



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

Date: June 30, 2017

NOTICE TO ADJACENT PROPERTY OWNERS:

This letter is being sent to you because Gary & Brenda Brinkman are proposing a land use project in El Paso County at the referenced location (see item #3) This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Co. 80132
481-8292

Owner: Gary & Brenda Brinkman
4507 Silver Nell Drive
Colorado Springs, Co. 80908

3.) Site Address: 4507 Silver Nell Dr., Colorado Springs, Co.

location: East & South of Silver Nell Cul de Sac.

Parcel size: 40.61 acres

zoning: Original zone is RR-5, Proposed zone is RR 2.5.

4.) Request and Justification: Rezone & Preliminary Plan to permit 14 lots from 2.5 to 3.2 acres (includes the existing Brinkman home). Please see enclosed Letters of Intent.

5.) Waiver Requests: None.

6. Vicinity Map showing adjacent owners: Enclosed.

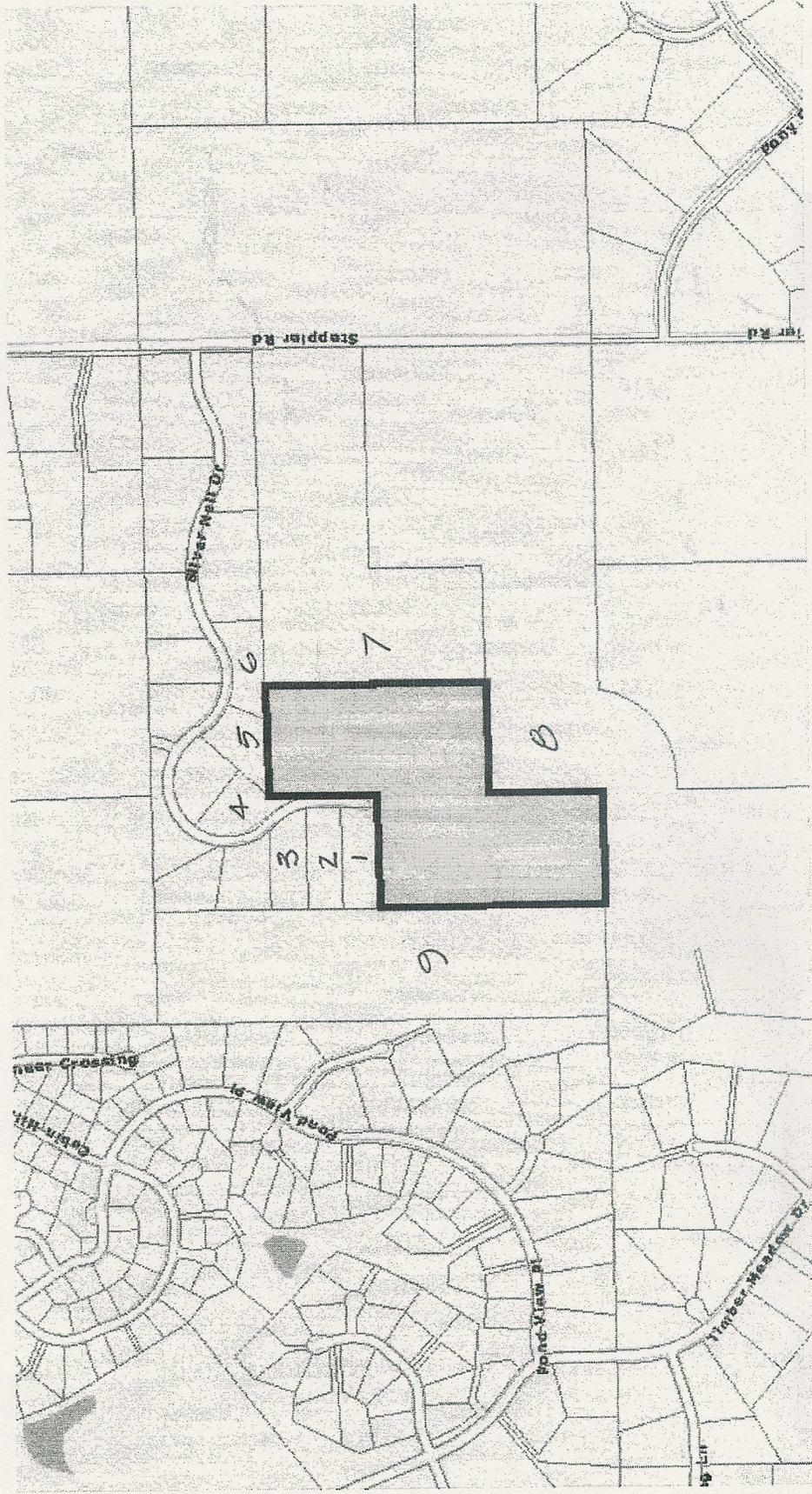
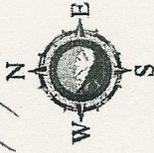
Adjacent Owners:

