

**ALESSI**  
AND ASSOCIATES, INC.



January 29, 2019

## 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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does not match layout  
on Final Plat

## **REQUEST:**

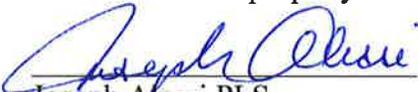
1. Request to subdivide into four Lots comprised of proposed Lot 1 = 5.16 Acres, Lot 2 = 5.12 Acres, Lot 3 = 5.11 Acres and Lot 4 = 19.79 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Teleo Point a proposed roadway off Curtis Road will provide access 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.

## **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