

April 10, 2024

El Paso County Development Services Department
Attn: Ms. Ashlyn Mathy
2880 International Circle
Colorado Springs, CO 80910

Re: Letter of Intent for 7981 Fort Smith Rd (Plat Note Waiver)

Dear Ms. Mathy,

This Letter of Intent has been prepared to support a Plat Note Waiver for the residential lot located at 7981 Fort Smith Road. The lot owner is proposing to build an RV garage that extends into an area of the lot that is noted as a No-Build Zone on the existing plat. The Plat Note Waiver is required to allow a building permit to be obtained for the RV garage construction. The Letter of Intent has been divided into the following sections:

1. General Information
2. Supporting Documentation
3. Existing & Proposed Conditions
4. Plat Note Waiver Requirements

Section 1: General Information

Property Owner

Name: Jerome Engel
Address: 7981 Fort Smith Rd., Peyton, CO, 80831-7937
Telephone: (719) 660-1575

Applicant

Name: Steve Baggs, Baseline Engineering
Address: 1046 Elkton Dr, Colorado Springs, CO 80907
Telephone: (719) 531-6200
Email: steven.baggs@baselinecorp.com

Property Information

Location: 7981 Fort Smith Rd., Peyton, CO, 80831-7937
Legal Description: Lot 593, Woodmen Hills Filing No. 9
Parcel: 4306401048
Plat Number: 10488
Acreage: 0.52 ac
Zoning: RR-0.5
Current Land Use: Residential

Section 2: Supporting Documents

Supporting documents for this Plat Note Waiver request include general documents and other reports and plans. More specifically the documents are as follows:

General Documents:

Letter of Intent
Legal Description

Plans & Reports:

Improvement Survey Plat & Existing Plat (Sheet 8)
Final Drainage Letter

Inclusion of these documents as requested by El Paso County Development Services will provide the information necessary to evaluate the Plat Note Waiver request.

Section 3: Existing & Proposed Conditions

Existing Conditions:

The 0.52-acre site is currently occupied by a single-family residence with typical improvements such as a concrete driveway, a concrete patio and landscaping. The backyard is fenced and a poorly defined drainage swale crosses the rear portion of the lot. The building is elevated above the adjacent street which allows runoff to flow to the front and rear of the lot. The rear 100 feet of the lot is designated by plat as a no-build zone. A building pad has been graded for an RV garage but a building permit will not be issued until the Plat Note Waiver is approved.

Proposed Facilities:

The planned development on the lot is the construction of a detached RV garage that will be accessed from the front driveway. Since the garage will extend into the designated no-build zone, the no-build designation needs to be removed. It appears that the intent of the no-build zone was to keep the drainage swale route clear. There is not any clear evidence to support this in the plat notes or the existing drainage report for the subdivision. Currently many fences and accessory structures such as sheds appear to be within the no-build zone. The proposed Plat Note Waiver allow for the construction of the RV garage in accordance with current El Paso County zoning standards

Section 4: Plat Note Waiver Requirements

The Plat Note Waiver has been determined to be the most appropriate action to allow for the construction of the proposed RV garage at this site. In order to accomplish this waiver, it has been determined by El Paso County Planning and Community Development that a Final Drainage Letter and a prepared Improvement Survey Plat documenting the removal of the no-build zone from this lot would provide the appropriate documents to complete this action.

The Final Drainage Letter will determine any drainage impacts created by the RV garage construction. The existing drainage report will be reviewed, runoff quantities and swale capacity will be determined and a drainage plan will be prepared. There are not any floodplain designations or considerations in this area.

The Improvement Survey Plat (ISP) will be utilized to document the existing conditions, the lot boundary and the removal of the no-build designation. The ISP was prepared based on field survey by Baseline personnel on March 4, 2024. The existing plat will be utilized to demonstrate the existing no-build condition.

This Letter of Intent has been prepared to accompany a Plat Note Waiver request for 7981 Fort Smith Road (Lot 593, Woodmen Hills Filing No. 9). This letter as well as supporting documents have been submitted as requested by El Paso County Planning and Community Development.

Sincerely

Baseline Engineering Corp.

Steven Baggs

Steven Baggs, P. E.
Project Manager