



28 June 2024

To: El Paso County

From: Cameron Forth, PLS
Forth Land Surveying, Inc.
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Include the following with application:

1. Water sufficiency report.
2. Colorado Geological Survey receipt.
3. Soils and Geology report.
4. FAA compliance signature.
5. Copy of FAA application and lease agreement.
6. Evidence of government entity for Lot 1.

Hopper Road – Letter of Intent

At the request William and Jenny Burton, Forth Land Surveying, Inc. proposes to create a Subdivision Exemption Plat of the following described parcel:

El Paso County Schedule No.: **4100000440**

Owner: **HABAKKUK LTD LIABILITY CO**

Location: **HOPPER RD**

Legal Description: **NW4NE4 SEC 23-11-64**

There is currently a 520'x520' FAA Land Lease located near the northwest corner of the ~40-acre parcel. The plan is to complete a 2-Lot subdivision plat, creating a ~6.2-acre parcel (the current land lease area), and creating a second lot, being the remaining ~33.8 acres. The existing access easement to the lease area will remain in place.

Per El Paso County Engineer Criteria Manual, Section B.1.2.D, this subdivision will remain below the threshold to require a Transportation Impact Study.

Thanks -Cameron

Please include the following to Letter of Intent:

- FAA agreement and evidence of governmental entity.
- How application meets water sufficiency.
- Address any comments from Colorado Geological Survey review.
- Current zoning of the property
- A summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.
- A discussion summarizing the final plat consistency with associated zoning district standards.
- State if the subdivision will or will not include deferred sidewalks.
- A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.
- A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).