

Nina Ruiz

From: Nina Ruiz
Sent: Monday, July 15, 2019 10:04 AM
To: 'Claire Koch (ckoch@forsgren.com)'; 'Conner Burba'
Subject: Modified Soils Report

Hello,

I met with Craig this morning regarding your request for approval to submit a modified soils report. He has approved your request contingent upon 2 items:

1. You review those reports in the area that have been recently filed with subdivisions and as part of the health department septic approval and incorporate the findings into your modified soils report.
2. You review the SCS documents and incorporate your findings into the modified soils report.

If the CGS determines that an additional report is required, we will have to honor their request per statute.

Nina Ruiz
Planner III
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN AND NEED YOUR INPUT! Please complete the County Master Plan Survey at <https://elpaso-hlplanning.hub.arcgis.com/>

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm



July 10, 2019

Mr. Craig Dossey, Director
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

**RE: Request for Approval of a Modified Geology and Soils Report
Tanya Curtis Minor Subdivision**

Dear Mr. Dossey,

In accordance with Section 8.4.9 of the El Paso County Land Development Code, we respectfully request approval to utilize a modified Geology and Soils Report to support our final plat application to subdivide an existing lot into 2 lots. The property is located on the northwest corner of the Baptist Road/Roller Coaster Road intersection. The address is 1920 E. Baptist Road, Monument, CO 80132 (Tax ID # 6100000519), and the property is zoned RR-5. See attached El Paso County property record.

The attached final plat shows the proposed subdivision for this property. One lot will be approximately 25 acres on the western portion of the property that currently has one single family home, and the second lot, which is currently vacant, will be approximately 8 acres located at the eastern portion of the property. These 2 lots shall be designated for single family residential homes. There are also 2 additional tracts shown on the plat, Tracts A and B, which are expected to be granted to El Paso County for a potential future extension of Roller Coaster Road.

We believe that a Modified Geology and Soils Report is justified for this final plat application for the following reasons:

- This is a minor subdivision, dividing one lot into only two single family residential lots.
- No onsite or offsite roadway improvements are required for this two-lot subdivision.
- According to El Paso County records, there is not a mineral estate owner on the property.
- One of the two lots has an existing home, and limited sitework is anticipated for the construction of the future home on the second lot.
- The information listed in Section 8.4.9.C.2.e that is to be included in a Modified Geology and Soils Report will adequately describe the geology and soils for this property to support the final plat subdivision application.

Thank you for your consideration of this request. If you would like to discuss this in greater detail, please contact us.

