

December 28, 2018

**LETTER OF INTENT
MOUNTAIN ESTATES TO VIEW - MINOR SUBDIVISION**

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 "Mountain Estates to View" is located within the SE ¼ of the NW 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 single family lots, each containing 13 acres.

Request and Justification:

The request is for the approval of the Rezoning request for the proposed minor subdivision plat named "Mountain Estates to View" containing forty acres. This purposed rezoned minor subdivision will create 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. Per Section 5.3.5, we are removing our amendment as the county can see that we have met all their criteria. Per LCD Manual, Section 5.3.5, the required setbacks for the proposed Rezoning must be 25 feet from the property lines on all sides. The existing structures on the property do meet the requirements. The house is set back 242 feet from the front property line, 280 feet on the North Side, 969 feet on the South side and 975 feet from the rear. The shop is set back 315 feet from the front property line, 262 feet on the North Side, 1,012 feet on the South side and 900 feet from the rear. 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. Mountain View Electric is the power company and all lots will have propane. We have met all the necessary requirements from the County and even went beyond some of the engineering requirements for the Proposed Eastern County Small Area Plan.

The application is in compliance with the requirements of codes and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet. The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment. The proposed Plan will not have a negative impact upon the existing and future development of the area.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, fire department protection, emergency services, and water services as these services have been planned for in advance and are adequately sized to meet the demands of this plan. A sufficient water supply has been acquired and can provide the water necessary for the proposed 3 parcels.

Proposed Services:

1. Water/ Wastewater: Wells/Septic Systems
2. Gas: Propane
3. Electric: Mountain View Electric
4. Fire: Peyton Fire Protection District
5. School: Calhan School District #RJ1
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department