

June 27, 2019

Re: Notice to Adjacent Property Owners

To Whom It May Concern,

This letter is being sent to you because 1920 E Baptist Rd LLC is proposing a subdivision of a property in El Paso County at the referenced location (see Letter of Intent). This information is being provided to you prior to a submittal with the County. Please direct any questions on this proposal to the referenced contact in the Letter of Intent. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At the time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Please see attached Letter of Intent & Vicinity Map.

Respectfully,

Conner Burba (on behalf of Tanja Curtis and Barry Curtis)  
Forsgren Associates  
56 Inverness Drive East, Suite 112  
Englewood, CO 80112

Forsgren Associates, LLC  
56 Inverness Drive East, Suite 112  
Englewood, CO 80128  
(720) 214-5884

**1920 E Baptist Rd LLC. – 2-Lot Minor Subdivision**  
**Letter of Intent**

Site Location: 1920 E Baptist Rd  
Monument, CO 80132

Site Data The 37.11-acre site, zoned RR-5, is located just northwest the intersection of Roller Coaster Rd and Baptist Rd in Monument.

Request/Justification To gain approval for platting the current lot at 1920 E Baptist Rd to include 2-lots. The western lot will be 25.00-acres, while the eastern lot shall be 8.011-acres. No site work is proposed at this time. Each individual owner and builder shall conduct their own due-diligence when developing each individual lot.

In addition, two separate tracts (Tract A and Tract B) are proposed with areas of 0.904-acres and 3.195-acres, respectively. The 2040 classification of the El Paso County 2016 MTCP show future plans for a minor arterial roadway passing through the northeast corner of the Owner’s property. These two tracts encompass the anticipated area of disturbance of said road and are to be owned and maintained by El Paso County. On condition that El Paso County comes to decision that a roadway through Tract A and Tract B will not be constructed, ownership of tract A shall be given to Owner of Lot 1 and ownership of Tract B shall be given to Owner of Lot 2.

This application meets all requirements of a Minor Subdivision, as described in Section 7.2.1 of the El Paso County Land Development Code. The proposed use is for only 2-lots, which meets the standard of “4 or fewer lots”. In addition, the two lots are simply for residential use, on large acreage lots. This Minor Subdivision will not “discernibly impact surrounding properties, environmental resources or public facilities”.

Existing/Proposed Facilities, Structures and Roads The site has a single-family home with an access road located at the northwest corner of the property and is covered in native grasses, trees and shrubs. Existing storm inlets and pipes exist at the south edge of the property where runoff from the site shall be delivered. No additional features are proposed as part of the work.

Landscaping/Screening Currently, the site is covered in native grasses, trees and shrubs with abundant screening for each of the large size lots. Each individual owner shall provide landscaping/screening for their lots, if it is deemed necessary by El Paso County.

Grading/Erosion Control Each property owner will be responsible for property specific grading and erosion control. Erosion control measures selected for utilization on the site shall be installed per El Paso County standards as follows:

- Clearing and grubbing – Silt fence/sediment control log will be used.
- Initiation of perimeter controls – Silt fence/sediment control log will be used.
- Remaining clearing and grubbing – Silt fence/sediment control log and vehicle tracking pad will be used.
- Road Grading – Sediment control logs will be used on the downgradient side of all roadways and parking lots being graded.
- Final grading – All areas will receive final landscaping.
- Stabilization – All areas will receive final landscaping.

Traffic Control This project is an internal, private project with no disturbance to existing roadways. Only 1 new home shall be built in the future as a result of this minor subdivision. This will not result in any substantial increase in traffic. As a result, no additional traffic control shall be provided

Deviation Requests The County has requested a tract of land be dedicated to the County in order to preserve a section of the property with the intent of developing a roadway in the future. A deviation of the required radius of curvature of the potential future extension of Roller Coaster Road from 930 feet to 711-feet for a roadway with a design speed of 45-MPH shall be requested. This shall provide the County with the necessary tract for developing this roadway, while not eliminating an abundant amount of buildable area for the Owner.

