



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

To: Kari Parsons, Project Manager  
EPCPCD

Re: Response to Comments from Susan Koch  
Dated 10-06-24

From: Jerry Hannigan, Applicant / Planner  
Hannigan and Associates, Inc. *JWH*

October 16, 2024

Dear Kari,

I submit the following comments as well as an annotated vicinity map in response to the above referenced letter:

**Comment:** In the past we have been successful in maintaining that the land east of the ridge between Tri-Lakes and the Black Forest Preservation Plans be held to 5 acre lot size.

**Response:** Not correct. The ridge in question passes southerly through Grandview Estates, Settlers View, Abert Ranch Estates and the west end of the portion of Settlers Ranch proposed for rezoning before passing through the recently rezoned parcel adjoining the Koch residence. None of those subdivisions have a 5 acre zoning or density, as developed. These Master Plans have been superceded by the current County Master Plan and the ridge in question is no longer a zone or land use boundary.

**Comment:** The Black Forest Plan stated that development should focus on the forested, rather than the open areas and recognize the Northern Grasslands as an area that should be developed only minimally in order to protect agricultural areas in Black Forest.

**Response:** The Northern Grasslands area lay east of the previously discussed ridge and is generally not forested. The area of Settlers Ranch proposed for rezoning is in that area and is not currently forested, however, the Settlers Ranch Covenants require each lot owner to plant and maintain 10 trees on each lot in addition to the required street trees along Settlers Ranch Drive. This area will no longer be grassland.

Comment: We want to remind the BoCC that the Cross Bar P Land & Cattle property and the Robinson property are both conservation easements with strict stipulations as to use, prohibited use and reserved rights.....continuing.....We feel there should be a 5 acre lot size buffer between this open space and any 2.5 acre subdivision thereby providing a better transition and some compatibility between subdivisions and our adjacent agricultural properties.

Response: Both the Cross Bar P and the Robinson parcels are zoned RR-5. Creating a conservation easement was not accompanied with a request to rezone those parcels to Agriculture zoning. The Robinson parcel adjoins 2 lots (across Steppler Rd.) in the current Settlers Ranch PUD. If rezoned to RR-2.5 the Robinson parcel will still adjoin 2 lots. These are 4.24 acres and 4.21 acres respectively. After rezoning, the Cross Bar P parcel adjoins 4.5 lots with an average area of 3.35 acres as well as a tract of 1.34 acres.

Comment: Water Run-Off

Response: Please see comments by JPS Engineering.

Comment: In all cases, we are extremely concerned about the adequacy of the water supply. And we have a concern about the environmental impacts that more individual septic systems will have. This not only affects our drinking supply but also our ranching needs.

Response: The water supply for Settlers Ranch Filing No. 3 has been adjudicated and an augmentation plan was approved by the Water Court. The water supply is sufficient for the proposed 24 lots without injury to the water rights of any adjoining property. All proposed individual sewage disposal systems will meet all requirements of the State and the County Department of Health.

In summary, this proposed rezoning from the currently approved 10 lots to 16 lots and the subdivision and plat for all 24 lots is in compliance with the current El Paso County Master Plan and is directly compatible with the adjoining subdivisions and properties.

# El Paso County Assessor's Office

## Parcel Numbers

6123004048 | 6123007024

6124005001 | 6124004003

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