box No.
10805 Hot Creek Pl.
City, State, ZIP+4®
Colorado Springs, CO 80908
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OFFICE
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 Extra Services & Fees (check box, add fee as applicable)
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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$10.07
 \$
 Total Postage and Fees \$24.02
 \$
 Sent To
 Dubois Family Trust
 Street and Apt. No., or PO Box No.
 10303 Burgess Rd.
 City, State, ZIP+4®
 Colorado Springs, CO 80908
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Needs to be sent
 to their mailing
 address

11985 Windmill
 Rd
 Colorado Springs
 80908



CHEYENNE MOUNTAIN
 1540 S 8TH ST
 COLORADO SPRINGS, CO 80905-1933
 (800)275-8777

02/24/2023 01:02 PM

Product	Qty	Unit Price	Price
Envelope 6X9	7	\$0.59	\$4.13
First-Class Mail® Letter	1		\$0.87
Colorado Springs, CO 80908 Weight: 0 lb 1.10 oz Estimated Delivery Date Mon 02/27/2023 Certified Mail® Tracking #: 70221670000192690271			
Total			\$5.02
First-Class Mail® Letter	1		\$0.87
Colorado Springs, CO 80908 Weight: 0 lb 1.10 oz Estimated Delivery Date Mon 02/27/2023 Certified Mail® Tracking #: 70221670000192690264			
Total			\$5.02
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80908 Weight: 0 lb 0.90 oz Estimated Delivery Date Mon 02/27/2023 Certified Mail® Tracking #: 70221670000192690240			
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80908 Weight: 0 lb 1.00 oz Estimated Delivery Date Mon 02/27/2023 Certified Mail® Tracking #: 70221670000192690233			
Total			\$4.78
First-Class Mail® Letter	1		\$0.87
Colorado Springs, CO 80923 Weight: 0 lb 1.10 oz Estimated Delivery Date Mon 02/27/2023 Certified Mail® Tracking #: 70221670000192690257			
Total			\$5.02
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80908 Weight: 0 lb 1.00 oz Estimated Delivery Date Mon 02/27/2023 Certified Mail® Tracking #: 70221670000192690219			
Total			\$4.78
First-Class Mail® Letter	1		\$0.87
Colorado Springs, CO 80908 Weight: 0 lb 1.40 oz Estimated Delivery Date			

weight: 0 lb 1.00 oz
 Estimated Delivery Date
 Mon 02/27/2023
 Certified Mail® \$4.15
 Tracking #: 70221670000192690219
Total \$4.78
 First-Class Mail® 1 \$0.87
 Letter
 Colorado Springs, CO 80908
 Weight: 0 lb 1.40 oz
 Estimated Delivery Date
 Mon 02/27/2023
 Certified Mail® \$4.15
 Tracking #: 70221670000192690226
Total \$5.02

 Grand Total: \$38.55

 Debit Card Remit \$38.55
 Card Name: MasterCard
 Account #: XXXXXXXXXXXXX4852
 Approval #: 998863
 Transaction #: 960
 Receipt #: 041957
 Debit Card Purchase: \$38.55
 AID: A0000000042203 Chip
 AL: Debit
 PIN: Verified US DEBIT

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 Receipt #: 840-58002604-3-6881815-1
 Clerk: 53

Architectural
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

Job No. 192027

February 22, 2023

Drew Makings
9630 Arroya Lane
Colorado Springs, CO 80908

Re: 12172 Goodson Road
El Paso County, Colorado

Dear Mr. Makings:

Below is the Letter of Intent for your minor subdivision.

EL PASO COUNTY

**LETTER OF INTENT FOR: 38.83 ACRES
GUNNERS RIDGE MINOR SUBDIVISION**

February 21, 2023

Owner/Applicant:

Drew Makings
9630 Arroya Lane
Colorado Springs, CO 80908
719-482-6050

Engineer:

RMG Engineers and Architect
David G. Walker, PE
2910 Austin Bluffs Parkway, Suite 100
Colorado Springs, CO 80918
719-548-0600

El Paso County Planner

Meggan Herington, Executive Director
2889 International Circle
Suite 110
Colorado Springs, CO 80918
719-520-6300

PROJECT LOCATION/DESCRIPTION

Southern Office:
Colorado Springs, CO 80918
719.548.0600

Central Office:
Englewood, CO 80112
303.688.9475

Northern Office:
Windsor, CO 80550
970.330.1071

Monument: 719.488.2145
Summit County: 303.688.9475
Woodland Park: 719.687.6077

The 38.83 acre Gunners Ridge Minor Subdivision is located in El Paso County at 12172 Goodson Road. The Parcel number is 5214000014. The parcel is zoned RR-5 Residential Rural and is currently vacant. The parcel is a Portion of the Northeast Quarter of Section 14, Township 12 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado. The parcel is not in a Flood Zone according to Map 08041C0320G eff. Date 12/7/2017.