- 1.) Gregg Marsden, 4458 Silver Nell Dr., Colorado Springs, Co. 80908
- 2.) William Valoris, Monika Thum, 4508 Silver Nell Dr., Colorado Springs, Co. 80908-5307
- 3.) Richard Clugston, Michele Clugston; 4558 Silver Nell Dr., Colorado Springs, Co. 80908-5307
- 4.) Bernard Hyland, Nancy Hyland; 4607 Silver Nell Dr., Colorado Springs, Co. 80908-5305
- 5.) Deborah Davidson, 4807 Silver Nell Dr., Colorado Springs, Co. 80908-5309
- 6.) Michael Green, Mary Green; 4857 Silver Nell Dr., Colorado Springs, Co. 80908-5309
- 7.) BF Ranch Trust 2015, 11730 Timberlane Ct., Colorado Springs, Co. 80908-3718
- 8.) Hodgen Settlers ranch LLC, P.O. Box 1488, Monument, Co. 80132-1488
- 9.) Morehead Living Trust, Barbara J. Morehead, Trustee, 4455 Walker Rd., Colorado Springs, Co. 80908-1332.

El Paso County Assessor's Office

4507 SILVER NELL DR
SCHEDULE: 6100000463
OWNER: BRINKMAN GARY L
BRINKMAN BRENDA L

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10-0-0-0
ADJOINING OWNER
NOTIFICATION
AS OF 06-22-17



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

April 03, 2017
Job No. 16-025

REZONING LETTER of INTENT SETTLERS VIEW SUBDIVISION

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed RR-2.5 acre residential rezoning in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road, west of Stepler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. The property is 40.61 acres in area, originally and currently zoned RR-5 and includes the owners home on the northern portion. The property has long been used (and remains) as grazing land for cattle. This tract is one part of an earlier ranch property that has been divided among family heirs as so typically occurs.

Lying north and west of the property, Grandview Subdivision is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only one lot remains vacant. Adjoining the property to the south and east is Settlers Ranch Filing No 2, also zoned PUD with 2.5 to 3.26 acre residential lots planned. Directly east is another 40 acre portion of the original ranch that is currently in the process of subdividing into 2.5 acre and larger lots for residential purposes. To the west, on the west side of the adjoining 40 acre original ranch property belonging to Barbara Morehead, (another ranch family member) is Walden Preserve, PUD zoned with lot sizes of one half acre to 2.5 acres.

This northern portion of the County is quite suitable for residential use at this density and indeed much of the surrounding area has already developed or is in transition. Site topography is typical rolling hills with associated viewsheds. A patch of timbered area in the northwest is the end of the timber within which Walden Subdivision lies. Scattered younger ponderosa pines exist on the north east part of the property and that is where the existing residence is located. Water has been adjudicated which will satisfy the County requirements for quality, quantity and dependability and the soils will support the proposed individual sewage disposal systems as well as the proposed roadway and homes. All utility infrastructure already exists on the property. All these are indicators that the property is suitable for the proposed zoning and use.

Being suitable for the proposed zoning and use does not imply the proposal is also compatible with the existing zoning and uses in the neighborhood. And compatibility, or, rather, the lack of compatibility, is often a large factor in how the neighbors perceive a proposal. In this case the land use of the adjoining property is already residential with the sole exception of the 40 acre parcel adjoining to the east which, like this, was part of the same earlier ranch. There is no home on that parcel. Called Abert Ranch, that property is proposed for rezoning and subdivision with residential uses at a somewhat lower density although still zoned RR-2.5. Those applications are about to be submitted to the County and begin the review process.

