

Kettle Creek Estates Filing No.2

Letter of Intent

Change to:
"Owner/Applicant"

PCD File #VR246

Applicant:

J+M Investments LLC
Jay D Stoner, Managing Member
P-970-566-4891
E-jay@LDIColorado.com
Mailing Address
5655 Bridlespur Ridge Place
Colorado Springs, CO 80918

February 2, 2024

Ryan Howser
Project Manager, Planner II
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Please provide a complete summary of how the proposed request complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.

Specifically address 7.2.3.A.2
Vacation of utilities and
7.2.3.C Replat

RE: Kettle Creek Estates Filing No. 2 - 10245 Otero Ave. (

The property is located at the southeast corner of Old Ranch Road and Otero Ave in Section 28, Township 12 South, Range 66 West of the 6th P.M., in El Paso County, Colorado. The site is located in a neighborhood that has been developed as similar single family uses as the proposed subdivision plan.

The parcel in its entirety consists of 5.13 acres and is currently zoned "RR2.5" for Residential Rural under TSN:5304002017. The proposal is consistent with the use standards in Section 4.3 of the land use code. The proposal consists of subdividing the existing 5.13-acre site into two separate 2.5+ acre parcels and planned for one single family home on each lot. Lot 1 being 2.63 acres and Lot 2 being 2.50 acres. The proposed lots are currently vacant.

The proposed lots will use wells for potable water, septic systems for sewer. Gas and electric lines are located in the front of the lots. Colorado Springs Utilities will provide gas service and Mountain View Electric will provide electrical service. Both Lots shall have direct access to Otero Avenue.

Topography and Hazards conditions:

The site consists of areas suitable for residential construction, sloping gently from west to east down to Kettle Creek. Kettle Creek is designated as a Flood Hazard Area and is denoted on the plat as no build areas. No wetlands or endangered habitat exist on the site.

Please provide description that includes the following:

- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];
- 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.

rather than to describe the changes in a text document. (C) Replat. (1) Purpose. The purpose of this Section is to provide for replatting a subdivision or lots in a subdivision, in which the original subdivision is substantially modified or additional lots are created. Generally, a replat involves 2 actions, the vacation of the portion of the subdivision plat where the change is proposed or a vacation of the entire subdivision plat where all or a majority of lot lines will be changed on the recorded plat, and approval of a new subdivision plat. These actions can be taken concurrently.

Drainage Concerns:

(2) Applicability. A replat shall be required in order to substantially alter an existing recorded subdivision plat or where the standards for a lot line adjustment are exceeded. (3) Determination of Plat Amendment or Minor/Major Subdivision. The PCD Director shall determine whether the proposed replat is substantial or non-substantial. The PCD Director shall determine whether the proposed replat is substantial or non-substantial based on the following factors: design, size, number of lots, public concern, public facilities, water supply (with recommendation from CAO) services, access, and transportation network. If the PCD Director determines the subdivision replat is substantial, the replat may be processed as an alteration to a recorded plat. If the replat is determined to be substantial, the replat may be considered a major or a minor subdivision depending on the number of lots affected by the proposed changes and the impact to public facilities. All required utilities are existing and located adjacent to the site. 13A well and individual septic system will be required for both lots.

Utilities:

(4) Criteria for Approval. The BoCC, in approving a replat of a minor or major subdivision, shall find:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;

Traffic Impact:

- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;

The traffic impact will be the common based upon a family with three drivers, being 12 total trips, one trip is out, and one trip is in, per day.

Discuss that development meets ECM Section B 1-2 D criteria exemption for no TIS requirement. A single family home is assessed at 9.6 trips per day.

Public Improvements and Public Facilities:

No public Improvements will be required for this proposal. All roadways are constructed, and no proposed drainage improvements will be required or constructed.

Public Services:

All public services including police, fire, medical and road maintenance already serve the property and surrounding area.

Please include analysis of conformance with Master Plan goals, objectives and policies

El Paso County Codes:

All building and development codes will be complied with. All required fees for road impacts and building permits will be paid at the time of building application.

This proposal will not create any hazardous conditions or adverse impacts to adjacent owners or nature.

Should you require any additional information, please email me at jay@LDIColorado.com or you can call me at 970-566-4891.

Add sections

Respectfully,

Jay D Stoner, Managing Member
J+M Investments LLC

A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of plat recording, payment at time of building permit, etc.).

Add discussion as to payment of Drainage Basin fees Basin fees were not previously paid under Spring Crest Plat #1898 or Plat #15184 lot line vacation. Drainage report will need to be corrected. Drainage fees due for this replat.

V1_Letter of Intent Comments.pdf Markup Summary

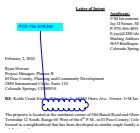
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Discuss that development meets ECM Section B.1.2.D criteria exemption for no TIS requirement. A single family home is assessed at 9.6 trips per day.



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PCD File #VR246

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Change to: "Owner/Applicant"



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Please include analysis of conformance with Master Plan goals, objectives and policies



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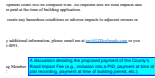
Specifically address 7.2.3.A.2
Vacation of utilities and
7.2.3.C Replat
7 Ranch Road and Otter Ave in Section 28,
in El Paso County, Colorado. The site is
a similar single family zone as the proposed

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Specifically address 7.2.3.A.2 Vacation of utilities and
7.2.3.C Replat

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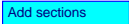
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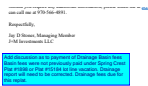
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For information, please email me



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(4)Criteria for Approval. The BoCC, in approving a replat of a minor or major subdivision, shall find:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and int