



6 February 2025

To: El Paso County

From: Cameron Forth, PLS, Forth Land Surveying, Inc.
1586 S. 21st Street, Ste. 10, Colorado Springs, CO 80904
Work Cell: 719-722-7446, E-mail: Cameron@ForthLS.com

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 parcels:

El Paso County Schedule No.: **4100000440** and the west half of **4100000441**
Owner: **HABAKKUK LTD LIABILITY CO**
Location: **HOPPER RD**
Legal Description: **NW1/4NE1/4 SEC 23-11-64 & NE1/4NE1/4 SEC 23-11-64**
(collectively, being the N1/2 SEC 23-11-64)

There is currently a 520'x520' FAA Land Lease located near the northwest corner of the ~80-acre parcel. The lease has been in place in some form since 1982, originally in Lease No: DTFA13-82-L-00220 and more recently in Lease No: DTFAWN-15-L-00029. Payment for the current year was just received in December 2024.

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, the remaining ~72 acres while dedicating the north 30 feet of the original parcels as County R.O.W. (approximately 1.8 acres). The existing access easement to the lease area will remain in place. Per original County review, an extra 10' reserve for future R.O.W. will be created adjacent to the County Right-of-way. No sidewalks are planned along this rural County Road.

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. No new traffic is expected in the creation of this plat. Per the original County meeting, this exception plat will not require a Water Sufficiency Report, Colorado Geological Survey receipt nor a Soils and Geology report. No constraints, hazards or potentially sensitive natural or physical features are expected or need to be incorporated into the development.

Subject property is currently zoned RR-5 (Residential Rural District-5). The RR-5 zoning district is a 5-acre district intended to accommodate low-density, rural, single-family residential development.

Thanks -Cameron