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September 24, 2019

Gabe Sevigny
Project Manager, Planner I
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Circle A Minor Subdivision -17110 Goshawk Rd. – Zoning Administrative Relief Request
Owner: 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 residential lot 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 LESS than the zoning requirement of 5 acres 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 14.867 AC 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. Natural gas (See proposed plat map)

Proposed Lot 1 = 4.957 AC

Proposed Lot 2 = 4.960 AC

Proposed Lot 3 = 4.950 AC

Approval of this proposal shall approve to subdivide the existing 14.867 AC into LESS than the “RR-5”, zoning requirement of 5 acres each. The acreage difference is insignificant and negligible and therefore shall not pose a negative impact to any of the surrounding properties.

Should you require any additional information, please contact me at 719-210-8125.

Sincerely,

Georgianne Willard
M&S Civil Consultants, Inc.

Requested rejected at this time,
Director requests that Section
5.5.1.D.1 Findings Necessary to Grant
Administrative Relief, must be
addressed in Letter of Intent. The
difference in acreage may seem
insignificant, however, if approved an
additional lot may be created with a
minor subdivision approval. Address
the findings and resubmit.