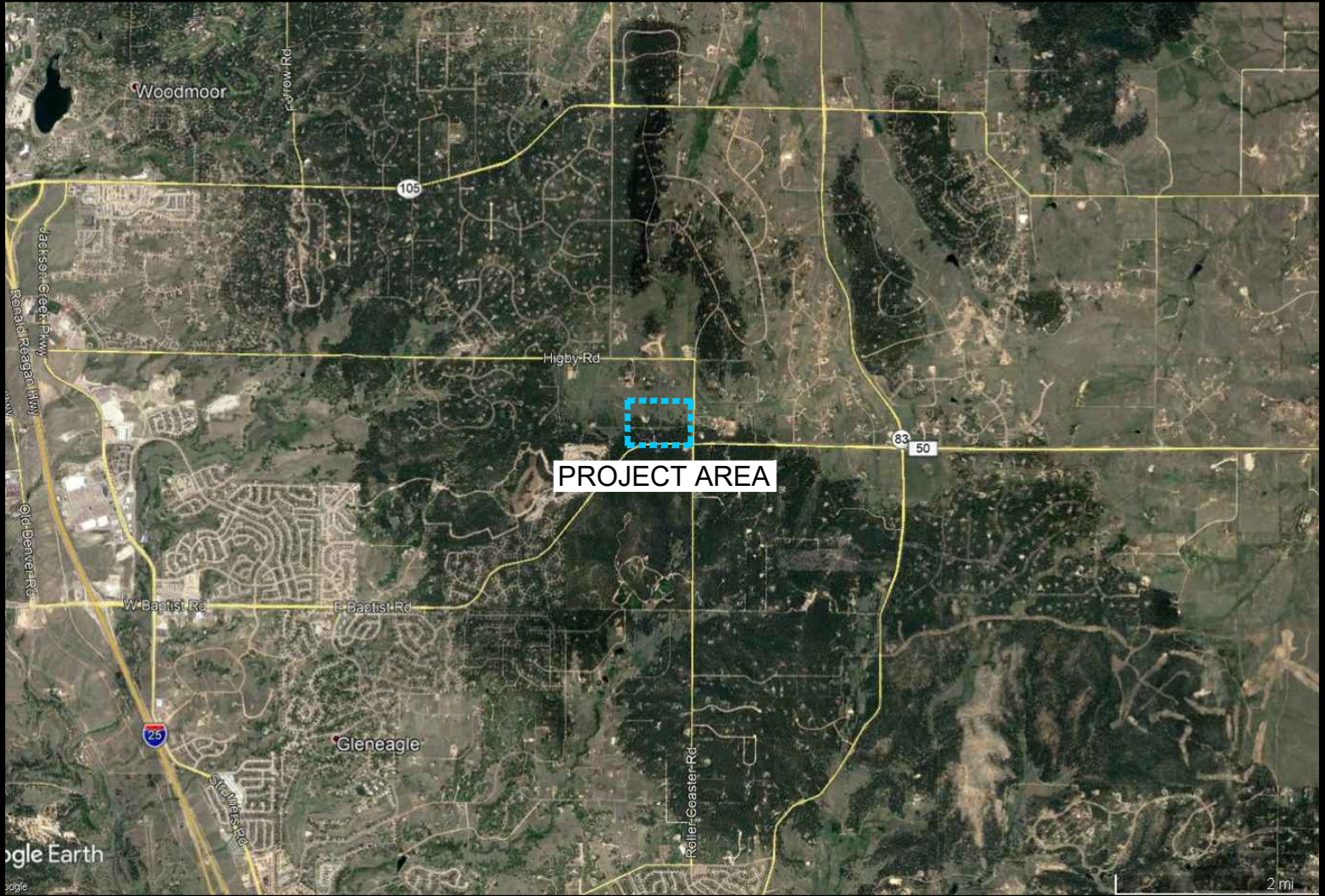
For any questions regarding this letter of intent, please contact the Applicant/Engineer as listed below.

Owner: 1920 E Baptist Rd LLC.  
Barry Curtis  
1920 E Baptist Rd  
Monument, CO 80132  
719-331-0159

Applicant/Engineer: Forsgren Associates, Inc  
Conner Burba  
56 Inverness Dr. East Ste 112  
Englewood, CO 80112  
720-214-5884



P:\Clients\Curtis - Replat\CAD\Development Plan\VicinityMap - Curtis Subdivision.dwg - ---- - 4/8/2019 12:00 PM



PROJECT AREA



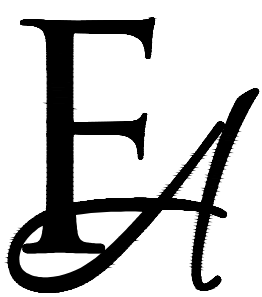
VICINITY MAP

SCALE: NTS

03/22/19

1920 E BAPTIST RD LLC

04-18-0026



1920 E BAPTIST RD  
5-LOT SUBDIVISION  
VICINITY MAP

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION



7019 0140 0000 8163 7649

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee  
\$ 3.70

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

JUL 08 2019  
Postmark  
Here  
COLORADO SPRINGS, CO 80920

Postage  
\$ .55

Total Postage and Fees  
\$ 4.05

Sent To  
MARGARET L KUHN  
Street and Apt. No., or PO Box No.  
16755 ROLLER CONCRETE RD.  
City, State, ZIP+4®  
Colorado Springs, CO 80921-1638

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0140 0000 8163 7632

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

COPY IT CPU  
Postmark  
Here  
JUL 08 2019  
COLORADO SPRINGS, CO 80920

Postage  
\$ .55

Total Postage and Fees  
\$ 4.05

Sent To  
THERMAX ENTERPRISES LLC  
Street and Apt. No., or PO Box No.  
1275 Rangely Dr.  
City, State, ZIP+4®  
Colorado Springs, CO 80921-2691

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0140 0000 8163 7625

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

COPY IT CPU  
Postmark  
Here  
JUL 08 2019  
COLORADO SPRINGS, CO 80920

Postage  
\$ .55

Total Postage and Fees  
\$ 4.05

Sent To  
JAMES C. WIDER  
Street and Apt. No., or PO Box No.  
16755 ROLLER CONCRETE RD.  
City, State, ZIP+4®  
Colorado Springs, CO 80921-1638

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0140 0000 8163 7601

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE COPY

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
\$ .55

Total Postage and Fees  
\$ 4.05

Sent To  
MICHAEL R. POLLARD  
Street and Apt. No., or PO Box No.  
2355 Hodgen RD  
City, State, ZIP+4®  
Colorado Springs, CO 80921-1603

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0140 0000 8163 7656

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE COPY

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
\$ .55

Total Postage and Fees  
\$ 4.05

Sent To  
KIS LAND LLC  
Street and Apt. No., or PO Box No.  
4421 Mountain Dance Dr  
City, State, ZIP+4®  
Colorado Springs, CO 80908-2933

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0140 0000 8163 7663

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE COPY

Certified Mail Fee  
\$ 3.50

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
\$ .55

Total Postage and Fees  
\$ 4.05

Sent To  
JOSHUA ENLSON  
Street and Apt. No., or PO Box No.  
5590 Vessey RD  
City, State, ZIP+4®  
Colorado Springs, CO 80908-3288

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions