



Jerome W.  
HANNIGAN and ASSOCIATES, INC.

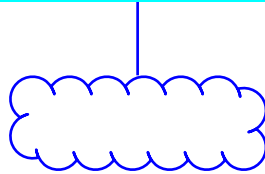
Land Planning • Land Surveying • Land Development Consulting

19360 Spring Valley Road, Monument, CO 80132 • 719-481-8292 • Fax 719-481-9071

**Settlers Ranch Subdivision Filing No. 3  
Subdivision Letter of Intent**

PCD File # SF249

March 23, 2024



**Owner and Developer:**

Mark Davis, Managing Member  
Hodgen Settlers Ranch, LLC  
P.O. Box 1488  
Monument, Colorado 80132  
719-338-3116  
markdavis.oaksbury@gmail.com

**Applicant and Land Planner**

Jerome W. Hannigan, PP, PLS  
Jerome W. Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, Colorado 80132  
719-481-8292  
Hannigan.and.assoc@gmail.com

**Primary Consultants:**

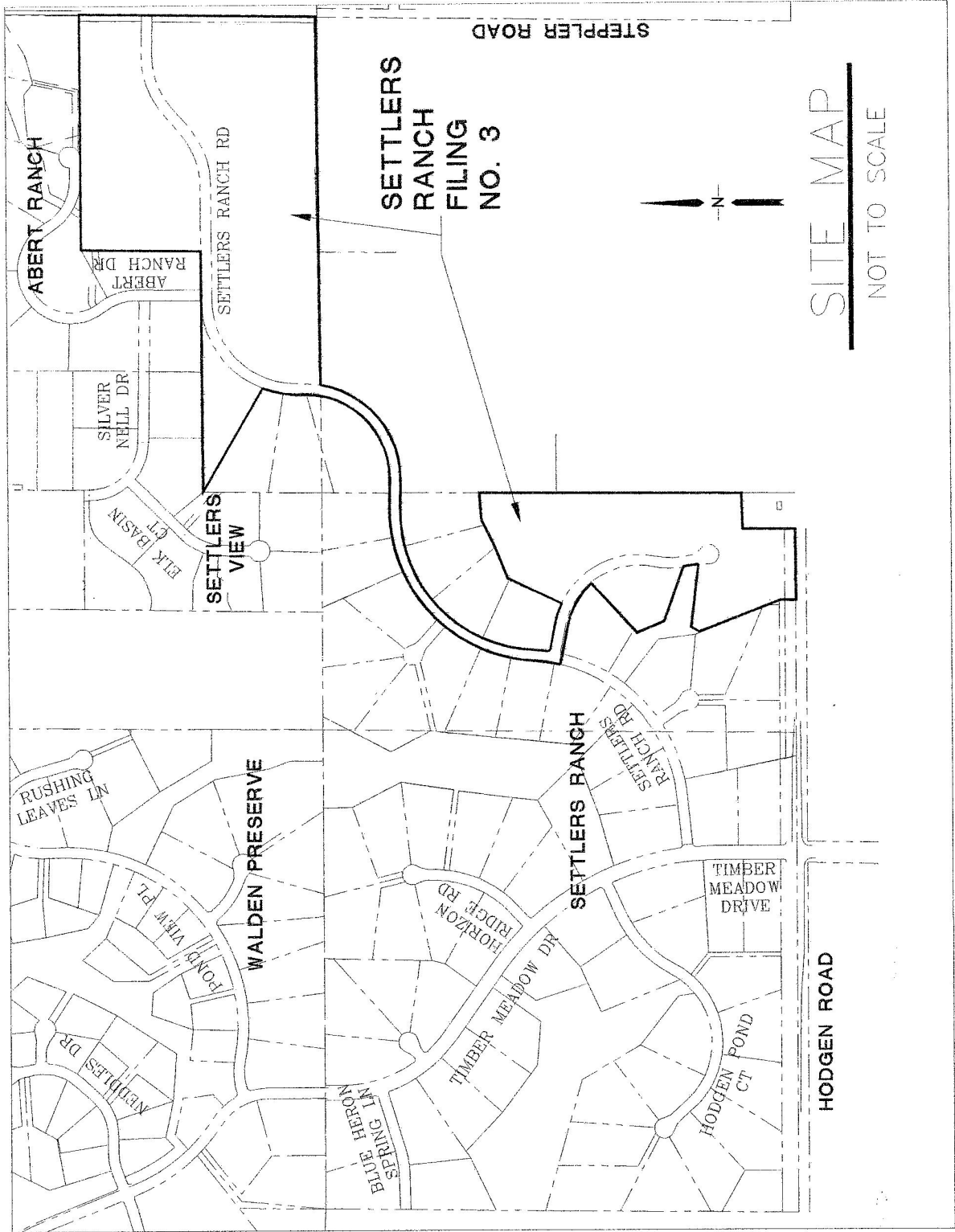
John Schwab, PE  
JPS Engineering, Inc.  
19 E. Willamette Avenue  
Colorado Springs, Colorado 80903  
719-477-9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

