



March 31, 2017  
(Revised October 10, 2017)

**LETTER OF INTENT  
Jackson Ranch Filing No. 4 Final Plat**

**Owner:**

Four Gates Land Development, LLC  
17435 Roller Coaster Rd., Monument, CO 80132-8312

**Developer:**

Four Gates Land Development, LLC, Marlene Brown, Managing Member  
17435 Roller Coaster Rd., Monument, CO 80132-8312, 719 492 0355  
marlene.fourgates@gmail.com

**Applicant / Consultant:**

M.V.E., Inc., Dave Gorman  
1903 Lelaray Street, Suite 200, Colorado Springs, CO, (719) 635-5736

**Site Location Size and Zoning:**

The Jackson Ranch Filing No. 4 site is 31.18± acres located in the Northwest one-quarter of Section 21, Township 11 South, Range 66 West of the 6th P.M. in El Paso County, Colorado. The site is generally in the vicinity of the northeast corner of the intersection of Roller Coaster Road and Higby Road. More specifically, the site is located north of proposed Jackson Ranch Filing No. 3, which is on the north side of existing Jackson Ranch Filing No. 2 on the northerly extension of Jackson Ranch Court. The proposed site is bounded on the north by Canterbury West and Canterbury East, both zoned RR-5. Canterbury East is also adjacent along the east side. Tri-State Generation & Transmission Association's electric transmission facilities border the site on the southeast (east of proposed Jackson Ranch Court). Proposed Jackson Ranch Filing No. 3 (RR-2.5), a separate and concurrent Final Plat application, is adjacent to the south. Unplatted land (RR-2.5) borders the site on the west side. Vehicular access to the site is proposed from the northerly extension of Jackson Ranch Court, connecting to Higby Road, just east of Roller Coaster Road. All existing roads that facilitate access are asphalt surfaced County owned and maintained rural residential roadways which have been designed and constructed to El Paso County Standards and Specifications. The bulk of the site consists of Assessor Schedule No.'s 61210-00-020. Minor portions are also contained in 61210-00-021 & 61210-00-023. The subject 31.18± acre property is zoned RR-2.5 (Residential Rural/single-family residential).

The subject property was rezoned from RR-5 to RR-2.5 on September 27, 2016 under El Paso County File P-16-001 with Resolution 16-338 recorded under Reception No. 216111378. The site location, size and zoning of the proposed Jackson Ranch Filing No. 4 is identical to those lots indicated as "Phase 3" on the amended Jackson Ranch Preliminary Plan (SP-16-002), approved by the El Paso County Board of County Commissioners on September 27, 2016 by Resolution Number 16-339, which was recorded under Reception Number 216111379.

This Final Plat request is concurrent with the separate Final Plat application for Jackson Ranch Filing No. 3 and follows the approval of Jackson Ranch Filing No. 1, recorded under Reception Number 215713577

***Engineers • Surveyors***  
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on February 4, 2015 and Jackson Ranch Filing No. 2, which is recorded under Reception Number 216713859 on October 19, 2016.

**Request and Justification:**

The request is for approval of the Final Plat of Jackson Ranch Filing No. 4 containing 31.18± acres. This proposed Final Plat will create eight (8) rural residential single-family lots, public street right-of-way, and two (2) Open Space & Drainage tracts.

This proposed Jackson Ranch Filing No. 4 Final Plat consists of those lots marked “Phase 3” on the approved Jackson Ranch Amended Preliminary Plan. This Final Plat is consistent with the approved Preliminary Plan and the existing RR-2.5 zoning.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*  
The subdivision’s proposed land use, density and physical design are consistent with the goals and objectives of the El Paso County Master Plan, which is comprised of the El Paso County Policy Plan, the 2000 Tri-Lakes Comprehensive Plan, the Major Transportation Corridors Plan (MTCP), the Parks Master Plan, and the Masterplan for Mineral Extraction. A finding of consistency with the El Paso County Policy Plan, the above named Small Area Plan and the other Master Plan elements was made with the Board of County Commissioner's approvals of the RR-2.5 (Residential Rural) zoning district and the Preliminary Plan Amendment in 2016.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*  
The proposed Final Plat is consistent and in conformance with the previously approved 2016 Preliminary Plan Amendment for the Jackson Ranch development. This Final Plat consists of those lots marked “Phase 3” on the approved Jackson Ranch Amended Preliminary Plan. The subdivision will be developed in accordance with the previous land use approvals.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*  
The proposed Final Plat is prepared in accordance with all applicable subdivision design standards. The necessary Deviations concerning the design of subdivision have been previously obtained.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*  
Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*  
Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].*  
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*  
The proposed Final Plat is consistent with the approved Preliminary Drainage Report for the entire Jackson Ranch development site. A Final Drainage Report for the development of Jackson Ranch Filing No. 4 has been prepared. The owner will comply with the requirements of the drainage reports and will provide the drainage improvements recommended for the subdivision.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*  
Each proposed lot on the site will access a public street, which will in turn connect to Higby Road to the south of this development. The street layout and access provisions were approved as part of the Amended Preliminary Plan in 2016. Jackson Ranch Filing No. 4 is consistent with the approved Preliminary Plan.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*  
The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Jackson Ranch Filing No. 4 is located within the Tri-lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, and the Lewis-Palmer School District, which will serve the subdivision. Transportation is being facilitated by the existing and proposed roadway system.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*  
Jackson Ranch Filing No. 4 is located within the Tri-lakes Monument Fire Protection District which is providing fire protection for the previous two subdivision filings and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*  
Offsite transportation and drainage impacts are considered and mitigated by the recommendations of the Preliminary Drainage Report, The Final Drainage Report and previous Traffic Impact Study. The developer will pay the required Road Impact Fee upon obtaining individual residential building permits.
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*  
The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable School Fees and Park Fees. No Drainage Fees or Bridge Fees are due for this project.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.].* No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

**Existing and Proposed Facilities:**

Existing improvements within this parcel are related to past ranching activities including drainage control structures, equestrian facilities and trails. The existing structures on proposed Lot 4 are to be removed. The area contains some drainage facilities related to past SCS erosion control facilities. Existing adjacent offsite roads include the Major Collector roads of Higby Road and Roller Coaster Road. These are both Major Collector roads to which this developer has made previous R.O.W. Dedications as part of Jackson Ranch Filing No. 1 and Jackson Ranch Filing No. 2. Existing facilities provided in Jackson Ranch Filing No. 2 include the southern portion of Jackson Ranch Court (60' ROW) as well as the associated drainage provisions and utility lines. The improvements proposed for Jackson Ranch Filing No. 3, located to the south, will be constructed prior to or at the same time as those required for Jackson Ranch Filing No. 4.

Proposed improvements within this parcel include the northerly extension of Jackson Ranch Court, terminating in a cul-de-sac. This road will be a County owned and maintained asphalt roadway. Drainage facilities, electric service, natural gas service and telephone service will also be added. Water service is intended to be provided by individual on site wells operated under a State approved Water Augmentation Plan. Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. These new facilities will be connected to the improvements of Filing No. 3 as appropriate. All improvements will be in compliance with the approved Preliminary Plan and El Paso County engineering criteria. The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a financial surety acceptable to the El Paso County Board of County Commissioners.

**Total Number Of Residential Units And Densities:**

The gross area of the Filing 3 subdivision is 31.18+/- acres and will contain 8 rural residential Single Family Units. An area of 25.30+/- acres will be single-family residential lots. The Open Space and Drainage Tracts will contain 4.55+/- acres and street rights-of-way take up the remaining 1.33+/- acres. The average lot size for the 8 lots is 3.16 acres. The gross density of Filing No. 4 is 0.26 units per acre, while the net density, subtracting out the areas of street rights-of-way and tracts is 0.32 units per acre.

**Open Space and Drainage Tracts:**

A 1.54+/- acre tract is being platted along at the westerly edge of the proposed subdivision for use as Open Space and Drainage. The tract will be the northerly extension of the Open Space and Drainage Tract platted along the west edge of Jackson Ranch Filing No. 2 and Filing No. 3 which facilitates the

continued drainage through the natural drainageway from south to north. The tract is accessed by a connection to the proposed Jackson Ranch Court cul-de-sac. The approved Preliminary Plan indicates a special 75 feet wide building setback line for the portions of the lots adjacent to this tract and the existing natural drainageway. A second Open Space and Drainage Tract located at the northeast corner of the site will be platted with an area of 3.01+/- acres. This tract contains an existing ponding area, which will remain undisturbed. The tract will be accessed by a connection to the proposed Jackson Ranch Court cul-de-sac. This tract also provides a distance and open space buffer between two 2.5 acre Lot 5 and Lot 6 of Jackson Ranch Filing No. 4 and the nearest 5 acres lots in Canterbury East. Both tracts will be owned and maintained by the Jackson Ranch Owners Association, established under the laws of the State of Colorado in 2015. The tracts total 4.55+/- acres and comprises over 16% of the Filing No. 4 area. The provision of these tracts is in accordance with the approved Preliminary Plan.

#### **Relationship to Adjacent Properties and Land Uses:**

Proposed Jackson Ranch Filing No. 3 to the south and proposed Jackson Ranch Filing No. 5 to the west, are both zoned RR-2.5 and will contain similar and compatible 2.5 acre lots. The property adjacent to the southeast is owned by Tri-State Generation & Transmission Association for electric transmission facilities. The single proposed lot located adjacent to the Tri-state property is larger in size at 5.0 acres and contains a 30' wide perimeter utility easement along the south edge. The two existing adjacent subdivisions to the north and east, Canterbury West and Canterbury East are zoned RR-5. Jackson Ranch Filing No. 4 features larger 5.0+/- acre lots and an Open Space tract along the boundary with both existing subdivisions. These larger lots separate the higher density 2.5+/- acre lots from the adjacent properties, providing a transition buffer. Additionally, Jackson Ranch Filing No. 4 has a 75 feet rear building setback for the lots along the west perimeter of the subdivision and a 100 foot rear building setback for the lots along the north and east sides, adjacent to the Canterbury West and Canterbury East subdivisions. These special setbacks provide further isolation from existing development in accordance with the approved Preliminary Plan.

#### **Fire Protection:**

The Jackson Ranch Filing No. 4 property is located within the Tri-Lakes Monument Fire Protection District. The lots and homes will be subject to the codes and policies adopted by the District regarding fire protection.

#### **PROPOSED ACCESS LOCATIONS:**

The access location for the proposed subdivision is the extension of Jackson Ranch Court as shown on the approved Preliminary Plan.

#### **Traffic Impact Fees:**

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended. Transportation impact fees will be paid at the time of issuance of individual building permits on a prorated individual lot basis. The property will not utilize a Public Improvement District to fund its transportation fee obligations.

Letter of Intent – Jackson Ranch Filing No. 4 Final Plat

March 31, 2017 (Revised October 10, 2017)

Page 6

Should County staff or officials require more information. Please use the contact information below to reach me.

Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink, appearing to read "David R. Gorman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David R. Gorman, P.E.

DRG:cwg

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