

August 20, 2018

**LETTER OF INTENT  
MOUNTAINS TO VIEW ESTATES - REZONE**

**Owner:**

Meadow Homes, LLC  
Noreen McConnell  
7635 McLaughlin Rd.  
Peyton, CO 80831

**Applicant:**

Craig McConnell  
16985 Fletcherville Lane  
Peyton, CO 80831  
719-330-0695

**Site Location Size and Zoning:**

The proposed subdivision to be known as “Mountains to View Estates” is located within the SE ¼ of the NE ¼ of Sec 24 T12 South R 63 W in El Paso County Colorado. The property has El Paso County tax schedule #300000143 and is currently developed with one residence having the address of 11150 N. Ellicott Highway, Calhan, CO 80831. The forty-acre site is situated on the west side of Ellicott Highway. The purposed site has never been platted and has 1 existing home and shop on it. The site is purposed to be re-zoned to R-5 and platted into 3 singe family lots, each containing 13 acres.

**Request and Justification:**

The request is for the approval of rezoning and approval of the minor subdivision plat named “Mountains to View Estates” containing forty acres. The purpose of the rezoning is to create a minor subdivision consisting of three residential single-family lots. The site already contains one existing single-family residence with a well & septic. This subdivision will be in conformance with the goals, objectives, and the policies of the Master Plan. The subdivision is consistent with the subdivision design standards and regulation and meets all planning, engineering, surveying requirements of the county for maps, data, surveys, studies, reports, plans, designs, documents and other supporting materials.

A sufficient water supply has been determined through the Denver Water Board. All houses will have their own septic system. All lots have had a soils & perc test and no engineered system is required. Peyton Fire District is located within this area and will take care of all of its needs when necessary. There will be easy access off of Ellicott Highway to each lot. There is no traffic impact or traffic impact fees. Mountain View Electric is the power company and all lots will have propane.

This parcel is also within the Proposed Eastern County Small Area Plan, please provide information that you meet standards within that plan as well.

Not correct, traffic impact fees are associated with any new lots created

You explain how the application will meet the standards for a subdivision, but no mention for a map amendment, please see section 5.3.5 of the LDC for Criteria of Approval,