Russ Wood, Managing Member  
Rampart Surveys, LLC  
P.O. Box 5101  
Woodland Park, Colorado 80866  
719-687-0920  
[Russ@RampartLS.com](mailto:Russ@RampartLS.com)

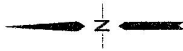
**Parcel Information for area proposed to be rezoned:**

Parcel 61230-07-024; Tract A-1, Settlers Ranch Subdivision Filing No 2C; 3.26 Acres  
Parcel 61240-04-003; Tract A-2, Settlers Ranch Subdivision Filing No 2C; 15.59 Acres  
Parcel 61240-05-001; Tract A-3, Settlers Ranch Subdivision Filing No 2C; 31.54 Acres  
Plus Tract C which is the 3.14 acre Settlers Ranch Road right of way.  
These are not currently addressed.

IFthe rezone and plat are to be a combined LOI then state requests for both rezone and final plat; if this letter of intent is to be for the final plat only state that and say a concurrent request for rezone is also requested file number P2223



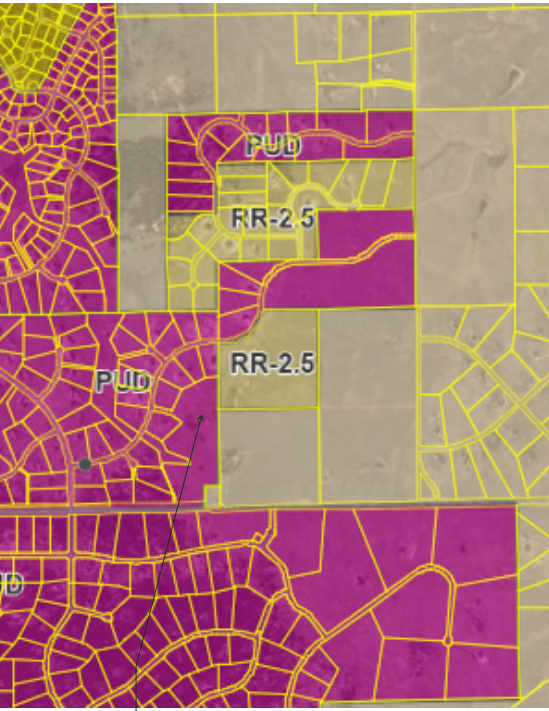
**SETTLERS  
RANCH  
FILING  
NO. 3**



**SITE MAP**

NOT TO SCALE

The request is for Settlers Ranch Filing No. 3 subdivision final plat, a 24 lot, X tracts, and \_\_\_ acres of public ROW. A finding of sufficiency is requested with the final plat. A concurrent rezone from PUD to RR 2.5 is also requested.



Tract is included in Filing No. 3: Settlers Ranch Subdivision Filing No. 2C, 22.51 acres including Basin Court right of way which is 1.76 acres.

THIS IS BACKGROUND

on filing includes all of the remaining Settlers Ranch property.

No. 2 is an approved final plat consisting of a number of phases and recorded individually. Several phases have been completed the undeveloped remainder is proposed for completion in one

and C, Settlers Ranch Subdivision Filing No 2C are currently zoned a total of 10 single family residential lots ranging in size from . Tract C is the right of way for the continuation of Settlers Ranch connects to Stepler Road at the east boundary.

these 2 paragraphs confuse the reader; the Master Plat program is expired; i would restate that the requested project area contains 2 zones . The northern portion is is zoned PUD which has an overall density of \_\_\_ and is platted as Tract X of plat filing. The southern portion is also PUD based on zone map insert zone graphic.

insert graphic to explain what area is to be remain PUD and what is to be RR 2.5

The property is located east of Highway 83; approximately one quarter mile north of Hodgen Road, west of Stepler Road and east of the currently developed Settlers Ranch. The property also adjoins Abert Ranch Subdivision and Settlers View Subdivision to the north. The property lies in the Northeast one quarter and the South one half of Section 23 and within portions of the Northwest one quarter of Section 24, Township 11 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, El Paso County, Colorado.

These Tracts "A" are concurrently proposed to be rezoned from PUD to RR-2.5 which will allow for lots with a minimum of 2.50 acres each. They remain rural in nature being served with a local paved road, individual wells and sewage disposal systems. Lot sizes will continue to vary within a proposed range of 2.50 to 4.24 acres. A total of 16 lots is proposed in the concurrent replat request with an average lot size of 3.14 acres. Density is 1 Dwelling Unit per 3.35 acres. The total area proposed for rezoning is 53.53 acres. The 22.51 acre Tract B is currently zoned RR 2.5 and will be platted with 8 lots from 2.50 to 2.74 acres. The average proposed lot size here is 2.60 acres, exclusive of road.

Currently vacant, the property exhibits remnants of its past ranch grazing history including erosion control berms, fencing and two track trails. Vegetation consists primarily of grasses with few trees. Proposed improvements include the 16 residential lots served by the extended County dedicated Settlers Ranch Road, drainage channels and pond and utility services including natural gas, electricity, telephone and other communication services.

24 lots

Access to and through the property is provided by Settlers Ranch Road which will connect easterly to Stepler Road. In addition, Abert Ranch Drive provides access to the property from the north.

the southern portion of the plat is 8 lots currently zoned PUD and is to remain. The PUD lot numbers have greater setbacks, building centurms

The northern portion of the proposed plat

Discuss time of original PUD and how existing development has ensued where the PUD remains on the plat to be consistent with existing development in the southern portion preserving natural features and the concurrent requested RR 2.5 and the lots size and layout in northern portion is consistent with Abert Subdivision (2020) and Settlers View Subdivision (2019) and Settlers/Schmidt zoning (2023) , which changed the character of the area they by supporting the size of the lots in the northern portion of the plat area.

Water will be provided by individual on site wells operated under the State approved Augmentation Plan. Wastewater treatment will be provided by individual on site septic systems installed and operated per State and County Health Department rules and regulations.

The property is located within and is served by the Lewis-Palmer School District, the Tri Lakes Monument Fire Protection District, Mountain View Electric Association, Black Hills Energy Corporation and Century Link Telephone. All utilities currently exist in the developed portion of Settlers Ranch and will be extended as needed.

**Justification for the Subdivision Request:**

This application satisfies the Criteria for Approval outlined in Chapter 7 of the Land Development Code and the design standards in Chapter 8. Additionally, it is consistent with the goals and objectives of the El Paso County Master Plan as detailed below

In approving a subdivision, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7 of the El Paso County Land Development Code including:

*The application is in general conformance with the goals, objectives and policies of the El Paso County Master Plan:*

Please see the Master Plan Consistency discussion, later.

*The subdivision is consistent with the 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:*

Consistency is established through the submitted supporting materials.

