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Surveying • Planning

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August 7, 2026

El Paso County
2880 Internatio
Colorado Sprin

Please provide brief background history on the illegal subdivision status. EDARP File ADM212 provides background which maybe helpful.

Please add:

PCD File No.
SF2621

RE: Letter of Intent — Minor Subdivision (Minor Plat)
Applicant/Owner: Lenore Raff and Blanche Raff
Property: 9420 Arroya Lane, Colorado Springs, CO 80908

Legal: S1/2 SE1/4 of Section 22, Township 12 South, Range 65 West, 6th P.M., El Paso County, Colorado (± 19.16 acres)

Parcel No.: 5222000018
Zoning: RR-5

Dear Director and Staff:

Land Development Consultants, Inc. represents Lenore Raff and Blanche Raff, the owners of the above-referenced property. On her behalf, we submit this Letter of Intent in support of a minor subdivision application to create one (1) single-family residential lot from the existing parcel, pursuant to LDC § 7.2.1 and C.R.S. §§ 30-28-101 through 139.

Property and existing conditions. The property consists of approximately 18.99 acres located in the S1/2 SE¼ of Section 22, T. 12S, R. 65W, 6th P.M., addressed as 9420 Arroya Lane. It is currently zoned RR-5 and is surrounded by RR-5 zoning used for rural single family residential. The property is presently improved with one (1) single-family home and multiple barns and sheds used for livestock and storage of livestock materials and is served from Arroya Lane. The parcel was historically part of the Pound Sterling Ranch.

Purpose of the request. The purpose of this minor subdivision is to create a platted, buildable lot so that the owner may obtain a building permit for an addition to a single-family residence. The proposal creates one (1) lot, does not discernibly impact surrounding properties, environmental resources, or public facilities, and is therefore properly processed as a minor subdivision under LDC § 7.2.1, combining the preliminary plan and final plat into a single review. This application is not being used to circumvent the standard subdivision process; no adjoining or successive minor plats of this property are contemplated.

Conformance with applicable criteria. The proposed minor subdivision conforms to the applicable preliminary plan and final plat criteria for approval, including consistency with the El Paso County Master Plan, the provision of adequate public facilities and services, legal and physical access, and the subdivision design standards of Chapter 8, except as modified herein. Because the proposed lot is served by an individual well and an on-site wastewater treatment system and will support a single dwelling, the subdivision places minimal demand on public facilities and services and requires no extension of public water or sewer infrastructure.

Water supply and request to accept Water Supply Information Summary in lieu of Water Resource Report. The proposed lot is served by an existing individual exempt well, Permit No. 314509-A, completed to the Dawson aquifer, the use of which is limited to statutory exempt purposes under C.R.S. § 37-92-602, including one single-family dwelling and associated domestic and livestock uses. Because the subdivision is served by a single individual exempt well serving one residence, several elements of a full engineered Water Resource Report under LDC § 8.4 are inapplicable, including those provisions that, by their terms, do not apply to subdivisions served by individual wells.

Accordingly, the Applicant respectfully requests that the PCD Director, in coordination with the County Attorney's Office, accept the enclosed Water Supply Information Summary, together with the supporting documentation identified below, in lieu of a full Water Resource Report, and waive the full-report requirement for this application:

1. **Water Supply Information Summary** (El Paso County form), completed for the proposed lot;
2. **Well Permit No. 314509-A** (Colorado Division of Water Resources), evidencing the legal water supply for the proposed single-family residence; and
3. **Adjudicated water rights decree in Case No. W-1309** (Water Division No. 2), adjudicating water rights appurtenant to the historic Pound Sterling Ranch, provided as additional documentation of the property's water rights record.

The Water Supply Information Summary and accompanying well permit demonstrate a legal and physically adequate water supply for the single residential use, consistent with the purposes of LDC § 8.4.

Wastewater. The proposed lot is served by an on-site wastewater treatment system (OWTS).

Access, drainage, and utilities. Legal and physical access is provided by Arroya Lane. This property is not within a 100 year flood plain. A drainage letter/report is being submitted. Electric service is provided by MVEA. Natural gas is provided by Black Hills Energy.

Master Plan consistency. The proposed single-family residential lot is consistent with the El Paso County Master Plan and the character of the surrounding area.

Waivers requested. In addition to the above waiver request the Applicant also requests waiver of the Traffic Impact statement. There is no increase in lots or traffic, therefore there is no need for a traffic impact statement. Please accept the Water Supply Information Summary and supporting documentation in lieu of a full Water Resource Report. No other waivers are requested at this time.

Enclosures:

- Water Supply Information Summary
- Well Permit No. 314509-A
- Decree in Case No. W-1309 (Water Division No. 2)
- Final plat / map set
- Application form and fee

Please state what the traffic amount is and if that does or does not meet the exception requirements detailed in ECM Section B.1.2.D
All traffic to the property should be accounted for to include residential use and commercial uses for customers and patrons for daily trips and peak hour. One vehicle coming to and leaving is counted as 2 trips

We appreciate the Department's review and welcome the opportunity to provide any additional information. Please direct questions to the undersigned.

Dan Kupferer, LDC, Inc.
On behalf of Lenore and Blanche Raff