



June 1, 2023

Kylie Bagley
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

SUBJECT: Engineering Review Comment
Mountain View Electric Association Inc. (MVEA)

To El Paso County:

MVEA has these comments about the following:

Project Name: McClintock Station, Lots A and C - Vacate Replat

Project Number: VR2312

Description: Internal lot line adjustment of 2 residential lots located at 8815 & 8765 Vollmer Rd. in Township 12S, Range 65W, Section 33.

This area is within the MVEA's certificated service area. MVEA will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

MVEA requests a ten (10) foot front, side, and rear lot utility easement and all tracts, adjacent to any public improvement easement, along with a twenty (20) foot exterior utility easement on the plat. MVEA also requests the platting of MVEA's existing facilities with easements on the plat. Additional easements may be required.

MVEA has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry
Engineering Coordinator

This Association is an equal opportunity provider and employer.

McCLINTOCK STATION FILING NO. 2

A VACATION AND REPLAT OF LOTS A & C, McCLINTOCK STATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BELKNAP VENTURES LLC, A COLORADO LIMITED LIABILITY COMPANY AND MORTON VENTURES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOTS A & C, McCLINTOCK STATION RECORDED IN PLAT BOOK H-3 AT PAGE 9 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "NW COR S33 LS 4842 1997" ON PIPE AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006", SAID LINE BEARS S89°29'10"W A DISTANCE OF 5307.82 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S18°05'42"E A DISTANCE OF 2,387.45 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD, SAID POINT BEING THE NORTHERLY CORNER OF LOT B, McCLINTOCK STATION RECORDED IN PLAT BOOK H-3 AT PAGE 9 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD, N38°32'57"E A DISTANCE OF 927.97 FEET, TO A POINT ON THE WESTERLY LINE OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151;

THENCE ON THE WESTERLY LINE OF SAID STERLING RANCH FILING NO. 1, S00°07'25"E A DISTANCE OF 1,032.73 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLLMER PLACE;

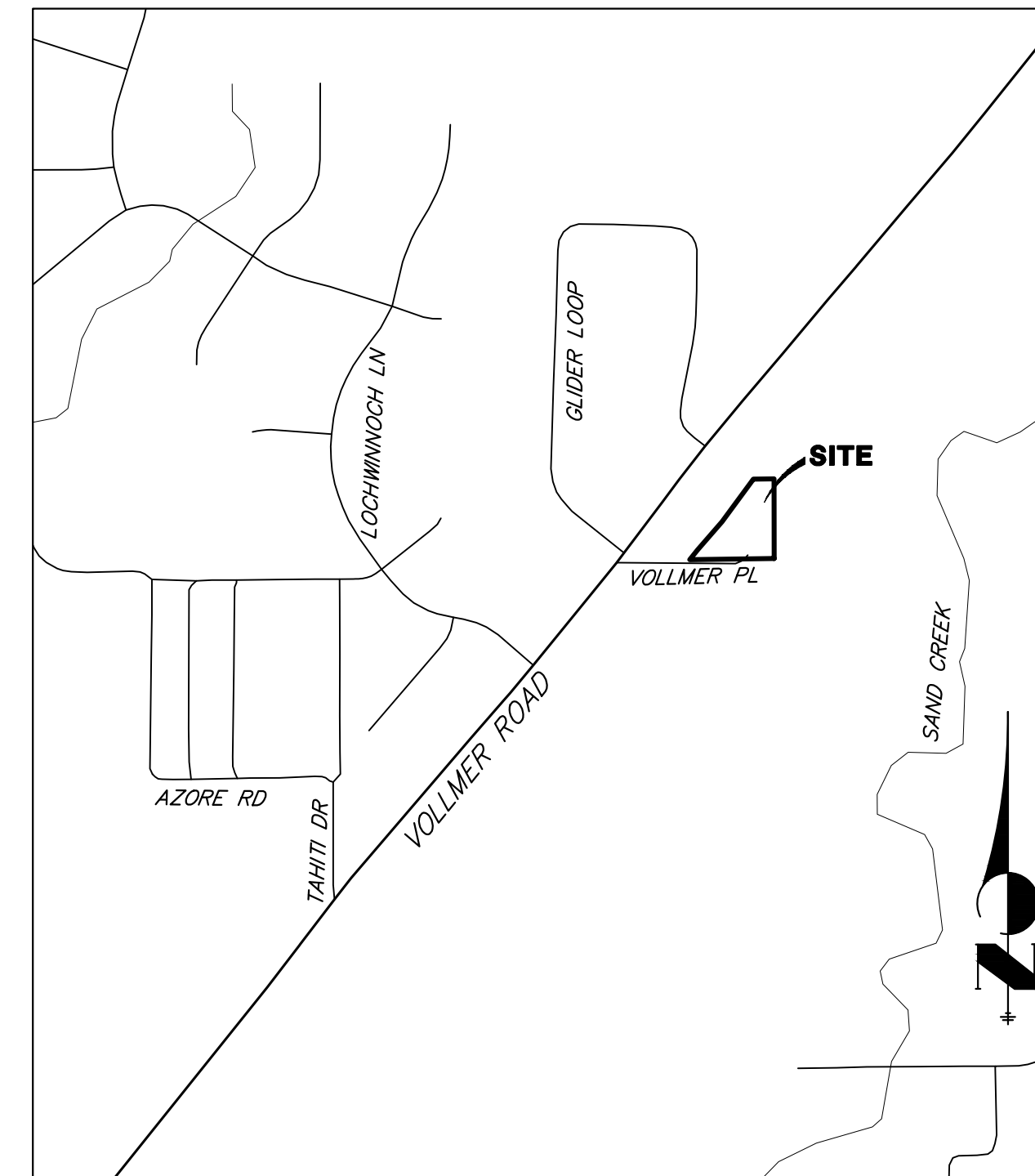
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°12'28"W A DISTANCE OF 538.21 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 213096095;

THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N38°35'40"E A DISTANCE OF 80.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT B, McCLINTOCK STATION;

THENCE ON THE BOUNDARY LINE OF SAID LOT B, THE FOLLOWING FOUR (4) COURSES:

1. N40°51'48"E A DISTANCE OF 237.41 FEET;
2. N51°19'52"W A DISTANCE OF 114.83 FEET;
3. S38°16'05"W A DISTANCE OF 97.89 FEET;
4. N51°28'34"W A DISTANCE OF 124.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 347,615 SQUARE FEET OR 7.9801 ACRES.



VICINITY MAP
1"=1000'

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS McCLINTOCK STATION FILING NO. 2, EL PASO COUNTY, COLORADO.

ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, BELKNAP VENTURES, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF BELKNAP VENTURES, LLC

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF BELKNAP VENTURES, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE (CONTINUED):

THE AFOREMENTIONED, MORTON VENTURES, LLLP, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF MORTON VENTURES, LLLP

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF MORTON VENTURES, LLLP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "McCLINTOCK SUBDIVISION FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

FEES:

SAND CREEK DRAINAGE FEE: _____
BRIDGE FEE: _____
ACADEMY SCHOOL DISTRICT #20 FEE: _____
PARK FEE: _____
REGIONAL PARK FEE: _____
URBAN PARK FEE: _____

SUMMARY:

2 LOTS	7.9801 ACRES	100.00%
TOTAL	7.9801 ACRES	100.00%

JOB NO. 25251.00
MAY 4, 2023
SHEET 1 OF 4 PCD FILE NO. _____



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Fort Collins 970-491-9888 • www.jrengineering.com

McCLINTOCK STATION FILING NO. 2

A VACATION AND REPLAT OF LOTS A & C, McCLINTOCK STATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "NW COR S33 LS 4842 1997" ON PIPE AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006", SAID LINE BEARS S89°29'10"W A DISTANCE OF 5307.82 FEET.
2. WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELL AS IDENTIFIED IN REPORT _____
3. SEWER SERVICE TO BE PROVIDED BY ON-SITE WASTEWATER TREATMENT FACILITY AS IDENTIFIED IN REPORT _____
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.

PLAT NOTES:

16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
20. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
21. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY LINCOLN DEVORE, DATED FEBRUARY 22, 1978 IN FILE SP _____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 -

JOB NO. 25251.00
MAY 4, 2023
SHEET 2 OF 4 PCD FILE NO. _____



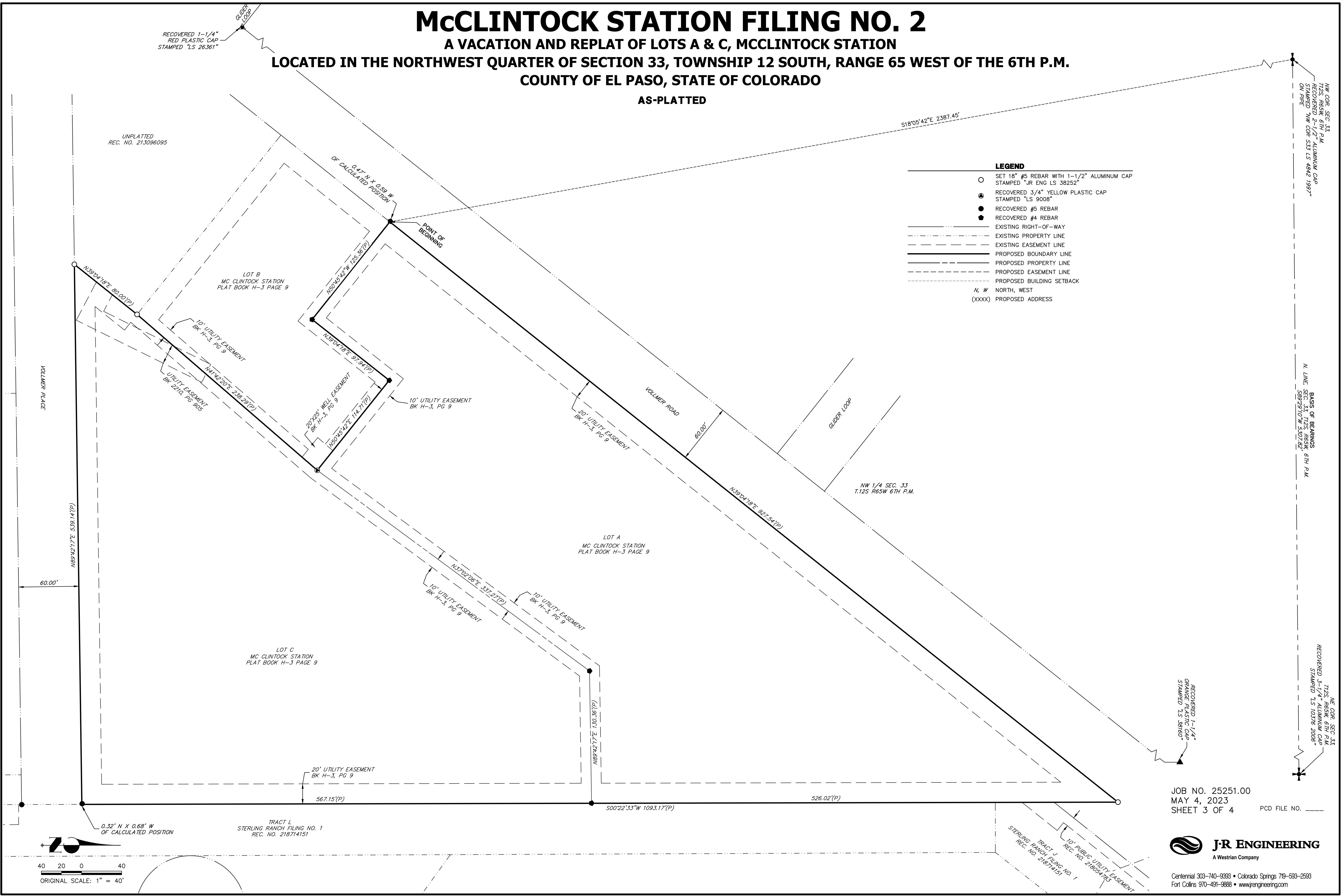
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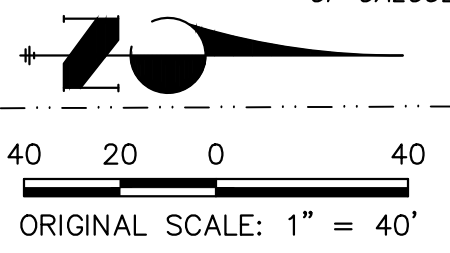
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COUNTY OF EL PASO, STATE OF COLORADO

AS-PLATTED



LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- RECOVERED 3/4" YELLOW PLASTIC CAP STAMPED "LS 9008"
- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- EXISTING RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED BUILDING SETBACK
- N, W NORTH, WEST
- (XXXX) PROPOSED ADDRESS



JOB NO. 25251.00
MAY 4, 2023
SHEET 3 OF 4 PCD FILE NO. _____



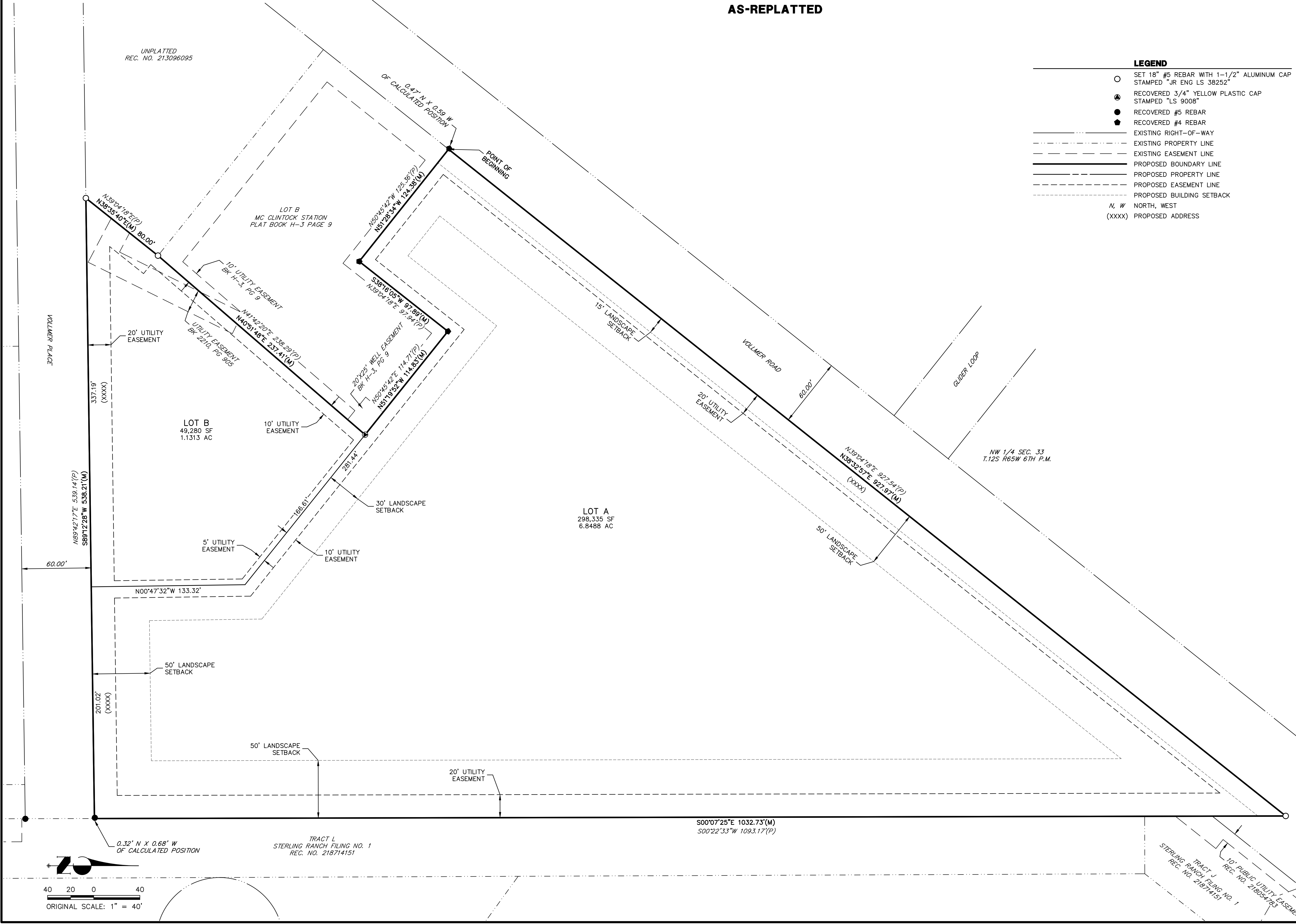
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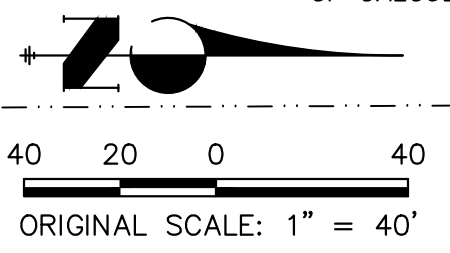
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- N, W NORTH, WEST
- (XXXX) PROPOSED ADDRESS



