

Date: July 03, 2019

**NOTICE TO ADJACENT PROPERTY OWNERS:**

This letter is being sent to you because Janice Woodard is proposing a land use project in El Paso County at the referenced location (see item #3) This information is being provided to you prior to any action by the County. Please direct any questions on the proposal to the referenced contact in item #2.

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 that 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.

2.) For questions specific to this project, please contact:

Jerome W. Hannigan and Associates, Inc., 19360 Spring Valley Rd., Monument, Co.,  
80132 Tel: 481-8292 Re: Job No. 19-003

Property Owner: Janice Woodard, 6385 Vessey Road, Colorado Springs, Co. 80908

3.) Site Address: 6385 Vessey Road, Colorado Springs, Co. 80908

location: on the south side of Vessey about 1/2 mile west of Black Forest Rd.

Parcel size: 14 acres

zoning: Existing Zoning is RR-5. To Remain RR-5

4.) Request and Justification: Plat into 2 building lots. Please see enclosed Letter of Intent.

5.) Waiver Requests: Minimum Frontage, LDC Section 8.4.3.A.1.

6. Vicinity Map showing adjacent owners: Enclosed.

Adjacent Owners:

1.) Eric F. & Carol A. Morrow, 6335 Vessey Rd., Colorado Springs, Co. 80908-3320

2.) Phyllis M. Deangelo Living Trust, 6350 Vessey Rd., Colorado Springs, Co. 80908-3321

3.) Robert D. & Carol A. Prentiss, 6460 Vessey Rd., Colorado Springs, Co. 80908-3321

4.) West Robert E, West Susan T, Felmlee Theron & Patricia Anita, 1999 Declaration Trust;  
6455 Vessey Rd., Colorado Springs, Co. 80908-3360

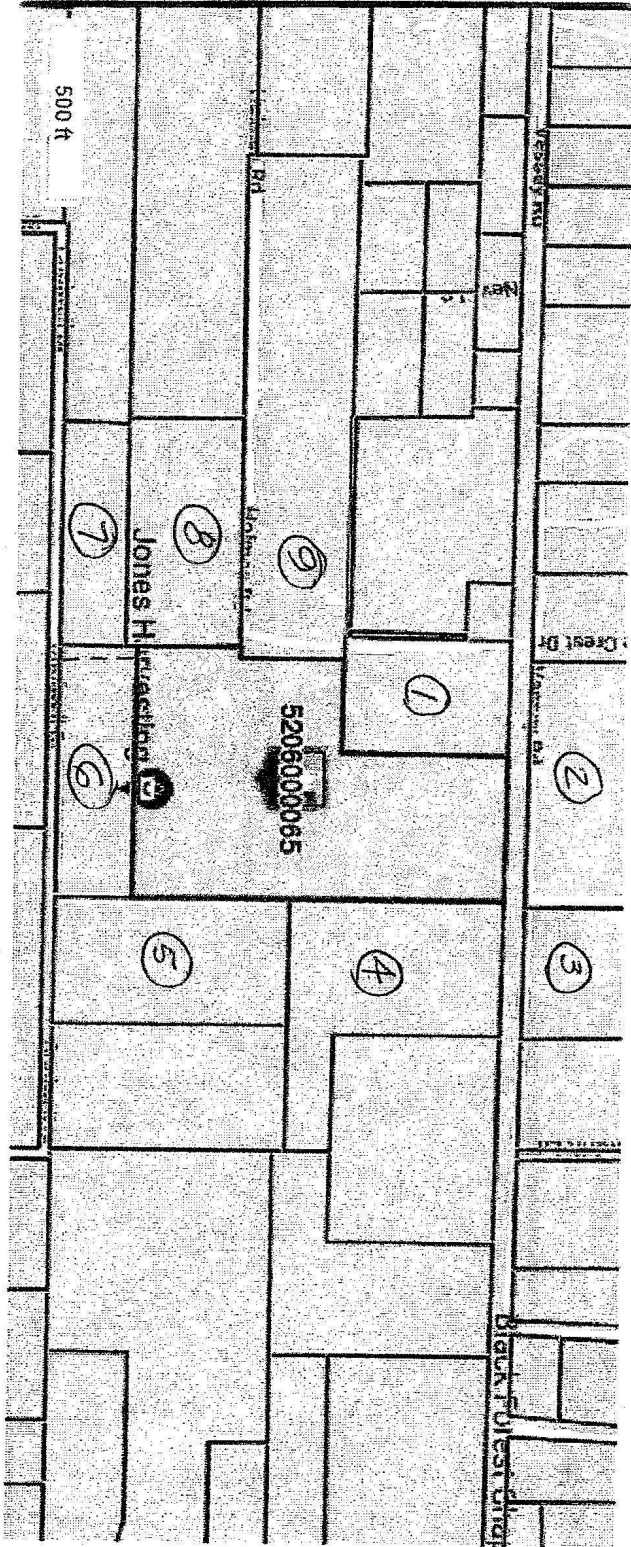
5.) James W. Gilliland, Sue Gilliland, 6420 Coolwell Dr., Colorado Springs, Co. 80908-3324

