

LETTER OF INTENT
THE GLEN AT WIDEFIELD FILING NO. 9B a Vacation and Replat of Tract D of THE GLEN
AT WIDEFIELD FILING NO. 9

November 9, 2020
Rev. December 7, 2020
Rev. January 19th, 2021

OWNER/APPLICANT:

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SITE LOCATION AND SIZE: This plat is a replat of Tract D which is a parcel of land located between Bigtooth Maple Drive and Spring Glen Drive north of existing Lot 13 and south of existing Lot 14 in The Glen at Widefield Filing No. 9 plat. This tract is a parcel of land comprised of 15,000sf of land.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

PURPOSE: To vacate and replat Tract D into two residential lots of equal size of 7,500sf each. The replat will also remove the previous “No Structures” lines from these proposed lots. Additional reports discussing the geologic mitigation that has been conducted to this area to stabilize any unstable slopes is a part of this submission.

HISTORICAL CONTEXT:

The Glen at Widefield East Preliminary Plan was approved in 2016 for a parcel of land which encompassed 294.19 acres of land. That preliminary plan was then parceled into final plats for filings 7-12. As a part of the preliminary plan submission extensive soils and geological studies were prepared by STE, Inc. in April 16,2007, with an additional study prepared on December 8th, 2017. Additional studies and mitigation recommendations were prepared by Hepworth-Pawlak Geotechnical, Inc. on April 16, 2007. These studies can be found in the files of El Paso County in File Nos. SP-15-004. At the time of these studies it was determined that certain areas of the preliminary plan area had some geologic hazards associated with expansive and hydrocompactive soils. They also identified high ground

water areas and a map was produced and included with the preliminary plat depicting those geologic hazard and high groundwater areas and the plan depicted those lots which would require further geotechnical analysis and that there would be a restriction on basements on specific lots and slope stabilization on some areas left in tracts until further analysis and mitigation measures were taken into consideration. Tract D specifically had a no structure line shown on the plan due to possible slope stabilization issues along Spring Glen Drive.

Additional studies have now been performed and prepared by J&K Geological Services on December 8th 2017, and February 6, 2019. Letters dated September 26, 2020 and a recent response letter dated January 18, 2021 accompanies the geologic studies and explains the slope stabilization that has been conducted and that those areas previously left as no build areas in Tract D are now stable and can be built on with traditional construction methods. The tract will now be concurrently vacated and replatted into two single family residential lots.

APPLICABILITY:

LDC 7.2.3(C) A replat shall be required in order to substantially alter an existing recorded subdivision plat or where the standards for a lot line adjustment are exceeded.

Replat of the previous Tract D area into two Single Family Residential Lots:

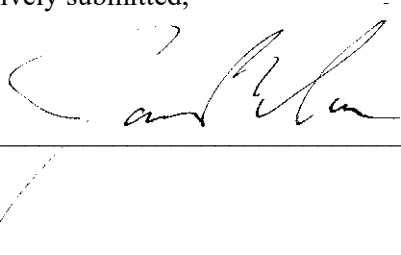
- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;. This replat complies with the original conditions and in conformance with, LDC 7.2.1(C) 2 Major Subdivisions, which was applicable to the original subdivision plat of The Glen at Widefield Sub. Filing 9. All code requirements and policies of LDC 7.2.1 D(3) Final Plat, have been met on the Replat document.
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased; the proposed two lots to be created are in conformance with the zoning code LDC 3.2.3.(B) RS-6000 and are sized at 7,500sf a piece, and no nonconforming lots are being created in this subdivision.
- The replat is in keeping with the purpose and intent of this Code; this replat complies with and is in conformance with all code requirements and policies. All code requirements and policies of LDC 7.2.1 D(3) Final Plat, have been met on the Replat document.
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable, This replat does conform to the required findings for major subdivisions as that was what the original plat for The Glen at Widefield Sub. 9 was created under and all provisions of that plat are contained within this plat document.
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Access to the two proposed lots is from the existing public right of way of Bigtooth Maple Drive.
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the 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 replat has been resolved. The two proposed lots will be subject to all restrictions and guidelines of the Declaration of Covenants, Conditions,

Restrictions and Easements for Glen Filings No. 7 -10 recorded August 1, 2016 at Reception No. 216085646. First Amendment to said Declaration recorded March 15,2019 at Reception No. 219026578 and Second Amendment to said Declaration recorded June 12, 2019 at Reception No. 219064437. The platting of these two lots which will be developed in conformance with all plat and zoning criteria and also in conformance with all adjacent lots will not adversely affect the public health, safety and welfare.

CONCLUSIONS:

Our intent is to vacate and replat Tract D into two single family residential lots and that the additional geological studies that have been submitted show that this area is stable and can be developed for typical residential housing. This replat is in compliance with the zoning, and code requirements of El Paso County.

Respectively submitted,



James P. Nass, Nass Design Associates