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**EL PASO COUNTY PLANNING AND  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT**

**PRELIMINARY PLAN LETTER OF INTENT CHECKLIST**

Revised: January 2022

<b>Preliminary Plan</b>		
<p>The letter of intent for a preliminary plan application should summarize the proposed development and how it complies with the El Paso County subdivision regulations and with C.R.S. §§ 30-28-101 et seq. The letter should also discuss how the request protects and preserves the public health, safety and general welfare.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	<b>Applicant</b>	<b>PCD</b>
<p><b>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</b></p>	<p><b>✓</b></p>	<p>Office use only</p>
<b>Letter of Intent</b>		
1	Owner name, contact telephone number, and email for responsible party	✓
2	Applicant name (if not owner), contact telephone number, and email for responsible party	✓
3	Property address	✓
4	Property tax schedule number	✓
5	Current zoning of the property	✓
6	A discussion detailing the specific request and size of the area included in the request.	✓
7	A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.)	
8	A summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.	✓
9	A discussion summarizing how the proposed preliminary plan is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).	✓
10	A discussion summarizing the provision of utilities.	✓
11	A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.	✓
12	A discussion detailing anticipated traffic generation and access, unless a separate traffic study is required and is being provided.	✓
13	A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts that may be caused by the proposed development.	✓
14	A discussion summarizing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.	✓
15	A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code.	✓
16	A discussion detailing any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual).	✓
17	A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.	✓

Items 10-17 are not addressed in this letter of intent.



June 19, 2023

## Letter of Intent

This is a preliminary plan, not a minor subdivision.

**Minor Subdivision**  
**14515 and 14635 Teleo Ct.**

**OWNER:** *Shawn Shaffer*  
*Home Run Restorations, Inc.*  
3050 N. Curtis Road  
Peyton, CO 80831  
719-649-7241

**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

The entire property should be included in the preliminary plan area.

**SITE LOCATION:**

Property Address: 14515 and 14635 Teleo Ct., Peyton, CO  
Properties comprised of Lots 1 and 4 of the Wyoming Estates Subdivision Filing No. 1 are currently vacant. The existing land uses in the area are of rural residential/agriculture sites. The replat of the two (2) existing lots into a 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 25.34 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.

Include all of the parcel IDs.

**ZONING:**

Parcel #'s 4333004001 and 4333004003 are currently zoned RR-5 – Rural Residential District.

# ALESSI and ASSOCIATES, Inc.

Letter of Intent  
Page 2  
14515 and 14635 Teleo Ct.

This should be a request for a preliminary plan of six total lots.

## **REQUEST:**

1. Request to subdivide a parcel into four Lots comprised of proposed Lot 1 = 5.13 Acres, Lot 2 = 5.41 Acres, Lot 3 = 8.44 Acres and Lot 4 = 6.36 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot.

Teleo Point, an existing 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:**

1. The request complies and is in general conformance with the goals, objective and policies of the 2021 El Paso County Comprehensive Plan, the Policy Plan and the Water Master Plan for rural residential developments. This project is consistent with adjacent properties.

Policy Plan and North Central Sub Area plan do not exist anymore. Please replace with the Your El Paso Master Plan 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.

- a. Comprehensive Plan North Central Sub-Area – Goals, Objectives, Policies and Strategies
  - i. Goal 1.1. Ensure compatibility with established character and infrastructure capacity – Proposed 5 acre or greater lots fit into the rural character and the existing infrastructure was designed to accommodate the additional lots.
  - ii. Goal 1.2. Coordinate context-sensitive annexation and growth strategies with municipalities – No annexation is proposed with this development. The Proposed subdivision is compatible with adjacent land uses.
  - iii. Goal 1.3. Encourage a range of development types to support a variety of uses – Proposed project will subdivide a large lot into several smaller lots to provide additional housing.

# ALESSI and ASSOCIATES, Inc.

Letter of Intent

Page 3

14515 and 14635 Teleo Ct.

This is good - leave the Water Master Plan analysis here.

Please also include statements indicating how the proposal is consistent with the Parks Master Plan (2022).

Not a minor subdivision.

Please update the justification analysis to incorporate the review criteria for a preliminary plan. It appears this is a letter for a minor subdivision.

Continue to encourage policies that ensure “development pays for itself” – No County or Private improvements are required to develop the four (4) proposed lots.

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 four 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 four wells for the 25.34-acre site has Water Rights for 816 Acre-feet and meets the requirements of the 300-year Rule for the County.
- vi. The proposed four lot subdivision has ensured adequate water for the future by designing a low-density residential development for the 25.34-acre site.

2. The proposed Minor Subdivision is in conformance with the requirements of the El Paso County Zoning Code, Subdivision requirements have been met.
3. The proposed Minor Subdivision is compatible with Existing and proposed Land Uses within the area are consistent with a combination of 5 and 35+ acre sites.

# ALESSI and ASSOCIATES, Inc.

Letter of Intent

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14515 and 14635 Teleo Ct.

Probably compliance is a sketch plan criteria. Preliminary plan criteria should be a definitive water sufficiency finding.

According to the report, engineered OWTS is required. See comments on the report and make the appropriate changes.

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. 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
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.
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 Principal Arterial roadway in the 2016 El Paso County MTCP. 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

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2989 Broadmoor Valley Road, Suite C • Colorado Springs, CO 80906-3720 • (719) 540-8832 • FAX: (719) 540-2781

Appraisers • Engineers • Surveyors

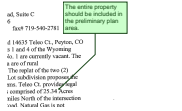
# PLN\_V1\_Letter of Intent.pdf Markup Summary

## Planner (12)



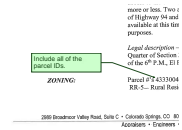
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This is a preliminary plan, not a minor subdivision.



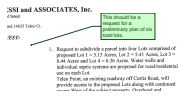
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The entire property should be included in the preliminary plan area.



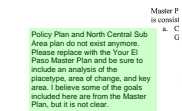
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Include all of the parcel IDs.



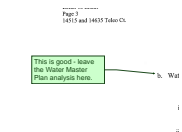
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This should be a request for a preliminary plan of six total lots.



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Policy Plan and North Central Sub Area plan do not exist anymore. Please replace with the Your EI Paso Master Plan 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.



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This is good - leave the Water Master Plan analysis here.



Please also include statements indicating how the proposal is consistent with the Parks Master Plan (2022).

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Please also include statements indicating how the proposal is consistent with the Parks Master Plan (2022).

Not a minor subdivision.

**Subject:** Planner  
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Not a minor subdivision.

Please update the justification analysis to incorporate the review criteria for a preliminary plan. It appears this is a letter for a minor subdivision.

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Please update the justification analysis to incorporate the review criteria for a preliminary plan. It appears this is a letter for a minor subdivision.

Probably compliance is a sketch plan criteria. Preliminary plan criteria should be a definitive water sufficiency finding.

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Probably compliance is a sketch plan criteria. Preliminary plan criteria should be a definitive water sufficiency finding.

According to the report, engineered OWTS is required. See comments on the report and make the appropriate changes.

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According to the report, engineered OWTS is required. See comments on the report and make the appropriate changes.

Items 10-17 are not addressed in this letter of intent.

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Items 10-17 are not addressed in this letter of intent.