



September 25, 2020

## Letter of Intent

**Minor Subdivision**  
**3050 N. Curtis Road**

**OWNER:** *Shawn Shaffer*  
*Home Run Restorations, Inc.*  
3050 N. Curtis Road  
Peyton, CO 80831

**CONSULTANT:** Joseph Alessi PLS  
Alessi and Associates, Inc.  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele: 719-540-8832 fax# 719-540-2781

**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. Natural Gas is not available at this time. Propane will provide gas for utility purposes.

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

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

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## REQUEST:

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. You shall insert goals and policies from the Highway 94 Comp Plan, the Policy Plan, AND the Water Master Plan. After inserting the applicable goals and policies please analyze how you meet those goals and policies. The Master plan documents can be found on the PCD website.

1. Request to subdivide into four Lots comprised of proposed Lot 1 = 5.16 Acres, Lot 2 = 5.12 Acres, Lot 3 = 5.11 Acres and Lot 4 = 19.79 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.

1. The request complies and is in general conformance with the goals, objective and policies of the 2003 Highway 94 Comprehensive Plan. This includes rural residential developments. This project is consist with adjacent properties

2. The proposed Minor Subdivision is in conformance with the provisions of the El Paso County Zoning Code, all requirements have been met.

## Review of Projects (Many Goals and Policies are applicable to a project)

1. Where is the project (refer to region)
2. What is their water supply (central, wells, by whom)
3. If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)
4. What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)
5. How has the applicant addressed water supply needs at full buildout. Chapter 5
6. Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable water partnerships and development, etc)

Subdivision is compatible with all Land Uses within the area consisting of 5 and 35+ acre sites. The report provides sufficient information to comply with the water supply needs any need for additional water with the replacement plan and court water supply. Water is available to meet the needs of the subdivision, roads, police and fire protection, utilities and utility services. For the subdivision see Soil and

The subdivision does not prohibit the subdivision, or can be mitigated. see Soil and Geology Report

8. The subdivision will not interfere with the extraction of any known commercial mining deposit

answer the above questions by using the water master plan.

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9. The design of the subdivision protects the natural resources as a grass rangeland.
10. The proposed methods for fire protection are adequate to serve the subdivision. See Fire mitigation and protection reports
11. 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. As described in the Soils and Geology Report, Storm water report etc.
12. 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

Review 2 comment: Curtis Roadway is indicated as Principal Arterial roadway in the 2016 El Paso County MTCP.

Review 3: Unresolved. Please use county nomenclature when describing Curtis Road (see review 2 comment). Please revise the text.