

Update to Filing 9B
(correct where
applicable
throughout)

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

November 9, 2020
Rev. December 7, 2020

OWNER/APPLICANT:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

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Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

PLANNING/PROCESSING CONSULTANT:

James Nass
Nass Design Associates
111 S. Tejon St., Suite 312
Colorado Springs, CO 80903
(719) 475-2406

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

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, 2015. 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

This letter does not appear to have been provided. Please submit this letter

Applicable standard is LDC Sec. 7.2.3(C) Replat. Include the Code citation and remove the Vacation portion (highlighted below), as that is only applicable in a case where the platted lots are being vacated and converted into unplatted lots.

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.

APPLICABILITY:

Additional studies have now been performed and prepared by J&K Geological Services on December 8th 2017, and February 6, 2019. A letter dated August 3, 2020 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.

Vacation of Tract D:

- Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements;. The proposed vacation will actually add utility services and provide easements on the replatted lots.
- Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property; . No road rights-of-way are being vacated with this vacation replat.
- Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code;. The vacation of this parcel does not inhibit or change any public facilities to any other property.
- Vacation of the recorded plat is consistent with the Master Plan; The vacation is consistent with the Master Plan.
- Vacation of the recorded plat will not adversely affect the public health, safety, and welfare. The vacation will not adversely affect the public health, safety and welfare.
- 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 vacation of the plat has been resolved. There will be no conflict with the CC&Rs. All replatted lots will be part of the recorded CC&Rs.

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 all code requirements and policies.
- 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 and no nonconforming lots are being created in this subdivision.

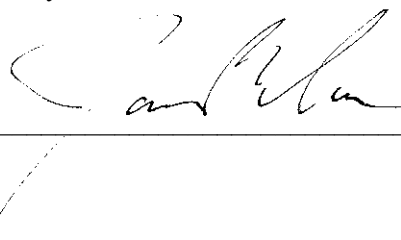
You need to provide an explanation of how these criteria are being met rather than simply stating they are being met. Remember to provide an explanation for all criteria points.

- 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.
- 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 minor subdivisions.
- 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.

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