*Either a sufficient water supply has been acquired in terms of quality, quantity and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the Water Supply Standards and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval.*

All needs for a finding of water sufficiency have been established.

*A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations:*

Individual Sewage Disposal Systems will be utilized and compliance is identified by the submitted supporting materials.

*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:*

The Soils and Geological Hazard Study establishes compatibility.

identify constraint and list mitigation

Significant drainage ways run through the project; lots are large enough to accommodate 2 suitable septic sites , building site, well site and and incorporate drainage ways are to be in no build and easements maintained by XXX

*Adequate drainage improvements are proposed that comply with State Statute and the requirements of this Code and the Engineering Criteria Manual:*

Drainage has been analyzed with appropriate measures for mitigation established and incorporated in this request.

*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:*

Settlers Ranch Road is a dedicated public right of way that accesses 16 of the 24 proposed lots directly. Boundary Basin Court is also a dedicated public right of way and provides direct access to the remaining 8 proposed lots.

width of ROW and state meets criteria

*Necessary services, including police and fire protection, recreation, utilities and transportation are, or will be made available to serve the proposed subdivision:*

list providers

All required service providers exist and necessary utilities are available onsite.

is a cistern req? are ponds or Walden available to fight fires?

*The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code:*

Fire protection is provided by the Tri-Lakes Monument FPD which has the staff, facilities and equipment to provide coverage to all proposed lots.

*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:*

Off site impacts to be addressed consist primarily of those associated with traffic onto Stepler Road, in particular to the unpaved section north of Silver Nell Drive. Because of the subdivisions' previous contribution to improving and paving of Stepler Road, ~~a request for relief of additional fees is part of this request.~~

No additional escrow will be required for remaining paving of Stepler road based on previous Filings contributions and paving improvements.

Reword this: Applicant previously made improvements offsite to x y z. Applicant will design construct the remainder of Settlers Ranch Rd to Stepler. Traffic road impact fees will be paid at building permit. No additional offsite improvements are anticipated .  
There is no waiver- waivers are for Code.

*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:*

Both are applicable here and are addressed in the SIA.

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

landscape chapter  
ROW trees depicted  
on landscape plan

This subdivision request is in compliance with both Chapters of the LDC.

*The extraction of any known commercial mining deposit shall not be impeded by this subdivision:*

There are no known commercially viable minerals under the site.

#### **Master Plan Consistency:**

The El Paso County Master Plan utilizes a system of “Key Area Place Types” aligning with approved “Land Uses” to evaluate Master Plan land use consistency. The Settlers Ranch Subdivision Filing No. 3 is located in the Tri Lakes Key Area. The filing’s location within the Tri Lakes Key Area allows for or aligns with a Large Lot Residential Place Type and a single family detached residential land use. The primary Large Lot Residential Place Type allows for detached single family residential land uses having lot sizes of 2.5 acres or greater which is consistent with this rezoning request.

Filing 3 is located within a “Minimal Change: Developed” area of change. This filing is the completion of the long planned Settlers Ranch development and is consistent in land use and lot size with all previous Settlers Ranch filings.

Filing 3 is further located within a Large Lot Residential / Priority Development Area. This Priority Area encourages development which efficiently utilizes and extends existing infrastructure, conserves water resources and strengthens established neighborhoods. As mentioned, Filing 3 is a continuation of the Settlers Ranch development which efficiently utilizes previously developed infrastructure, conserves water and contributes to the several neighborhood subdivisions.

As discussed in Chapter 14 Implementation – Land Use Applications and Master Plan Consistency, previous Settlers Ranch subdivision approvals, including PUD Zoning, PUD Development Plan, Preliminary Plan and Final Plat Filings also establish Master Plan consistency relative to the land use goals and objectives as well as a significant portion of the Master Plan’s technical subdivision goals and objectives.

**Master Plan Goals and Objectives:**

**Land Use – Core Principal:** Manage growth to ensure a variety of land uses that preserve all character areas of the County.

