



June 9, 2020

Gabe Sevigny, Planner II-Reviewer
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Sedona Sun Acres Residential Development Letter of Intent

Dear Mr. Sevigny:

The property owner would like to request approval of a minor subdivision for 13251 Vollmer Road, Colorado Springs, CO 80908. The parcel number is 5200000303. The site is currently zoned RR-5 and would remain zoned as such with the approval of the minor subdivision. There is an existing single-family residence on the site that would remain.

The approved minor subdivision would consist of four single family residential lots of the following sizes: Lot 1: 4.80 acres, Lot 2: 4.79 acres, Lot 3: 9.51 acres, and Lot 4: 18.60 acres. The proposed subdivision layout shown on the final plat meets the following criteria for approval of a final plat, as outlined in the El Paso County Land Development Code.

- The proposed minor subdivision fits within the current zoning regulations and the Black Forest Preservation Plan. The plan identifies future land use and preservation of the Black Forest Planning Area. The plan promotes creation of residential subdivisions with an overall acreage minimum lot area of 5 acres in the Timbered Area. The proposed development also fits within the 2040 Major Transportation Corridor Plan. Vollmer Road is shown as being improved to a rural minor arterial in the future. The proposed development accounts for this in dedicating right of way for the future widening of Vollmer Road, as well as, preservation right of way.
- No preliminary plan has been approved. The applicant has been allowed to submit the preliminary plan and final plat concurrently, due to lack of required extensive engineering required for the subdivision.
- The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the County.
- Water rights adjudications have been decreed by the State of Colorado Ground Water Commission Findings in Water Right Nos. 1065-BD, 1066-BD, 1067-BD, and 1068-BD. A replacement plan to allow the withdrawal of groundwater from the Dawson Aquifer in the Upper Black Squirrel Creek designated groundwater basin has been approved by the Colorado Ground Water Commission Findings

and Order. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in Chapter 8 of the El Paso County Land Development Code.

- Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment Systems (OWTS), which complies with the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
- A soils and geology report has been provided for the site and has been submitted with the final plat. The site was found to be suitable for the proposed development. Some areas of potentially seasonal shallow groundwater were encountered; however, the proposed development can be achieved if these areas are avoided or properly mitigated.
- No drainage improvements have been proposed for the property. There are existing culverts in the Vollmer right of way that are adequate and will remain in place. The proposed development is not anticipated to produce any adverse stormwater impacts to the surrounding properties.
- Access to the proposed subdivision will be provided by two existing driveways off of Vollmer Road. The north driveway will be shared by lots 1 and 2 and the south driveway will be shared by lots 3 and 4. Each driveway will be located within a travel easement, allowing the driveways to be shared by the adjacent lots.
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve to proposed subdivision.
- A fire protection and wildfire mitigation report has been submitted with the final plat. The report outlines steps to be taken for fire protection and mitigation. Per the Black Forest Fire Department, no cisterns are required and each driveway to a private residence shall be constructed to meet the requirements outlined in Chapter 6 of the El Paso County Land Development Code.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
- The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

Brett Louk, P.E.
SMH Consultants
411 S. Tejon Street, Suite I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Owner

Daniel S. Abeyta
13251 Vollmer Road
Colorado Springs, CO 80908
719-531-5000
dsa@aztecgc.com

The property owner would greatly appreciate your consideration of this request.

Sincerely,



Brett Louk, PE
SMH Consultants