(2)

This proposed rezoning is in general conformance with the El Paso County Master Plan. The applicable small area plan is the Black Forest Preservation Plan. The Black Forest Plan uses the drainage basin boundary that separates the West Cherry Creek basin (Planning Area 5 - Spruce Hill / Highway 83) from the East Cherry Creek basin (Planning Area 6 - Northern Grasslands) as the general boundary separating what should be smaller lot residential development from preferred 5 acre residential development to the east. The idea was that parcels along and related to Stepler Road would be larger and more rural and that properties along and related to Highway 83 would be suitable for the smaller 2.5 or (with conditions) even 1 acre lots. That is why both Grandview Subdivision to the north and Settlers Ranch to the south have lot sizes that vary from 2.5 acres adjoining this proposal to 5 acres along Stepler Road. Unfortunately property lines don't exactly follow drainage basin lines and that is the case here. About 10 acres of the property drains into East Cherry Creek and 30 acres drains into West Cherry Creek. Respecting the basin boundary line idea, while working to our actual property line, the owners have reduced the number of proposed lots from an otherwise permitted 15, to 14, which would be the number achieved if we could follow the basin boundary. Resulting density is 1 dwelling unit per 2.90 acres.

In summary, this property is suitable for development into residential lots at a density of 1 dwelling unit per 2.5 acres (or larger) and, at that, will be compatible to the properties in the neighborhood. The proposed zoning and subdivision is in general conformance with the County Master Plan, more specifically the applicable portions of the Black Forest Preservation Plan. All proposed lots can and will comply with the requirements of the Land Development Code for the proposed zone district and subdivision.



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

June 13, 2017
Job No. 16-025

**PRELIMINARY PLAN LETTER of INTENT
SETTLERS VIEW SUBDIVISION**

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed RR-2.5 acre residential subdivision in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road, west of Stepler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. The property is 40.61 acres in area, originally and currently zoned RR-5 and includes the owners home on the northern portion. The property has long been used (and remains) as grazing land for cattle. This tract is one part of an earlier ranch property that has been divided among family heirs.

This proposed residential subdivision is both suitable and compatible with the surrounding neighborhood. Additionally, the proposal is in general conformance with the goals, objectives and policies of the Master Plan, which in this area is the Black Forest Preservation Plan. For a more detailed discussion of these conditions, please see our Rezoning Letter of Intent.

In reviewing a Preliminary Plan, consideration focuses on the more technical items necessary to establish that the subdivision can be completed as proposed. Water, sufficient in quality and quantity to satisfy the County's 300 year rule must be available. In this case, water for 15 lots (one more than planned) has been adjudicated and an augmentation plan has been approved by the Water Court. Individual Sewage Disposal Systems (ISDS) are proposed for each of the 14 lots and preliminary on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing will be required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result and will be used in those designs.

Topography consists of gentle slopes, ideal for residential use. Surface drainage is a consideration that must be accounted for and the low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. The southern portion of the property is subject to offsite flows that are carried in a swale to a detention pond. Other onsite flows are carried there through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic flows.

Access is necessary for each proposed lot and it must be suitable. The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the existing Silver Nell Drive.

As often occurs with small developments such as this, roads cannot provide a direct secondary access or loop to a collector. The property simply isn't large enough. Consequently the road system is designed giving consideration to how that connectivity will occur through adjacent properties. In this case, Silver Nell will continue into the adjoining proposed Abert Ranch Subdivision to Abert Ranch Road and then connecting south to the planned and platted Settlers Ranch Road which connects to Stepler Road thus completing the loop that starts at Silver Nell and Stepler perhaps half a mile to the north. Expected levels of service through these connections are all excellent.

Utilities are necessary, of course, to serve the planned homes and all are either adjoining or already onsite serving the existing Brinkman residence. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, perhaps 5 minutes away.