*Goal LU-1: Ensure compatibility with established character and infrastructure capacity.*

The proposed single family residential land use and density is compatible with the adjoining communities. The existing infrastructure including electric, natural gas, telephone, drainage facilities, open space / trails and roadways have been designed and constructed to facilitate this filing.

*Goal LU-3: Encourage a range of development types to support a variety of land uses.*

The Settlers Ranch community consists of single family detached residential lots varying in size between 2.5 to 5.0 acres.

*Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes and second to their built form guidelines.*

Filing 3 is located within a Large-Lot Residential placetype which supports the proposed single family detached residential 2.5 acre and larger lots.

*Objective LU3-3: The Large-Lot Residential placetype should be characterized by predominately residential areas with mostly single family detached housing.*

Settlers Ranch Filing 3 proposes single family detached residential units.

**Housing and Communities – Core Principal:** Preserve and develop neighborhoods with a mix of housing types.

*Goal HC-1: Promote development of a mix of housing types in identified areas.*

*Objective HC1-5: Focus detached housing development in Large-Lot Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.*

The large lot single family detached residential housing proposed in Settlers Ranch Subdivision Filing No. 3 adds to and complements the mix of housing types offered within the Tri-Lakes Key Area Placetype.

**Water Master Plan Consistency:**

The entire Settlers Ranch subdivision which includes Tract 3, operates under a State approved Water Augmentation Plan utilizing a 300 year water commitment. The existing approved augmentation plan includes the proposed additional 6 lots. No change to the existing Water Augmentation Plan will be required to accommodate the proposed rezoning request.

**Supplemental Information:**

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 letter of credit acceptable to the El Paso County Board of County Commissioners.

The developer proposes to pay fees in lieu of land for School/Park dedication requirements.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program: as amended, at the time of building permit application. The road impact fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application.

There are no slopes exceeding 30% within the proposed rezoning area.

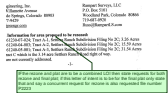
No waivers to the El Paso County Land Development Code or Deviations to the El Paso County Engineering Criteria Manual are proposed with this application.

Address what entity will maintain the detention pond in Tract A



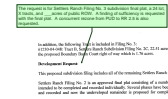
# V1\_ Letter of Intent.pdf Markup Summary

dsdparsons (19)



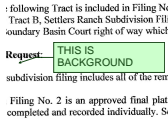
**Subject:** Planner  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:03:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

If the rezone and plat are to be a combined LOI then state requests for both rezone and final plat; if this letter of intent is to be for the final plat only state that and say a concurrent request for rezone is also requested file number P2223



**Subject:** Planner  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:07:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The request is for Settlers Ranch Filing No. 3 subdivision final plat, a 24 lot, X tracts, and \_\_\_ acres of public ROW. A finding of sufficiency is requested with the final plat. A concurrent rezone from PUD to RR 2.5 is also requested.



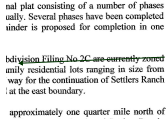
**Subject:** Planner  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:07:52 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

THIS IS BACKGROUND

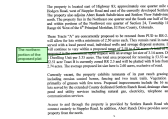


**Subject:** Planner  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:14:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

these 2 paragraphs confuse the reader; the Master Plat program is expired; i would restate that the requested project area contains 2 zones . The northern portion is is zoned PUD which has an overall density of \_\_\_ and is platted as Tract X of plat filing. The southern portion is also PUD based on zone map insert zone graphic.



**Subject:** Arrow  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:09:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

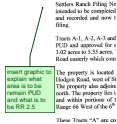


**Subject:** Planner  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:17:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The northern portion of the proposed plat



**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:12:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



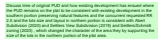
**Subject:** Planner  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:53:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

insert graphic to explain what area is to be remain PUD and what is to be RR 2.5



**Subject:** Planner  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/21/2024 7:53:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the southern portion of the plat is 8 lots currently zoned PUD and is to remain. The PUD lot numbers have greater setbacks, building centurms



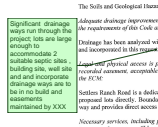
**Subject:** Planner  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:14:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Discuss time of original PUD and how existing development has ensued where the PUD remains on the plat to be consistent with existing development in the southern portion preserving natural features and the concurrent requested RR 2.5 and the lots size and layout in northern portion is consistent with Abert Subdivision (2020) and Settlers View Subdivision (2019) and Settlers/Schmidt zoning (2023) , which changed the character of the area they by supporting the size of the lots in the northern portion of the plat area.



