

~~January 29, 2026~~  
Revised June 24, 2026

El Paso County Planning Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Letter of Intent  
AFT Ranch Filing No. 2  
EA25121-PCD File VR261  
11520 Howells Rd., Colorado Springs, CO 80908  
Parcel No. 62154-01-003

Gentlemen:

This letter serves as our Letter of Intent for the above-mentioned minor subdivision replat and Filing No. 2. Detailed information on this request is as follows:

Applicant:

Charlie and Nancy Shea for Charles R. and Nancy K. Shea Living Trust and AFT Ranch LLC, Nancy K. Shea, Mgr.  
11520 Howells Rd., Colorado Springs, Colorado 80908  
719-499-6531 [crs@crshea.com](mailto:crs@crshea.com)  
719-244-6592 [nancys@crshea.com](mailto:nancys@crshea.com)

Dave V. Hostetler, PLS  
Land Development Consultants, inc.  
3898 Maizeland Rd., Colorado Springs, CO 80909  
719-528-6133 x109 [dhostetler@ldc-inc.com](mailto:dhostetler@ldc-inc.com)

Logan L. Langford, P.G.  
Entech Engineering, Inc. 505 Elkton Dr., Colorado Springs, CO 80907  
719-531-5599 x106 [llangford@entechengineers.com](mailto:llangford@entechengineers.com)

Owner(s):

Charles R. and Nancy K. Shea Living Trust, 11520 Howells Rd., Colorado Springs, CO 80908,  
719-499-6531, [crs@crshea.com](mailto:crs@crshea.com)  
719-244-6592, [nancys@crshea.com](mailto:nancys@crshea.com)

Site location: 11520 Howells Rd., Colorado Springs, Colorado 80908

Property Tax Schedule: 62154-01-003

Size: 34.347 acres, Zoned RR-5

*Proposed Development-PCD File VR261:*

The proposed request is to replat a 34.347-acre (AFT Ranch Filing No. 1, Lot 1) into two lots. The current zoning allows for 5-acre lots within the zone district. The Lot 1 will be divided into 2 lots. One lot to the western section of the land, a second lot on the southeast section of the land. The proposed replat will include Lot 1A within the western region of the project site of 29 acres, Lot 1B within the southeastern region of the project site of 5.310 acres. AFT Ranch, Filing No.1 consisted of 2 lots; lot 1 was 34.347 acres and Lot 2 was 5.327 acres. The replat (Filing No. 2) consists of Lot 1A and Lot 1B.

Configuration of the lots are shown on the Site Plan (Plat) document that has been uploaded.

The current state water allocation will allow up to 5 wells on the entire parcel consisting of 39.647 acres. The Augmentation Plan and recorded Decree of the Water Court Division 2, Case Nos: 2013CW2 (Div 2) and 2013CW3 (Div 1) recorded 6/19/2014 No. 214049357 verifies this allocation. The Decree will be uploaded on EDARP.

The application for a minor subdivision complies with El Paso County review criteria for a minor subdivision, as stated in El Paso County Land Development Code Chapter 7 and C.R.S. 30-28-133. Relationship to surrounding land uses is compatible to adjacent properties. The majority of the neighbors in this area are rural property owners, as is the current zoning on this parcel. After the subdivision application is granted, these lots will still all be rural lots with single family residences in keeping with the design intent of this portion of the County Master Plan.

- 1) Conformance with Master Plan. The El Paso County Master Plan defines this parcel in Black Forest as a forested area, in a Minimal Change-Undeveloped area of change and Large Lot Residential Placetype. The Large Lot Residential Placetype consists almost entirely of residential development and acts as the transition between placetypes. As part of the Forested Areas Key Area, new development in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soils erosion related to poor planning, design and construction. The owner and the design team have taken care to ensure this proposed development addresses the requirements and goals for this key area by dividing the site into 2 lots within the current RR-5 zone. Concerns regarding fires, soil erosion, and access to major roads are all addressed in the plan for this minor subdivision replat, with most of these concerns being addressed on either the plat or the Letter of Intent in our submission package. The seamless connection between the natural environment and small-scale, low intensity development is critical to their identity.

The forestry management is addressed in the Forestry Management Section of "Natural Resources, Forestry Management and Fire Protection Plan" by the applicants and their representative Thomas Flynn, Certified Arborist with Front Range Arborists.

