

**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.

Please include a statement confirming the proposed replat drainage will not adversely impact adjacent properties or existing stormwater runoff patterns.

V1_Letter of Intent Redlines.pdf Markup Summary

Carlos (1)

the contractor shall be liable for engineering design. All
Manual as proposed or required.

Neighbor notifications to all required adjacent property owners &
Persons on the Neighbor Notification list, and copy of this to
the applicable authority.

Please include a statement confirming that
proposed replat drainage will not adversely
impact adjacent properties or existing
stormwater runoff patterns.

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Author: Carlos

Date: 5/30/2023 8:41:58 AM

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Please include a statement confirming the proposed replat drainage will not adversely impact adjacent properties or existing stormwater runoff patterns.