Sincerely,

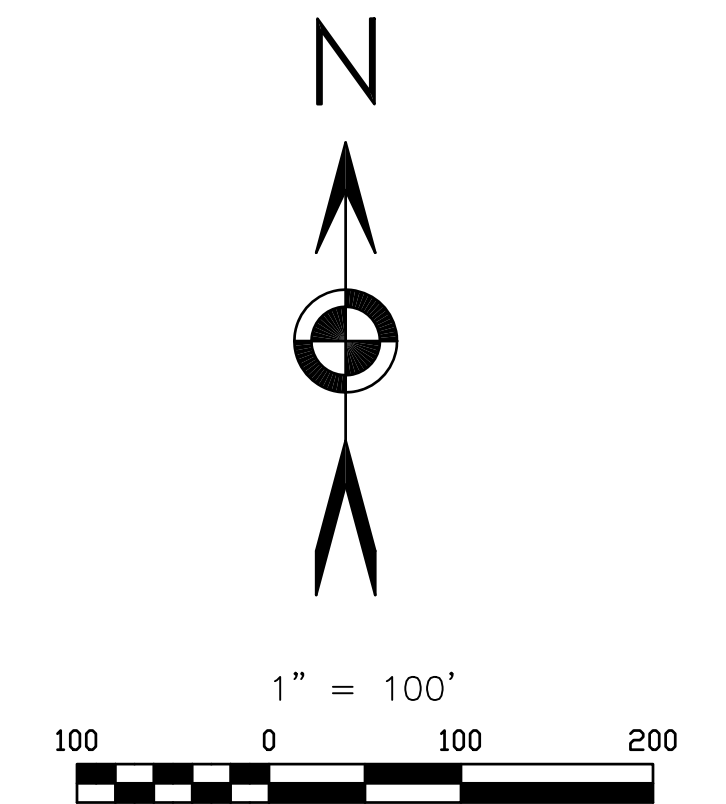
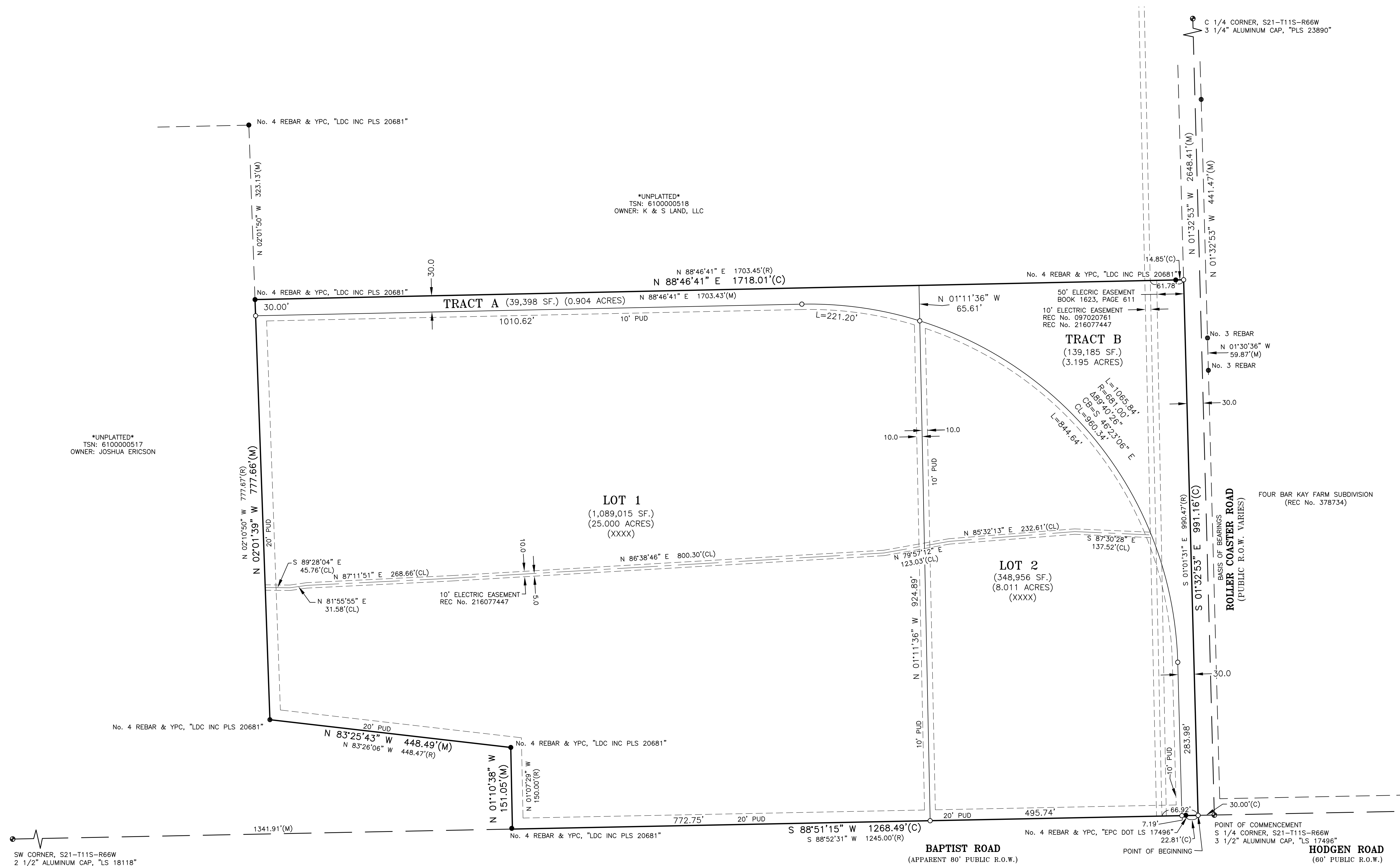
A handwritten signature in blue ink, appearing to read "Mike Waresak", is written over a light blue horizontal line.

Mike Waresak, P.E.
Managing Engineer


Cc: Nina Ruiz, Planner III, El Paso County

Attachments

FINAL PLAT
CURTIS SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



- # LEGEND
- | | |
|--------|--|
| O | SET #5 REBAR w/ ORANGE PLASTIC CAP STAMPED "PLS 38141" |
| ● | FOUND MONUMENT AS NOTED |
| ⊙ | FOUND SECTION MONUMENT AS NOTED |
| (M) | MEASURED DIMENSIONS |
| (R) | RECORD DIMENSIONS |
| (C) | CALCULATED DIMENSIONS |
| R.O.W. | RIGHT OF WAY |
| PUD | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| CL | CENTERLINE |
| (XXXX) | ADDRESS |

DATE: 04/01/2019		REVISIONS		<div> BARRON LAND BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION 2790 N. Academy Blvd, Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com</div>
No.	Remarks	Date	By	
1	Changes to Lots and split Tract into two	05/16/19	JLP	
PROJECT No.: 18-081		SHEET 2 OF 2		