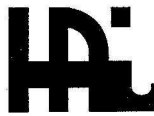
6.) Dinah Gale Watson Living Trust, Mark A. Watson, 6360 Coolwell Dr, Colorado Springs, Co.  
80908-3324

7.) Stephen G. Mack, Stephanie C. Mack, 1710 Summit Dr. Colorado Springs, Co. 80921-2108

8.) Peter J. Michaud, 5625 Apaloosa Dr., Colorado Springs, Co. 80923-1101

9.) Paul J. Billiard, Lesley R. Billiard, 6295 Vessey Rd., Colorado Springs, Co. 80908





Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

May 20, 201  
Job No. 19-003

Letter of Intent  
**WOODARD MINOR SUBDIVISION**

Woodard Minor Subdivision is a proposed two lot Minor Subdivision located at 6385 Vessey Road, Colorado Springs, Colorado, 80908. The approximately 14 acre property is owned by Janice Woodard and lies on the south side of Vessey Road just less than one half mile west of Black Forest Road. The property is within Section 6, T12S, R65W of the 6th PM, El Paso County. Existing zoning is RR-5, permitting minimum 5.0 acre lots. Surrounding zoning is also RR-5 although some parcel areas are less. Most of those are legal non conforming parcels because they were created by deed prior to zoning. This is an area within which the Black Forest fire destroyed many homes and the Woodard home was unfortunately one of them. Several neighbors have been able to rebuild and Jessie will do so as well, once the proposed 5 acre lot can be sold.

Woodard Minor Subdivision will consist of a 5.0 acre lot which will access from Coolwell Drive to the south and an 8.6 acre lot retaining the Vessey Road access that will remain the owner's homesite. A Waiver of the required 60' minimum frontage on a public road is requested for the new 5 acre lot. The area the original home occupied is the same area that the new home will occupy. There is a barn and a loafing shed here together with a small grouping of pines that survived the fire.

The plat also defines two Tracts, neither of which are building sites. Tract A is just less than a third of an acre lying on the northwest side of the property and adjoining a 3.5 acre homesite with schedule number 52060-00-054. Although owned by Woodard, this sliver lies outside a fence and the adjoining stated they believed they had some claim to it. A price was established and a deed offered but the transaction remains unfulfilled. The adjoiner is using this area and now has buildings on it. We plat this Tract in anticipation of completing the sale and transfer. Alternately, removal of the buildings, relocation of the fence and occupation by Woodard will occur. In either case Tract A will be deeded to one or the other as appropriate, to be joined with their parent parcel.

Tract B is 6420 square feet in area and lies along the southern boundary of the property adjoining a 3.5 acre parcel at 6360 Coolwell Drive with schedule number 52060-00-066. The owner of this parcel is providing an easement for ingress and egress from Coolwell Drive to the new 5.0 acre lot. Tract B will be deeded to this adjoiner in exchange for the access easement. A curious fact in this neighborhood is the deed existence of 15 foot wide strips along many of the property lines which were evidently intended to become 30 foot wide access ways for future parcels. In many cases those areas were not deeded as rights of way for public, or specific private use and so their availability today can be somewhat unclear. This new perpetual access easement addresses that concern, creates a shorter, safer driveway and provides the neighbor with an equal area of additional land directly behind their house, thereby increasing their useable back yard.

