

September 4, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because Glen Investment Group VIII, LLC. is proposing to replat a tract of land entitled Tract D on the Glen at Widefield Filing No. 9 Final Plat. The tract will be subdivided into two lots of 7,500sf each. This tract previously had a “No Structures” line shown on the preliminary plat due to possible unstable slopes prior to overlot grading and road construction. Additional geologic studies have since been prepared along with slope mitigation measures during development which will now allow this tract to be developed with traditional construction methods. The information below explains the changes being proposed in the replat. Please direct any questions on the proposal to the Applicant or Consultant at the addresses listed below. This amendment will be heard at a public hearing of the El Paso County Planning Commission and the El Paso Board of County Commissioners. Questions and concerns should also be directed to the El Paso County Planning Department. You will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion for this proposal.

Please direct your questions at this time to:

Applicant and Owner:

Ryan Watson
Glen Investment Group No. VIII, LLC
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194
Email: ryan@widefieldinvestmentgroup.com

Planning/Processing Consultant:

James Nass
Nass Design Associates
111 S. Tejon Street, Suite 312
Colorado Springs, CO 80903
(719) 475-2406
Email: jim@nassdesign.net

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 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

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:

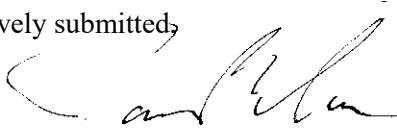
Additional studies have now been preformed and prepared by J&K Geological Services on December 8th 2017, and February 6, 2019. A letter dated August 3, 2020 accompanies the geologic studies and explains the slope stabilization that has been conducted and that those areas previously left as no build areas in Tract D are now stable and can be built on with traditional construction methods.

- The 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.
- 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 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

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A

November 9, 2020

SUBJECT PROPERTY:

55223-08-020 (TRACT D)
GLEN INVESTMENT GROUP NO VIII LL
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

ADJACENT PROPERTIES:

55223-08-013 (6918 BIGTOOTH MAPLE DR, LOT 13)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-08-014 (6890 BIGTOOTH MAPLE DR, LOT 14)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-09-006 (6891 BIGTOOTH MAPLE DR, LOT 25)
ASPEN VIEW HOMES LLC
7910 GATEWAY BLVD EAST STE 102
EL PASO TX 79915

55223-09-007 (6905 BIGTOOTH MAPLE DR, LOT 26)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-09-008 (6919 BIGTOOTH MAPLE DR, LOT 27)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-09-009 (6933 BIGTOOTH MAPLE DR, LOT 28)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-12-004 (TRACT C)
GLEN METROPOLITAN DISTRICT NO. 3
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E COMMON AVE STE 2000
LITTLETON CO 80122-1880

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EL PASO TX 79915

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