Goal 2.2.1 The impact for this development on drainage is as follows:

1. The new home/structure will be constructed on the newly created 5-acre lot.
2. Any future subdivision of the larger lot to create additional lot or lots (such as AFT Ranch Filing No. 3) will require a new final drainage letter (FDR).
3. Kettle Creek drainage fee for 2026 is \$14,733.00 per impervious acre. Applicants are aware that upon approval and recording of the minor subdivision replat known as AFT Ranch Filing 2, they will need to pay park, school, and drainage fees based on the 2026 schedule. Applicants will defer road impact and driveway access permit fees until time of building permit.
4. Instead of a drainage letter prepared by a licensed engineer, Staff will accept a note on the Letter of Intent "LOI" that is prepared, signed, and dated by the applicant.
5. The new home will cause no adverse impacts to adjacent or downstream properties with respect to stormwater runoff.
6. The Calculated Fee is for one additional lot which is created by AFT Ranch Filing No. 2, since the size of the new lot is 5 acres, a 25% reduction in the calculated drainage fee is allowed; calculated fee must use 2026 value. This site is in the Kettle Creek drainage basin. The 2026 Kettle Creek Drainage Fee is \$14,733.00 per impervious acre. The impervious area for Lot 1B is .388 acre.  $\$14,733.00 \times .388 = \$5,716.40 \times .75 = \$4,287.30$ .

Goal 4.1 Transportation Network. Howells Road is a 2-lane gravel road going north from Old Ranch Road. Howells Road dead ends immediately north of the subject property. This replat should have no impact on the county transportation network.

Goal 5.3 Ensuring Adequate Provision of Utilities. Utilities are being provided by well water. Refer to Decree of Water Court Division 2, Case Nos.: 2013CW2 (Div 2) and 2013CW3 (Div 1).

Goal 5.3.1 Gas and Electric is supplied by local utility companies. Commitment letters from Black Hills Energy and Mountain View Electric Association will be included in the documents contained in this submission. Both gas and electric are currently adjacent to the proposed 5 acres (Lot 1B) and are present at the residences on Lot 1 and Lot 2 of the AFT Ranch, Filing No. 1 recorded August 19, 2105.

Goal 5.3.2 On Site Wastewater treatment will be through individual septic systems. See OWTS Report prepared by Entech Engineering dated January 29, 2026.

- 2) The minor subdivision replat is consistent with the purposes of the Land Development Code ("Code"), i.e., to promote predictability, consistency and efficiency in the land development process for all residents and business interests.

Policy 1.1 Promote consistency in land development. This site is consistent with RR-5 zone district and the development has lot sizes consistent with adjacent sites.

Policy 1.2 The submission for this minor subdivision replat as a public process provides the opportunity to protect the nearby community and neighboring residents with adjacent property notifications sent as required. To our knowledge, there have been no comments from adjacent property owners.

Policy 1.3 All policies to provide adequate water, sewerage and public access to the area surrounding this minor subdivision replat have been addressed in the appropriate engineering reports that are included in this application. This minor subdivision replat does not prevent any public health, safety or general welfare concerns for other citizens and businesses in the area. The preparation of all engineering reports and design of this minor subdivision replat have addressed reasonable standards for design in the County. Proper legal descriptions have been included in all documentation, and specifically in the Plat that has been submitted as part of this application.

- 3) The minor subdivision replat is in conformation with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents and other supporting materials to the best of all parties knowledge, belief and opinion, and as described in Chapter 8 of El Paso County Land Development Code (“LDC”).

Specific code references that are applicable to this application are:

8.2 Conformity with Plans and Standards. The lot being subdivided into two lots is to stay within development standards for smaller subdivisions.

8.3 Restrictions Associated with the Plat. The access to each lot will be by a private driveway that will be constructed to allow fire department access and turnaround space for fire department vehicles. Both private driveways are accessed from Howells Road on the eastern property boundary.

8.4 Design Considerations and Standards respectively. The existing residence and barn on Lot 1A to the west of Howells Rd. will be accessed by a 40’ wide private driveway with public utility easement. The 40’ wide driveway is the access and legally part of Lot 1A which is considered a flag lot. Per LDC 8.4.3.B.4 a flag lot requires a minimum width of the pole to be 30’. The area of the pole is 0.5396 acres and not included in the overall size of Lot 1A. Lot 1B will be accessed directly off Howells Rd. Lot 1B home site will be constructed in an area under one acre disturbance.

- 4) A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of minor subdivision replat 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 the Code. The Water Resources Report for The AFT Ranch, EPC Parcel #62154-01-003, has been submitted which addresses the requirements of quantity (already established by the Water Decree), quality and dependability for the type of minor subdivision replat proposed, supported by a Water Decree from District Court, Water Division 2, State of Colorado, Case Nos. 2013CW2 (Div 2) and 2013CW3 (Div 1). Water will be provided by a new well to Lot 1B.