In summary, Preliminary Plan approval requires a more technical evaluation of the proposal which necessitates various studies, reports and plans. We have on file a Drainage Study, Preliminary Grading and Erosion Control Plan, Soil, Geology, Geologic Hazard and Wastewater Study, Natural Features Report including wetlands and wildlife impacts and of course, the Traffic Impact Study. All indicate that this property is suitable for development into residential lots as planned and proposed. All proposed lots can and will comply with the requirements of the Land Development Code for the proposed zone district and subdivision.

SETTLERS VIEW SUBDIVISION

An Estate Residential Subdivision in the NE Quarter of Section 23, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado

PROPERTY DESCRIPTION:

The Southwest one quarter of the Northeast one quarter together with the Northwest one quarter of the Southeast one quarter of the Northeast one quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, containing 40.81 acres, more or less.

NOTE:

There are 14 Lots in this subdivision with the following areas:

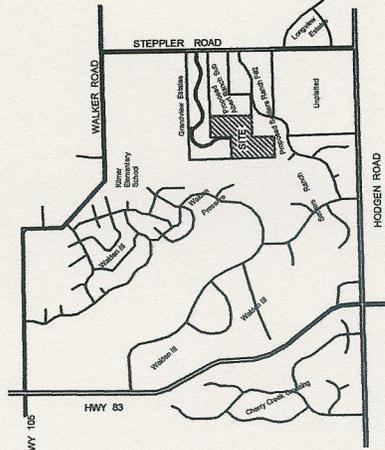
- Lot 1 is 3.14 acres
 - Lot 2 is 3.09 acres
 - Lot 3 is 3.07 acres
 - Lot 4 is 2.85 acres
 - Lot 5 is 2.85 acres
 - Lot 6 is 2.85 acres
 - Lot 7 is 2.76 acres
 - Lot 8 is 2.57 acres
 - Lot 9 is 2.57 acres
 - Lot 10 is 2.50 acres
 - Lot 11 is 2.50 acres
 - Lot 12 is 2.50 acres
 - Lot 13 is 2.51 acres
 - Lot 14 is 2.51 acres
- Overall density is 1 dwelling unit per 2.50 acres.

PROPOSED ZONING is RR-2.5

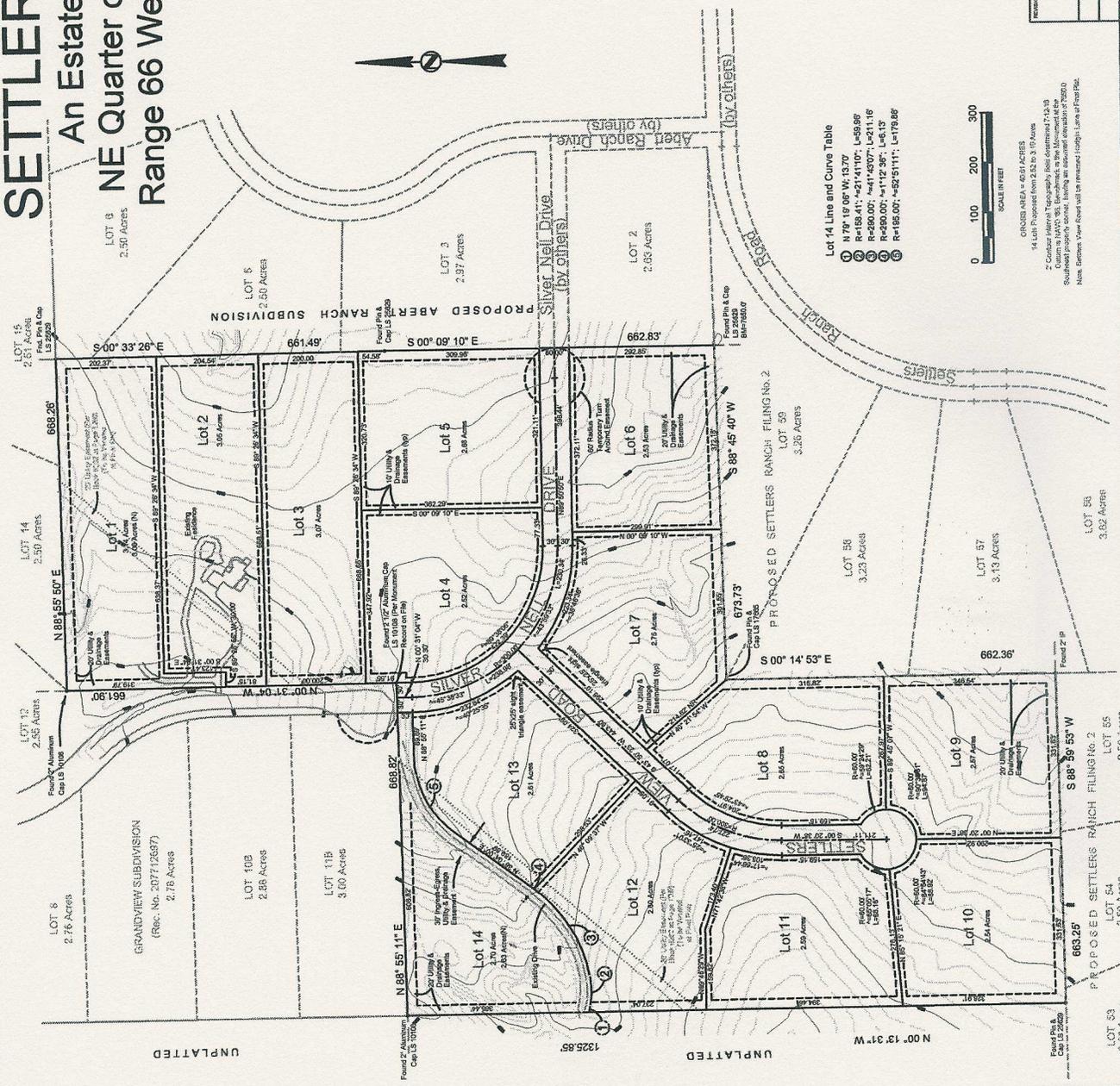
All lots meet the RR-2.5 Standards. Building setbacks are 25' Front, 15' Side and 25' Rear. Medium density permitted building height is 12 feet. All other standards and protective covenants will be recorded with the Final Plat.

