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RE: Circle A Minor Subdivision -17110 Goshawk Rd. – Zoning Administrative Relief Request  
Owners: Daniel B Andres Trust

The Circle A Subdivision is located in the NE quarter of Section 23, Township 11 South, Range 65 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 5 AC residential parcels of land uses.

The parcel in its entirety consists of 14.867 acres and is currently zoned “RR-5” for Residential Rural under TSN: 51230-00-015.

This application is a request for Administrative Relief to subdivide, the existing 14.867 AC into (3) three separate lots that are LESS than the zoning requirement of 5.0 AC each.

The subdivided lots propose the use of wells, septic system development and service from MVEA for electric via overhead power poles with communication service lines. Natural gas and propane are available to service these lots. Goshawk Road is the legal access the existing subject parcel and with the approval of this proposal (2) of the lots will have direct access to Goshawk Rd and (1) lot shall be provided with a 30’ wide access through the lot to the east. (See proposed plat map)

**Proposed Lot 1 = 4.957 AC (1873.08 SF less)**

**Proposed Lot 2 = 4.960 AC (1742.40 SF less)**

**Proposed Lot 3 = 4.950 AC (2178.00 SF less)**

Per the El Paso County LDC regulatory code under Section 5.5.1.D.1 the following criteria has been addressed to Grant Administrative Relief for the Circle A Subdivision:

- *The Strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district;*

Approval of this application shall grant acceptance to subdivide the existing 14.867 AC parcel of land into (3) three separate 5 AC lots, more or less. Each lot is identified within this Letter of Intent to be slightly less in acreage than that of

the RR-5 zoning requirement of 5.0 AC each. The owners are in title to and tax assessed of a 15 AC parcel of land, as identified in the El Paso County of records as S2S2SW4NE4, N2SE4SW4NE4 SECTION 23-11-65. According to typical surveying land sectioning, the parsing of this particular parcel of land for all intents and purposes is a genuine and legitimate 15 AC parcel of land, and therefore is tax assessed as a 15 AC parcel and is valued as such. After the property had been field surveyed, the found monumentation revealed the property to be slightly less than the sectioned and assessed 15 AC parcel of land.

- *The intent of this Code and the specific regulation in question is preserved;*

It is the applicant's desire to adhere and preserve the intent of the El Paso County Regulatory Zoning Code. The property lies within the RR-5 zoning district and therefore the intent is to subdivide the sectioned and assessed 15 AC parcel into (3) three, 5 AC lots, more or less. With the acceptance of the Administrative Relief, the intent of the El Paso County Code shall therefore be preserved while adhering to the RR-5 zoning code. The (3) three lots would be limited to (1) one dwelling unit per lot within the setback requirements and comply with all the zoning regulations.

- *The granting of the administrative relief will not result in an adverse impact on the surrounding properties; and*

If this Administrative Relief request is granted to the Circle A subdivision applicant, it shall not pose a negative impact to any surrounding properties and shall appear in character to all neighboring properties of similar type of residences within the RR-5 zone district.

- *The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel;*

The acreage difference is insignificant and negligible for each lot as identified within this Letter of Intent. The intent of the sectioned land was to be 15 AC as assessed in the El Paso County Assessors records. Therefore, the parcel of property is requested to be viewed as a real and true 15 AC parcel of land and be granted approval to subdivide it into (3) three separate lots. The lots will be viewed as those of the neighboring residential lots. Shall the (3) three lot subdivision be granted within this Administrative Relief request, the lots shall be limited to have (1) one dwelling unit per lot and therefore, will not have an increase in the number of dwelling units within this subdivision.

The applicant respectfully requests the El Paso County Director to grant the approval this Administrative Relief application. Should you require any additional information, please contact me at 719-210-8125.

Sincerely,

Georgianne Willard  
M&S Civil Consultants, Inc.