

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com
Celebrating over 39 years in business

January 18, 2019

El Paso County Development Services
2880 International Circle
suite 110
Colorado Springs, CO 80910

ATTN: *Gabe Sevigny*

SUBJECT: Letter of Justification
Poenitsch Subdivision

Mr. Sevigny,

We propose to subdivide the South half of the Southeast quarter of the Southeast quarter of Section 8, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado into a 3-lot, residential subdivision, to be known as the Poenitsch Subdivision. This 18.86 acres site is located on the northwest corner of Shoup Road and Herring Road. The assessor's parcel number is 5208000041. The site is zoned RR 5

The assessor's show the parcel is 18.66 acres. Please verify.

We propose to subdivide the site into three, single family home lot. Access for the site will be via a private driveway onto Herring Road. We have notified all adjacent property owners and received no comments. Utility providers MVEA, and Black Hills Energy were contacted and have provided letters for service. Water is provided by an existing well, permit 1633813-A, for 1-acre foot a year. Sewer disposal will be via on-site septic. Perc tests have been provided with this submission.

We ask that the County approve the Poenitsch Subdivision request. Please contact our office with any comments you may have regarding this action.

Please briefly discuss the ROW dedication and the lot size adjustment in the letter of intent.

BY: _____
Erik S. Watts, Authorized Representative

The letter of intent should also discuss how the application meets the criteria of approval under section 7.2(D)(3)(f)

Waiver requests are required for Lots 1 and 2 as they do not have direct access to a public road Section 8.4.4

Add PCD
File No.
MS193

dsdgrimm (3)

Add PCD File No. MS193

The letter of intent should also discuss how the application meets the criteria of approval under section 7.2(D)(3)(f)