



- (c) **Criteria for Approval.** In approving a sketch plan, the BoCC shall find that:
- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
 - The proposed subdivision is in conformance with the requirements of this Code;
 - The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
 - The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
 - Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
 - The soil is suitable for the subdivision;
 - The geologic hazards do not prohibit the subdivision, or can be mitigated;
 - The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];
 - The design of the subdivision protects the natural resources or unique landforms;
 - The proposed methods for fire protection are adequate to serve the subdivision; and
 - The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

all of the above criteria must be met in the letter of intent. you shall use examples within the applicable plans on how this development aligns with the policies within the plans.

CONSULTANT:

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Alessi and Associates, Inc.
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SITE LOCATION:

Property Address: 3050 N. Curtis Road, Peyton, CO
Property currently is a vacant site... The existing land uses in the area are of rural residential/agriculture sites. The Four Lot subdivision proposes the use of wells and septic systems. Curtis Road provides legal access to the site and an existing gravel road along the North boundary line provides access to property owners West of the subject property. The site is comprised of 40 Acres more or less. Two and half miles North of the intersection of Highway 94 and Curtis Road.

Legal description – The Southeast Quarter Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado.

ZONING:

Parcel # 4333000003 is currently zoned RR-5 – Rural Residential District.

ALESSI and ASSOCIATES, Inc.

Letter of Intent
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3050 N. Curtis Road

REQUEST:

1. Request to subdivide into four Lots comprised of proposed Lot 1 = 5.15 Acres, Lot 2 = 5.08 Acres, Lot 3 = 5.06 Acres and Lot 4 = 21.19 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Teleo Point a proposed roadway off Curtis Road will provide access to the proposed Lots along with continued access West of the subject property. Overhead and underground utility lines located along Curtis Road provide electrical and communication service to the site.

JUSTIFICATION:

2. The property is Zoned RR-5. The request complies with the current zoning and the 2003 Highway 94 Comprehensive Plan. The plan identifies future land use and a major transportation corridor plan. Residential/rural properties are desirable for future growth within the current employment opportunities, schools and shopping available within the area. Utility services, transportation, availability to dependable ground water supply, soil types acceptable for septic system and structural foundations fits within the guidelines and implementation of the Comprehensive Plan. Curtis Road connects the Falcon area to Schriever Air Force Base traffic. Curtis Road is designated as a High Type Pavement (Arterial). Proposed Teleo Point is located in line with Patton Drive East across Curtis Road.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted
On behalf of the property owner

Joseph Alessi PLS

Curtis Roadway is indicated as Principal Arterial roadway in the 2016 El Paso County MTCP