DEVELOPMENT REQUEST

The applicant proposes to develop the parcel into 4 Single Family residential lots. Lot #1 would like to have the option for a second house (larger than 1,800 square feet) in the future. A driveway permit has been issued for Lot #1.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION

The underdeveloped size of this lot is 38.83 acres +/-.

The proposed subdivided lot acreage is:

Lot #1 will be 23.7969 acres +/-

Lot #2 will be 5.0060 acres +/-

Lot #3 will be 5.0144 acres +/-

Lot #4 will be 5.0110 acres +/-

EXISTING AND PROPOSED IMPROVEMENTS

There will be no public infrastructure to serve the new lots.

Lot #1 shall have a driveway access off Goodson Road. Lots #2, #3, and #4 will have a shared driveway off Goodson Road.

Each lot will have a private well. An augmentation plan is in review with the Division of Water Resources at this time. The plan shows that there is adequate water under the current lot to feed these proposed lots.

Each lot will have an On-Site Wastewater Treatment System.

There are no drainage improvements planned for the property. The proposed lots are not anticipated to produce any adverse stormwater impacts to the development or surrounding properties.

The owner/applicant of Lot #1 would like to include horse boarding on Lot #1. There are 7 horse paddocks proposed. Each paddock will be 100 feet by 125 feet +/- with a maximum of 5 horses per paddock. Each paddock will have a lean-to shelter. Manure will be hauled off as needed to eliminate any odors. There will be a Barn (40' X 120') for hay storage only. There will be no living quarters in the barn.

UTILITIES

Electric power will be provided by Mountain View Electrical Association per their commitment letter dated January 30, 2023. Black Hills Energy has a commitment letter dated February 4, 2023. These letters has been submitted with the subdivision packet.

TRAFFIC GENERATION

The development is expected to generate 40 trips per day +/- based on 10 trips per day for a single family residence. This number is below the county threshold of 100 trips per day. Therefore a Transportation Impact Study is not required. This development is subject to fees established by the El Paso County Impact Fee Program. The fees will be paid at the time of building permit application.

SOILS

A soils and geology report has been provided for the site and has been submitted with the Final Plat.

WAIVER REQUEST

The applicant is requesting a waiver for Section 8.4.3.e, to allow access by one common driveway for Lot #4 without the required 30 feet of public road frontage. The lots shall have a minimum of 30 feet of frontage and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4 (E).

The sharing of a common driveway is an acceptable access in the Land Development Code and Engineering Criteria Manual in rural residential zoning district. This proposal is a more practical layout for access.

Each Criteria for Approval of Waivers is listed below.

1. The waiver does not have the effect of nullifying the intent and purpose of this code.
The request conforms to the requirements of the LDC. The shared driveway conforms to the design standards.
2. The waiver will not result in the need for additional subsequent waivers.
The approval of this wavier will provide Lot #4 with a waiver from the required frontage and there is no need for additional subsequent waivers.
3. The granting of this wavier will not be detrimental to the public safety, health, or welfare, or injurious to other properties.
The proposed reduction of the frontage requirement for Lot #4 will not be detrimental to the public safety, health, or welfare or injurious to other property. It will go unseen and the common driveway will provide safe ingress and egress.

4. The conditions upon which the request is based are unique for which the wavier is sought and are not applicable to other property.

The unique basis for this waiver request is the shape of Lot #1 compared to Lot #4, as the applicant wants to enjoy Lot #1. If a wavier is not granted to Lot #4, there would be hardship because there is a power line easement along Goodson Road. The power line easement restricts the use for frontage of Lot #4, and is a burden to Lot #4.

5. A particular non-economical hardship to the owner would result from a strict application of this code.

The strict application of this code would require the shape of Lot #4 and the area to include the power line easement. The power line easement restricts the use of the land and would limit the total enjoyment of the lot.

6. The wavier will not in any manner vary with the zoning provision of this code.
All other zoning provisions will be met.

