



David F. Jones  
Land Resource Associates  
9736 Mountain Road  
Chipita Park, Colorado 80809

Re:  
Settler's View Subdivision  
Abert Ranch Subdivision

December 21, 2017

Dear Mr. Jones,

This, in addition to my letter of December 08, is in response to the comments made in your letter dated November 03rd. I will address items using your bullet points:

**Vehicular Circulation Concerns:**

**Bullet #1:** True, the LDC limits access to 25 lots on a single access roadway. The ECM limits that access to 1600 feet in length. A deviation can be approved by the County based on the specific circumstances. Presumably such approval was granted to Grandview as Silver Nell Drive at 4157 feet is more than twice as long as the ECM limit. Settlers View has requested a deviation for cul-de-sac length since we are forced by the Grandview plan to extend their existing road.

**Bullet #2:** Abert Ranch will connect not only to Silver Nell as extended in Settlers View Subdivision but also to Settlers Ranch Road which will be the only remaining access to Stepler Road once it is constructed. I refer you to our offer of assistance in that endeavor. Any access to Stepler that is constructed because Settlers Ranch Road is not completed will be a "legal" access. Further, as with all newly developer constructed County roads, maintenance is not assumed by the County throughout the warranty period which is at least 2 years.

**Minimum Lot Size:**

**Bullet #1:** The County has not established a policy limiting lot sizes, rather approval of a Preliminary Plan implies lot size compliance with the Master Plan. The Preliminary Plan for Settlers View has varying lot sizes and the Abert Ranch Plan has distinctly tapering lot sizes ending in a lot along Stepler that is more than 25% larger than either adjoining subdivision. The Black Forest Preservation Plan Land Use Committee was most helpful during our design work, particularly for Abert Ranch, resulting in plans that comply.

**Bullet #2:** With slopes on either side of only 5% to 8%, the top of the ridge between these drainage basins is even milder and the precise location of that boundary somewhat nebulous. As with the previous bullet, Master Plan compliance is the goal rather than precisely locating a drainage boundary and the input of the Committee was vital in determining what was appropriate for each parcel of land.