The Following Documents, Studies and Reports are on file:

- 1) Findings, Conclusions, Judgment and Opinions in Water Rights Case Nos 11CWDMS and 11CWD23.
- 2) Wastewater Study & Report by Enoch Engineering.
- 3) Soil, Geology & Geologic Hazard Report by Enoch Engineering.
- 4) Preliminary Grading and Erosion Control Plan by JPS Engineering.
- 5) Preliminary Grading and Erosion Control Plan by JPS Engineering.
- 6) Traffic Impact Study and Report by USC Transportation Consultants, Inc.
- 7) Natural Feature Site Assessment & Report by ERC Resources Corporation.



VICINITY MAP
N.T.S.



Lot 14 Line and Curve Table

1	N 79° 19' 05" W; 13.70'
2	R=158.41'; Δ=21° 41' 10"; L=59.85'
3	R=200.00'; Δ=41° 43' 07"; L=211.16'
4	R=200.00'; Δ=1° 12' 38"; L=6.13'
5	R=158.00'; Δ=52° 51' 11"; L=179.89'

GROUP AREA = 40.81 ACRES

14 Lots Proposed from 5.2 to 3.10 Acres

2 Contour Interval Topography, Elevation determined 1:12.5

Survey by JPS Engineering, Inc. in accordance with Colorado Surveying Act of 1969

Notes: Grading, Erosion Control Plan to be recorded with this Plat.

JAMES W. MORGAN - ASSOCIATES, INC.
 LAND SURVEYING & LAND PLANNING
 LAND DEVELOPMENT CONSULTING
 1500 STEPHEN VALLEY ROAD
 EL PASO, COLORADO 80520
 719-581-8292 • FAX: 719-461-4871
 11-1-07 11-20-16 JWM
 SETTLERS VIEW SUBDIVISION
 Preliminary Plat
 El Paso County, Colorado.
 Surveyor
 Billman / Maier
 16-009

7015 0640 0000 1892 0775

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4558 SILVER WELL DR
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Street and Apt. No., or PO Box No. 4455 WATKIN RD.

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Postage \$0.70

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Adult Signature Restricted Delivery \$0.00

Postage \$0.70

Total Postage and Fees \$6.80



Sent To: GREGG MARSDEN

Street and Apt. No., or PO Box No. 4458 SILVER WELL DR

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