**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:03:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify constraint and list mitigation



**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:04:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Significant drainage ways run through the project; lots are large enough to accommodate 2 suitable septic sites , building site, well site and and incorporate drainage ways are to be in no build and easements maintained by XXX

accesses 16 of the 24  
called public right of  
width of ROW and  
state meets criteria  
recreation, utilities and  
posed subdivision:  
available onsite.

**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:05:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

width of ROW and state meets criteria

the remaining 8 proposed lots.  
ice and fire protection, recreation, ut  
e available to serve the proposed suba  
list providers  
st and necessary utilities are available  
e to show that the proposed metho  
of this Code:

**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:05:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

list providers

es are available onsite.  
reposed methods for fire  
FPD which has the stuff,  
used lots.  
improvements are roughly  
vision in accordance with

is a  
cistern  
req? are  
ponds or  
Walden  
available  
to fight  
fires?

**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:06:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is a cistern req? are ponds or Walden available to fight fires?

particular to the upper section north of Silver Hill  
subdivision previous application to improve and  
a request for relief of additional fees in part of this  
Rerword this: Applicant previously made  
improvements offsite to x y z. Applicant  
will design construct the remainder of  
Settlers Ranch Rd to Stepler. Traffic  
road impact fees will be paid at building  
permit. No additional offsite  
improvements are anticipated.  
There is no waiver- waivers are for Code.

**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 10:05:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Rerword this: Applicant previously made improvements offsite to x y z. Applicant will design construct the remainder of Settlers Ranch Rd to Stepler. Traffic road impact fees will be paid at building permit. No additional offsite improvements are anticipated .

There is no waiver- waivers are for Code.

evaluated and related off site improvements are roughly  
mitigate the impacts of the subdivision in accordance with  
v of Chapter 16  
addressed consist primarily of those associated with traffic  
in particular to the upper section north of Silver Hill  
e subdivision previous contribution to improve and  
nd. a request for relief of additional fees in part of this

**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 10:04:44 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

paving o  
request.

**Subject:** Planner  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/21/2024 10:04:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

of the subdivision will be

landscape chapter  
ROW trees depicted  
on landscape plan  
ter and  
steps of the LDC.  
t shall not be inneded by

**Subject:** Planner  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 5/21/2024 8:08:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

landscape chapter ROW trees depicted on  
landscape plan

eschoenheit (6)

iter of Intent

PCD File # SF249



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 5/20/2024 2:38:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PCD File # SF249

ms. Lot six  
of 16 lots  
es. Density

**Subject:** Highlight  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 5/20/2024 2:45:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

with 8 lot  
ive of ro

**Subject:** Highlight  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 5/20/2024 2:45:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

past ranch grazing history  
c trails. Vegetation consists  
ats include the 16 residential  
Road, drainage channels and  
ricity, telephone and other  
24 lots  
lers Ranch Road which will

**Subject:** Cloud+  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 5/20/2024 2:45:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

24 lots

No additional escrow will be  
required for remaining  
paving of Stepler road  
based on previous Filings  
contributions and paving  
improvements.

**Subject:** Text Box  
**Page Label:** 5  
**Author:** eschoenheit  
**Date:** 5/22/2024 10:15:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

No additional escrow will be required for remaining  
paving of Stepler road based on previous Filings  
contributions and paving improvements.

Address what entity will  
maintain the detention  
pond in Tract A

---

**Subject:** Text Box  
**Page Label:** 8  
**Author:** eschoenheit  
**Date:** 5/20/2024 3:56:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Address what entity will maintain the detention  
pond in Tract A