- 5) The proposed Lot 1B will utilize private septic system and leach field to be in compliance with current El Paso County Health Department regulation and shall comply with required distances to the new well. The “no build area easement” on Lot 1B will not allow the OWTS per the notes on the final plat.
- 6) Wastewater Study contained within this submission from Entech Engineering dated January 29, 2026 which shows the system will comply with state and local law and regulations as shown in [C.R.S. § 30-28-133(6) (b)]. Septic permit will be obtained by the homeowner or General Contractor at time of the building permit to show location of the new well and the new septic system at time of building permit and site plan review by El Paso County.
- 7) All areas of the proposed minor subdivision replat, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]. As shown in the Soils and Geology Study dated January 29, 2026, prepared by Entech Engineering, Inc., the site was found to be suitable for the proposed development. General site conditions, soils, topography and geologic conditions have been addressed by Entech Engineering in the Onsite Wastewater Study dated January 29, 2026.
- 8) This proposed minor subdivision replat will not have any public improvements.
- 9) Howells Rd. is a County maintained road that can be accessed directly from Lot 1A private driveway and Lot 1B being created with the replat. Lot 1B will take direct access to Howells Rd.
- 10) Per the notes from Development Services Engineer, Jalal Saleh, at the EA meeting on Wednesday, November 19, 2025, page 6 **TRAFFIC NOTES**: No traffic study is required. Per ECM Appendix B.1.2.D states: Vehicular Traffic (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway. Based on these guidelines, no traffic study is required.
- 11) The proposed minor subdivision replat to create one additional lot generates minimal additional traffic to Howells Rd. which is a gravel dead end road. EPC Road Impact Fees will apply for new homes. EPC Road Impact Fees for single family detached dwelling currently is \$4,101.00 paid at time of Building Permit. The EPC RIF will be higher in 2026.
- 12) All necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be available to serve the proposed minor subdivision replat. Police and fire protection are covered by El Paso County. Electric utilities will be provided by Mountain View Electric Association (“MVEA”). Electrical is currently overhead

and underground serving Lot 1 and Lot 2 of Fil No 1. Providing power to Lot 1B can be achieved. Natural gas to be provided by Black Hills Energy. Both electric and gas services will occur as part of Lot 1B home construction process. Black Hills Energy natural gas service is located in the N/E corner of the proposed Lot 1B. The entire property has been allocated for the use of five wells within the State's augmentation plan and Decree. The Fire Protection for the site meets Section 6.3.3 of the El Paso County Land Development Code. Black Forest Fire District station located at Burgess Road and Teachout Road is less than 4 miles east of the proposed minor subdivision replat. At the time of the home construction, the proposed home on Lot 1B will be constructed in accordance with the Adopted Fire and Building Code Standards.

- 13) The Forest Management and Fire Protection Plan Appendix D, according to the CSFS Colorado Wildfire Risk Map, the site is at low to moderate risk for wildfire. Appendix E of the same report also references the Wildland Urban Interface (WUI) Worksheet. This report also details the locations, equipment and staffing of the Black Forest Fire Department.
- 14) As there are no added public facilities or infrastructure in this proposed minor subdivision replat, we believe there is no need for financial guarantee through SIA or mitigation of financial impacts.
- 15) There are no known commercial mining deposits to be extracted from this parcel/subdivision and as such this shall not impede any commercial mining deposits, as referenced in [C.R.S. §§ 34-1-302(1), et seq.].
- 16) AFT Ranch Subdivision Filing No. 1 was recorded August 19, 2015, at 11:21 am; Reception No. 215713667. Construction on Lot 2 commenced immediately with a single-family dwelling. Construction on Lot 1 commenced in 2016 with a barn/guest house and horse facility. Construction on Lot 1 of a single-family dwelling commenced in 2019. Protection of environmental features and consideration of the wildlife habitat zone/no-build area and drainage easement were observed and followed during development and construction.

We have made every effort to address all requirements for this request, and we are available to answer any additional questions that may arise from the County on any aspects of this request for a minor subdivision replat.

Respectfully,

Handwritten signatures of Charlie and Nancy Shea in blue ink. The signature on the left is 'CRH' and the one on the right is 'Nancy Shea'.

Charlie and Nancy Shea  
Dated: January 29, 2026  
Revised: June 24, 2026