

LETTER OF INTENT

September 6, 2018

RE: EAGLE RISING FILING NO. 1 – FINAL PLAT APPLICATION

PARCEL NUMBERS: (Parcel numbers 52290 00 019 and 52290 00 020 appear to be in transition on Assessor's web page.)

please revise

OWNER

Casas Limited Partnership #4
P.O. Box 2076
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DEVELOPER

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SITE INFORMATION

The Eagle Rising is a small 70.97 acre planned community with zoning and a preliminary plan approval for 17 single family residential lots at a minimum of 2.5 acres each. The development is located within a portion of the E ½ of Section 29, T12S, R65W of the 6th PM. More specifically, the property is located south of the Park Forest Estates subdivision, north and west **and east** of the Highland Park subdivision and east of the Eagle Wing subdivision. Vehicular access to the site is provided from the north by Kurie Road, a 60' ROW gravel County Rural Residential roadway and from the west by Eagle Wing Drive, a 60' ROW asphalt County Rural Residential roadway. The Final Plat of Filing No. 1 includes an extension south of the turnaround area of Kurie Road to be dedicated to the County.

please revise throughout to reflect name on plat

Filing 1 contains 35.711 acres and is intended to facilitate 8 single family residential lots at a minimum of 2.5 acres each in conformity with the approved Preliminary Plan.

DEVELOPMENT REQUEST

The applicant is requesting Final Plat approval for Filing No. 1 to allow for the development of 8 single family residential lots at a minimum lot size of 2.5 acres each. The remaining land will be identified as tracts. Two tracts are for future development consistent with the approved Preliminary Plan. Two tracts are utility tracts for well sites for existing wells. One tract is for the private access road to be owned and maintained by the Owners' Association. One tract is for the extension of the Kurie Rd. turnaround.

please specifically state that the structures will meet the LDC req for the new lots

JUSTIFICATION FOR REQUEST

please address each review criteria for the final plat

The proposed Final Plat application is consistent with the property's current RR2.5 zoning and the County approved Preliminary Plan. The proposed Final Plat is also consistent with the goals, objectives and recommendations of the governing comprehensive plan (Black Forest Preservation Plan) and the El Paso County Master.

EXISTING AND PROPOSED IMPROVEMENTS

Two single family residential homes, one two car detached garage, several container based outbuildings, a hoop greenhouse and one large metal barn exist on the site. These facilities, along with their associated utility services will remain and be integrated into the proposed Filing 1 Final Plat lots. The Eagle Wing View exists as a gravel road. The existing perimeter fencing around the Preliminary Plan area will remain while interior cross fencing will be removed to accommodate future roadways and lot patterns. Ranch roads exist throughout the property. These rough gravel trails will be removed and re-vegetated where no longer needed.

Other existing improvements within this parcel include: private gravel roadways to be maintained by the Owners Association. Water service including fire hydrants will be provided

via an existing central water system owned, operated and maintained by the Park Forest Water District. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, CenturyLink Telephone, Black Forest Fire Protection District, Park Forest Water District and the Academy School District No. 20. Electric service; natural gas service; and fiber-optic telecommunication service exist.

One small pond exists within Filing No. 1 but is to be removed. (Two other ponds exist within the area of the approved Preliminary Plan but are not in Filing No. 1.)

The Final Plat proposes the extension south of the Kurie Road turnaround to be dedicated to the public.

Waste water collection and treatment will be provided by individual onsite septic disposal systems. Grading and earthmoving activities have been limited to roadway, drainage and utility construction areas.

Address any deviations from ECM standards or state that there are none. See comment letter.

WAIVER REQUESTS

Private Road. Eagle Wing View is to remain gravel surfaced, private, owned and maintained by the Owners' Association, with the existing turnaround at Eagle Wing Drive to remain as the terminus of the public road. The justification is that the development is a small, very private community, unusually environmentally friendly, including low building footprints, preservation of natural landscape, low carbon footprint, highly energy efficient houses, community gardens and recreation including horseback riding. The applicant wishes to avoid exposing the broad public to risks that may be associated with the animal husbandry (equines) and farm tools, etc. and the ponds which may be potential attractions and invitations for mischief.

SUPPLEMENTAL INFORMATION

The developer proposes to pay fees in lieu of land dedication for both park and school dedication requirements. The developer will be responsible for constructing all required subdivision improvements at its sole expense. Installation of the required public improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

consider discussing the road impact fee

please relate this waiver to the LDC requirements of 7.3.3. You must meet EPC standards for a private roadway so there is no apparent benefit to having a private road. Consider revising the plans to make the road public.

Markup Summary

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Address any deviations from ECM standards or state that there are none. See comment letter.

dsdruiz (6)



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please specifically state that the structures will meet the LDC req for the new lots



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please relate this waiver to the LDC requirements of 7.3.3.
You must meet EPC standards for a private roadway so there is no apparent benefit to having a private road. Consider revising the plans to make the road public.



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please address each review criteria for the final plat



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please revise throughout to reflect name on plat



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consider discussing the road impact fee