

August 20, 2018

**LETTER OF INTENT
MOUNTAINS TO VIEW ESTATES - MINOR SUBDIVISION**

Owner:

Meadow Homes, LLC
Noreen McConnell
7635 McLaughlin Rd.
Peyton, CO 80831

Applicant:

Craig McConnell
16985 Fletcherville Lane
Peyton, CO 80831
719-330-0695

#3200000143, please correct.

Site Location Size and Zoning:

The proposed subdivision to be known as “Mountains to View Estates” is located within the SE ¼ of the NE ¼ of Sec 24 T12 South R 63 W in El Paso County Colorado. The property has El Paso County tax schedule #300000143 and is currently developed with one residence having the address of 11150 N. Ellicott Highway, Calhan, CO 80831. The forty acre site is situated on the west side of Ellicott Highway. The purposed site has never been platted and has 1 existing home and shop on it. The site is purposed to be re-zoned to R-5 and platted into 3 singe family lots, each containing 13 acres.

Request and Justification:

The request is for the approval of the minor subdivision plat n containing forty acres. This purposed minor subdivision will c family lots. The site already contains one existing single family residence with a well & septic. This subdivision will be in conformance with the goals, objectives, and the policies of the Master Plan. The subdivision is consistent with the subdivision design standards and regulation and meets all planning, engineering, surveying requirements of the county for maps, data, surveys, studies, reports, plans, designs, documents and other supporting materials.

Letter of Intent needs to address that not natural gas is to be served, and each lot will be served by individual propane

A sufficient water supply has been determined through the Denver Water Board. All houses will have their own septic system. All lots have had a soils & perc test and no engineered system is required. Peyton Fire District is located within this area and will take care of all of its needs when necessary. There will be easy access off of Ellicott Highway to each lot. There is no traffic impact or traffic impact fees. Mountain View Electric is the power company and all lots will have propane.

Update Letter of Intent with comments on Rezone. This Letter of Intent needs to show how it meets the Criteria of Approval under Section 7.2.1(D)(3)(f) of the LDC

Update per Rezone Application comments

Road impact fees will apply to the two new lots developed.

Per report, additional testing is required prior to construction. The report does not indicate that engineered systems are not required

Markup Summary

dsdgrimm (2)

at 11
ville Lane
8031
#3200000143, please correct.
Site and Zoning:
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of Sec 24 T12 S40 R 63 W in El Paso County
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dsdseivigny (4)

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