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**LOT A AND LOT C MCCLINTOCK STATION
VACATE/REPLAT
LETTER OF INTENT
05-04-2023**

OWNER:

Lot A

Scott Belknap
3603 First Light Dr, Castle Rock, C
Castle Rock, CO 80109
(719) 471-1742

APPLICANT/CONSULTANT:

JR Engineering
5475 Tech Center Dr., Ste. 235
Colorado Springs, CO 80919
(719) 267-6178

Lot C

Morton Ventures LLLP
8765 Vollmer Rd, Colorado Springs, CO, 80908-4710

SITE LOCATION:

8765 and 8815 Vollmer Road, El Paso County, CO

TAX SCHEDULE #'S:

Lot A = 5233001001

Lot C = 5233001004

CURRENT ZONING: I-2, no overlay district/zoning

REQUEST:

A request by JR Engineering to vacate and replat Lots A (original acreage = 4.18) and Lot C (original acreage = 3.81) (Total = 7.99 acres) by adjusting the internal lot lines to create a total area for Lot A of 6.8488 acres, and Lot C of 1.1313 acres. No improvements are proposed with this application. No change in land use is proposed with this application.

The adjusted internal lot boundaries meet all the requirements of the Subdivision Design Standards and Criteria of Approval of Chapter 7 and 8 of the El Paso County Land Development Code.

The proposed adjusted lot boundaries meet the standards of the I-2 zoning district, and the adjustment does not change the nature of the development and therefore is consistent with the applicable planning documents.

There are no proposed improvements with this application or Vacate/Replat. Lot A is vacant. Lot C is currently developed and will remain that way.

There are no known hazards existing on the subject site. The site is located outside of any mapped floodplain. No evidence of protected species or wetlands are known to be present on the site. The "Geology and Hydrogeology McClintock Station, El Paso County, Colorado" prepared by Lincoln DeVore, Dated February 22, 1978, states the site "is relatively free from significant geologic hazards or problems".

There is no change anticipated to the site generated traffic patterns or volumes as a part of this replat. The current site generated traffic and access patterns that exist today, will remain post replat.

Due to this being a replat, no new lots are being created, and no development is being proposed, the applicant does not expect to submit for building permits or pay "Road Impact Fees" as a part of this request.

There are no proposed improvements. There are no existing public improvements. Existing private improvements are currently owned and maintained by the land owner/s. The land owner/s will continue to own and maintain all private improvements.

No deviations from the County's Engineering Design Standards or Engineering Criteria Manual are proposed or requested.

Neighbor notifications to all required adjacent property owners were mailed out in April. Please see the Neighbor Notification Receipt's and Copy of the letter provided as a part of this application/submittal.