



July 30, 2019

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Gabe is no longer working with El Paso County. Please revise to Ryan Howser.

Please include an analysis of the criteria of LDC Sec. 7.2.1 in this letter of intent. Because a minor subdivision is a combined preliminary plan / final plat process, you will need to ensure that all criteria from both sections 7.2.1(D)(2) and (3) are addressed in the letter.

This property is subject to a Board of Adjustment decision that allows the lots to be less than 5 acres. Please include information relating to that decision and ensure that all information in this letter is accurate. For example, in several places, the letter states that the lots will be 5 acres, which is not accurate.

RE: Circle A Minor Subdivision -17110 Goshawk Rd. Owner: Daniel B Andres Trust

The Circle A Subdivision is located in the NE quarter of Section 23, Township 11 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the north, south, east and east by similar type single family residential lots land uses.

The parcel in its entirety consists of 14.867 acres and is currently zoned "RR-5" for Residential Rural under TSN: 51230-00-015. The proposal consists of subdivided the existing 14.867 AC into (3) separate approx. 5 AC parcel and planned in the future for (1) single family unit on each of the 3 lots. Lot 1(existing residential home) shall consist of 4.957 AC, Lot 2 (vacant) shall consist of 4.960 AC and Lot 3 (vacant) shall consist of 4.950 AC. The existing residential home will be encompassing on (1) of the newly subdivided lots, whereas the (2) vacate lots are planned in the future for a single family unit on each.

The proposed (3) 5 AC parcels proposes the use of wells, septic system development and service from MVEA for electric via overhead power poles with communication service lines. Natural gas and propane are available to service these lots. Goshawk Road is the legal access the existing 14.867 AC and with the approval of this proposal (2) of the lots will have direct access to Goshawk Rd and (1) lot shall be provided with a 30' wide access through the lot to the east. Natural gas (See proposed plat map)

The purpose and request of this application is to subdivide the existing 14. 867 into (3) separate 5 AC parcels and planned in the future for (1) single family unit on each of the 3 lots. Approval of this proposal complies with the current zoning RR-5, and therefore doesn't posed a negative impact to any of the surround properties

A Drainage Report has not been provided with this Minor Subdivision Application/Request. In the future, with the proposal of new residential building(s) construction application(s), each proposed development shall provide a drainage report/letter to identify the post development flows and the safe conveyance of those flows through the property.

Should you require any additional information, please contact me at 719-210-8125.

Sincerely,

Georgianne Willard
M&S Civil Consultants, Inc.

For the portion of the criteria in Sec. 7.2.1 that references the Master Plan, this includes the El Paso County Policy Plan, any applicable Small Area Plan, and the Water Master Plan.

Lot sizes do not comply with RR-5 zoning. Explain why this is fine.