

Letter of Intent to Rezone, Pine View Estates 12/26/2019

1. Owner Information:

a. Owner Name: Alice Jolene Owens

Address: 277 Turf Trail Pl., Fountain, Co. 80817

Phone: 719-596-7447 E-mail: joleneowens@hotmail.com

b. Owner Consultant: David Mijares, Catamount Engineering

Address: 321 W. Henrietta Ave., Woodland Park, Co. 80866

Phone: 719-426-2124

2. Site Location:

Legal Description: SW4 NW4 Sec. 12-11-64

**Location: Approximately 8 miles north of Peyton, Co. and just west of
Red Barn Road in Peyton Pines Subdivision (41000-00-428)**

3. Request and Justification: This is a request to rezone from A-35 (Agricultural) to RR-5 (Residential Rural). This rezone request would be consistent with the surrounding area. The Peyton Pines subdivision (5 acre parcels), borders Pine View Estatesw (EA-18-241) on the east side and the south side.

4. Existing and Proposed Facilities, Structures, Roads, Etc.: There are no existing facilities on the property to be rezoned. The proposed facilities would be consistent with the requirements of El Paso County. A road built to county specifications would be constructed by the owner and then dedicated to El Paso County for maintenance. The unimproved subdivision

lots would be sold for single family homes, which would also allow for construction of barns, corrals, fencing, etc. Electric service would be provided by Mountain View Electric. There are companies in the area that would provide natural gas and each parcel would need to provide their own septic system. Water would be by individual well to be drilled by individuals purchasing each 5 acre parcel.

5. Waiver Requests:

There are no waiver requests at this time

6. Purpose and need for the change in zone classification:

The need to change the zone classification from A-35 to RR-5 is in keeping with the requirements of El Paso County.

7. Total number of acres in the requested area: 38.8 acres

8. The total number of residential units and densities for each dwelling unit type: Seven (7) 5 acre parcels with 1 dwelling per 5 acres

9. The number of industrial or commercial sites proposed: NA

10. Approximate floor area ratio of industrial and/or commercial uses:

NA

11. The number of mobile home units and densities: None

12. Typical lot sizes: length and width: 311.74 ft. wide by 706.20 ft. length

13. Type of proposed recreational facilities: None

14. If phased construction is proposed, how will it be phased in? NA

15. Anticipated schedule of development: Once final approval is given by the county; the 5 acre parcels will be listed for sale.

16. How water and sewer will be provided: Water will be by individual wells and sewer will be by individual septic system.

17. Proposed uses, relationship between uses and densities: The 5 acre parcels would be used for single family dwellings and could include ; a barn, corrals, outbuildings and fences. This would be in keeping with the surrounding properties in Peyton Pines Subdivision.

18. Areas of required landscaping: None required

19. Proposed access locations: Access to Pineview Estatesw would be off of Red Barn Rd. in Peyton Pines. This is a county dirt/gravel road . A new road, built to county specifications, would be built, and this would join on to Red Barn Rd.

20. Approximate acres and percent of land to be set aside as open space,

not to include parking, drive and access roads: None