7. The proposed waiver is not contrary to any provision of the master plan.
The waiver request is not contrary to the master plan and is consistent to the RR-5 Zoning District.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

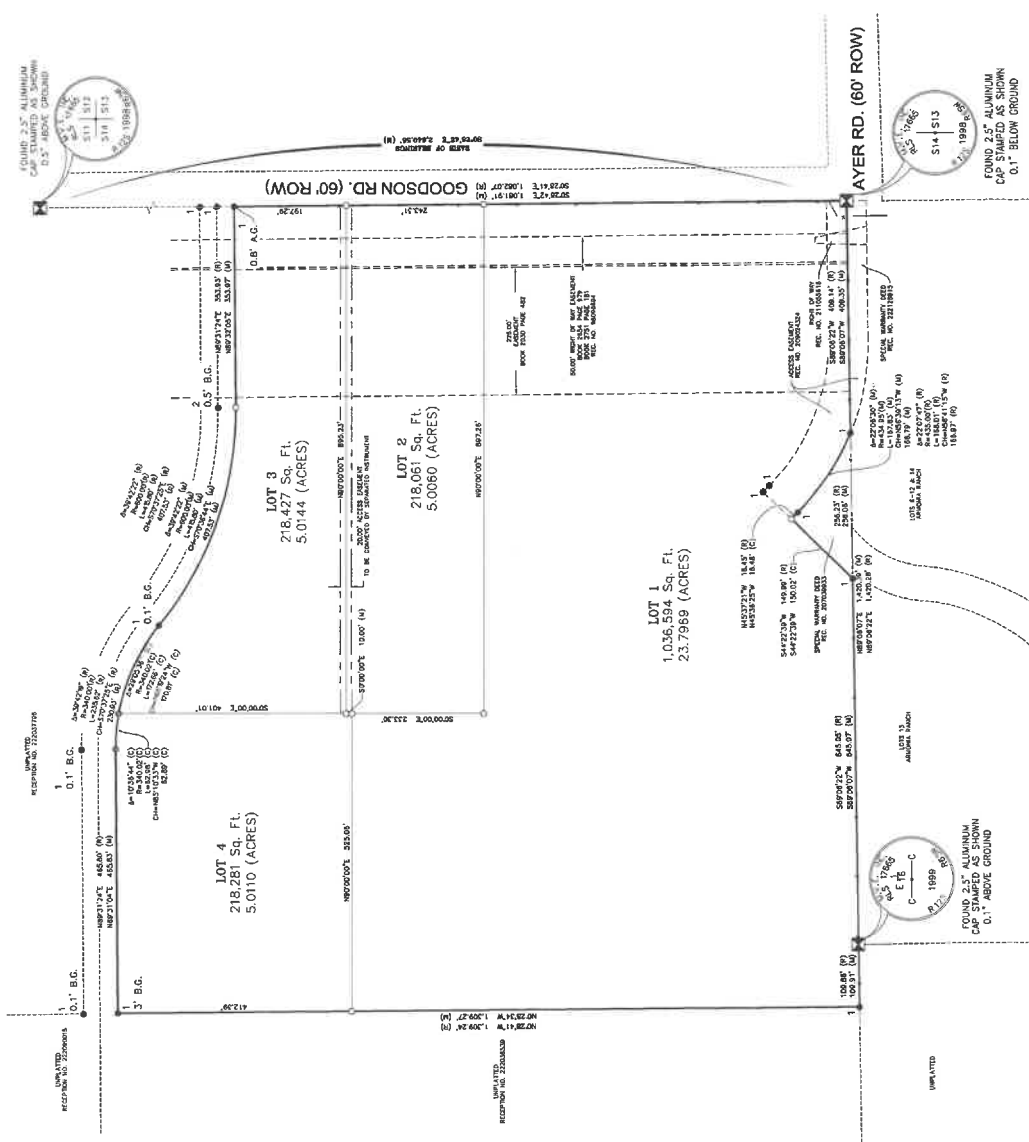
RMG – Rocky Mountain Group



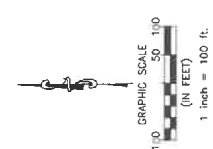
David Walker, P.E.
Sr. Civil Project Manager

FINAL PLAT GUNNERS RIDGE

PORTION THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- SET 5 REPAIR FOUND ALUMINUM PLASTIC CAP STAMPED AS SHOWN 0.1\"/>
 - FOUND ALUMINUM CORNER 1\"/>
 - FOUND 1.5\"/>
 - FOUND NO. 3 REBAR WITH BLACK 1.5\"/>
 - RECORD VALUE (RV)
 - MEASURED VALUE (MV)
 - CALCULATED VALUE (CV)
 - POINT OF BEGINNING (P.O.B.)
 - ADJUSTER LINES
 - BARBED-WIRE FENCE
 - AS SHOWN BELOW GROUND



BOMBACINI
SURVEYORS & ENGINEERS
P.C.
825 15th St. S.
Colorado Springs, Colorado
www.bombacini.com
(719) 440-2763

No.	Date	By

DATE: 2/14/2023
PROJECT NO.: 03311
SHEET 2 OF 2