EL PASO COUNTY - COLORADO

6100000519
1920 E BAPTIST RD

Total Market Value
\$1,046,422

OVERVIEW

Owner:	CURTIS FAMILY LIVING TRUST, CURTIS BARRY WAYNE CO-TRUSTEE, CURTIS TANJA THERESA CO-TRUSTEE
Mailing Address:	1920 E BAPTIST ROAD MONUMENT CO, 80132-7713
Location:	1920 E BAPTIST RD
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	TR IN SW4 SEC 21-11-66 DESC AS FOLS: COM AT S1/4 COR SD SEC 21, TH S 88<52'31" W 30.0 FT FOR POB, TH CONT S 88<52'31" W 1245.0 FT, N 01<07'29" W 150.0 FT, N 83<26'06" W 448.47 FT, N 02<10'50" W 777.67 FT, N 88<46'41"E 1,703.45 FT, S 01<01'31" E 990.47 FT TO POB AKA TR 5

MARKET & ASSESSMENT DETAILS

	2019 Market Value	2019 Assessed Value
Land	\$702,450	\$50,230
Improvement	\$343,972	\$24,590
Total	\$1,046,422	\$74,820

RESIDENTIAL - RANCH (1)

Market Value \$343,972

Assessment Rate	7.15	Above Grade Area	2,536
Bldg #	1	First Floor Area	2,536
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME GOOD QUALITY	Lower Level Living Area	0
Year Built	2016	Total Basement Area	2,536
Dwelling Units	1	Finished Basement Area	2,274
Number of Rooms	11	Garage Description	Attached
Number of Bedrooms	6	Garage Area	912
Number of Baths	3.75	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	36.65 Acres	\$697,450
2	WELL AND SEPTIC	7.150	0	\$5,000

SALES HISTORY

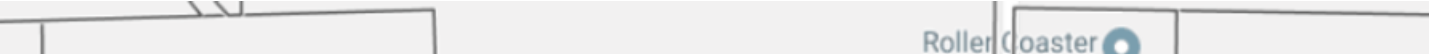
	Sale Date	Sale Price	Sale Type	Reception
+	02/20/2018	\$0	-	218019313
+	12/02/2015	\$675,000	Good sale; Vacant land	215129625

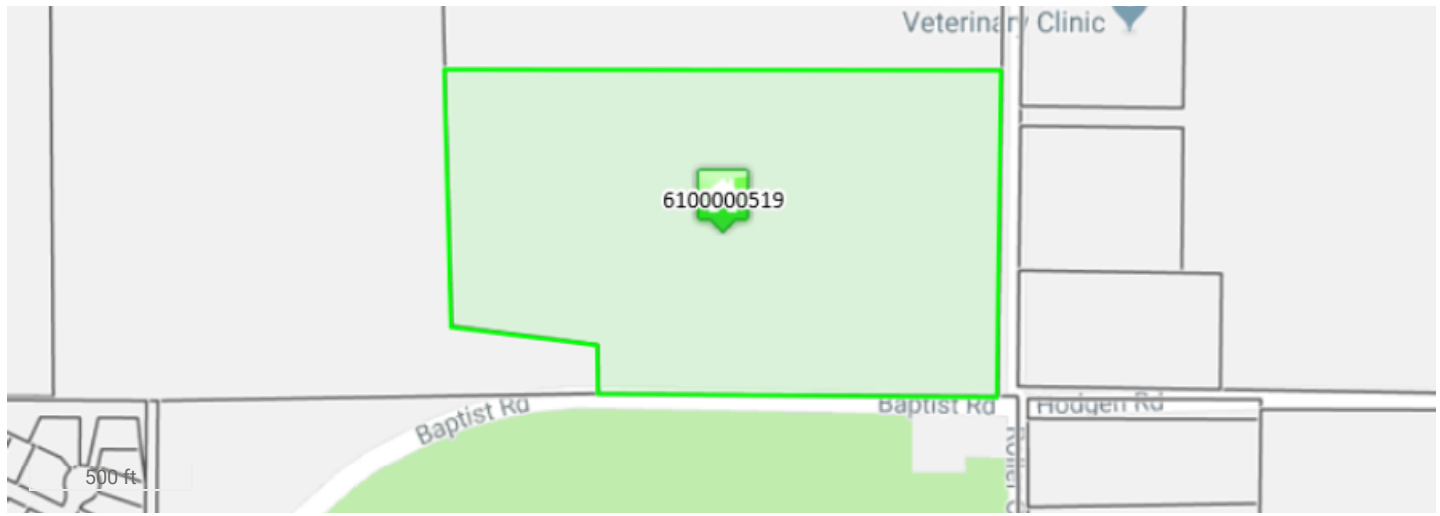
TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PFR Levy Year: 2018 Mill Levy: 74.536

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.738	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	44.068	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
TRI-LAKES MONUMENT FIRE PROTECTION	18.400	CHRISTOPHER TRUTY	(719) 484-0911
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598





Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.