

LETTER OF INTENT

For

**TRAILS AT ASPEN RIDGE
Filing No. 1 Replat**

Owners:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Applicant:

COLA, LLC.

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Prepared by:



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Project No. 19.866.011

PCD File No. VR-21-02

SITE INFORMATION:

The Trails at Aspen Ridge Filing No. 1 is an approved single-family subdivision within the boundaries of the Waterview East Preliminary Plan, a proposed mixed-use development on approximately 195 acres. The Final Plat for the project was recorded and filed on July 14, 2020.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned RS-5000 and is part of the Waterview Sketch Plan. The proposed single-family residential use is in conformance with the approved Waterview Sketch Plan.

REQUEST AND JUSTIFICATION:

The purpose of this application is to request a replat of Lots 11-14. Due to the large (25') setbacks of the RS-5000 zoning, the rear lot lines need to be expanded in order for the homebuilder's product to fit within the setback lines. There are no changes to right-of-way for this application. The minor increase in lot acreage has a negligible impact on the open space for the site. The increase in lot size will not have any adverse impact on the drainage for the area, including the adjacent tract, as any potential increase in imperviousness has an insignificant change to the total flow volume for this basin.

This request for this Replat meets the same criteria for approval as outlined in the Trails at Aspen Ridge Filing 1 Letter of Intent based on the list below found in Section 5.3.5 of the El Paso County Land Development Code:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case the Waterview Sketch Plan and Trails at Aspen Ridge PUDSP.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

APPROVAL CRITERIA:

- 1. The lot line is no longer necessary for original purposes for which it was established or needed by those who have a right to it.**
 - The original lot line does not support the original purpose for which it was established as the building footprint intended for the lot will not fit within the required setbacks.
- 2. The resolution of approval or the vacation of plat adequately renames or renumbers the lot**
 - The lots will retain their original lot numbers.
- 3. The vacation of the lot line will not adversely affect the public health, safety, and welfare**
 - The lot line adjustment does not impact any of the above.
- 4. Where lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the lot line has been resolved.**
 - There are no conflicts with the proposed lot line adjustments.