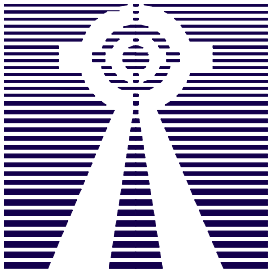


ALESSI
AND ASSOCIATES, INC.



November 15, 2023

Letter of Intent

Wyoming Estates Preliminary Plan 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: 14515, 14750, 14635, 14755 Teleo Ct., Peyton, Colorado. The existing land uses in the area are of rural residential/agriculture sites. The re-plat of the (2) two existing lots into four (4) Lot subdivision proposes the use of wells and septic systems. Teleo Ct. provides legal access to the site. 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 6th P.M., El Paso County, Colorado.

ZONING:

Parcel # 4333000003, 4333004003, 4333004001, 4333004002 are currently zoned RR-5 – Rural Residential District.

ALESSI and ASSOCIATES, Inc.

Letter of Intent
Page 2
Teleo Ct

REQUEST:

Preliminary Plan

1. Request to subdivide into four Lots comprised of proposed Wyoming Estates Filing No. 2; Lot 1 = 5.13 Acres, Lot 2 = 5.41 Acres, Lot 3 = 9.04 Acres and Lot 4 = 5.52 Acres. Wyoming Estates as recorded; Lot 2= 5.08 Acres, Lot 3= 50.6 Acres. With a 60 foot right of way road Teleo Court. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Teleo Court a roadway off Curtis Road provides 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:

Previous comments have not been addressed. Policy Plan and North Central Sub Area plan do not exist anymore. Please replace with the Your El Paso Master Plan (2021) and be sure to include an analysis of the placetype, area of change, and key area. I believe some of the goals included here are from the Master Plan, but it is not clear.

Previous comment not addressed: Please also include statements indicating how the proposal is consistent with the Parks Master Plan (2022).

Not sure where these goals are coming from - you should be pulling goals and policies from the Your El Paso Master plan (2021).

Delete

1. The request complies and is in general conformance with the goals, objective and policies of the El Paso County Master Plan, the Policy Plan, Parks Master Plan and the Water Master Plan for rural residential developments. This project is consistent with adjacent properties.
 - a. El Paso County Master Plan Sub-Area – Goals, Objectives, Policies and Strategies
 - i. Goal 1. Guide growth in a manner that respects the emerging needs of the community and enhances the existing rural character – Proposed 5 acre or greater lots fit into the rural character.
 - ii. Goal 2. Achieve a desirable and effective use of the land while enhancing the physical environment through functional and compatible land use configurations – Proposed subdivision is compatible with adjacent land uses.

ALESSI and ASSOCIATES, Inc.

Letter of Intent
Page 3
Teleo Ct.

Not sure where these goals are coming from - you should be pulling goals and policies from the Your El Paso Master plan (2021).

- iii. Goal 3. Ensure that residential development is appropriate for the planning area – Proposed project is located adjacent to similar sized subdivision.
 - iv. Policy Plan – Adherence to the overall County Policy Plan is no longer valid. The Proposed subdivision must adhere to all applicable recommendations of the master Plan.
- b. Water Master Plan
- i. The project is located within the Region 4C Area – Upper Black Squirrel Creek Ground Water Management District
 - ii. The water supply for the proposed five acres plus lots is by the drilling of Private Wells for each of the six lots.
 - iii. No Central supplier will be used for this project.
 - iv. The Standards of Section 4 are met by limiting the well ground water to the Denver Aquifer and by obtaining a Ground Water Findings and Order No 3542-BD as well as a Replacement Plan – Determination of Water Right.
 - v. The Applicant has shown that the proposed six wells for the 40.01-acre site has Water Rights for 816 Acre-feet and meets the requirements of the 300-year Rule for the County.
 - vi. The proposed 5+ acre sites subdivision has ensured adequate water for the future by designing a low-density residential development for the 40-acre site.

ALESSI and ASSOCIATES, Inc.

Letter of Intent
Page 4
Teleo Ct.

Previous comment not addressed. Probable compliance is a sketch plan criteria. Preliminary plan criteria should be a definitive water sufficiency finding. Please update this statement.

2. Wyoming Estates is in conformance with the requirements of the El Paso County Zoning Code, Subdivision requirements have been met.
3. The proposed Preliminary Plan is comprised of 6 Lots compatible with existing and proposed Land Uses within the area consisting
With a combination of 5 to 35+ acre sites
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies. The applicant proposes to divert 1.82 acre-feet annually from the Denver Aquifer for a period of 300 years. Flow meters shall be installed on each well as the allowed annual amount of water to be withdrawn from each well shall not exceed 0.455 acre-feet. Please review the replacement plan and court findings with adequate water supply.
5. Services are or will be available to meet the needs of the subdivision including. roads, police and fire protection, schools, recreation facilities and utility services.
6. The soil is suitable for the subdivision see Soil and Geology Report. An engineered OWTS will be required as a condition to the Soil Type 4.
7. The geological hazards do 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
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

ALESSI and ASSOCIATES, Inc.

Letter of Intent

Page 5

Teleo Ct.

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. This proposal is consistent with the Parks Master Plan. Urban park fees are proposed for this subdivision. Funds are used for the development of neighborhood and community park facilities.
13. Curtis Road connects the Falcon area to Schriever Air Force Base traffic. Curtis Road is designated as a Principal Arterial roadway in the 2016 El Paso County MTCP. Teleo Court 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