(2)

Water has been adjudicated through Water Court (Case 18CW3035) which establishes the availability of a 300 year supply for both lots and implements an Augmentation Plan. In accordance with the Order and Decree, the existing well (on the 8.6 acre lot) has already been re-permitted. The existing septic system that served the earlier house remains fully functional and will continue to serve the new house on the 8.6 acre lot. A new well and septic system will be installed on the 5.0 acre lot once a homesite is established.

Soils on the property are generally Kettle gravelly loamy sand, 3 to 8 percent slopes (map unit 40) according to the USDA SCS Soil Survey of El Paso County area issued June 1981. These soils have only slight limitations for building construction and leach fields. This soil type and limitations are confirmed by the Soils Report prepared by Geoquest, LLC for the foundation design of the proposed new house on the 8.6 acre lot.

There are no Geologic Hazards that would preclude construction of a single family residence on either of these two lots. Slopes are well below 30 percent. Per FIRM #08041CO315G, dated December 07, 2018, there is no mapped 100 year floodplain on the property. Colorado Geological Survey Open File Report 03-6 states, in part, "No occurrences of radioactive minerals have been reported from the Black Forest quadrangle..." Although not specifically addressed in that report, radon gas is present in many soils throughout El Paso County and may be encountered at this location. For that reason, testing should be incorporated into future building plans so as to permit appropriate mitigation measures should they be found desirable.

Electricity is provided by Mountain View Electric and natural gas is provided by Black Hills Energy. Both will continue to serve the 2 lots. Land line telephone service is available from Century Link if desired. Finally, the property is within the Black Forest Fire Rescue Protection District which has a stated response time of less than 8 minutes.

WOODARD SUBDIVISION
A SUBDIVISION OF A PORTION OF SECTION 6, T. 12 S., R. 67 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS, THAT JANCE WOODARD, being the owner of the following described tract of land:

TO WIT: COMMENCING AT THE NORTHWEST CORNER of SAID SECTION 6, THENCE S 0° 27' 27" E ALONG THE EAST LINE of SAID SECTION 6, A DISTANCE of 1,000.36 FEET; THENCE WEST A DISTANCE of 200.34 FEET to the front of beginning of the tract to be described HEREIN;

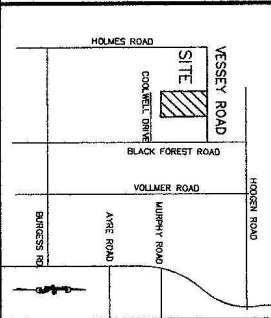
IN WITNESS WHEREOF, JANCE WOODARD, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY of \_\_\_ 2019, A.D.

JANCE WOODARD
STATE OF COLORADO )
COUNTY OF EL PASO ) ss
I, JANCE WOODARD,
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: NOTARY PUBLIC: DATE

SURVEYOR'S CERTIFICATION: THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN MY OFFICE AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COURTNEY THOMPSON
FOR AND ON BEHALF OF:
ROCKY MOUNTAIN LAND SERVICES
444 UNIVERSITY BLVD
COLORADO SPRINGS, COLORADO 80908
(719) 530-0539
P.L.S. NO. 19923 DATE



COUNTY APPROVAL: APPROVAL IS GRANTED THIS \_\_\_ DAY of \_\_\_ 2019, A.D.
DEVELOPMENT SERVICES DIRECTOR
COUNTY APPROVAL: APPROVAL IS GRANTED THIS \_\_\_ DAY of \_\_\_ 2019, A.D.
EL PASO COUNTY PLANNING DIRECTOR

EXHIBITS: UNLESS SHOWN GREATER IN WIDTH, BIRTH SIZES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT TIE ELEMENT FOR PUBLIC UTILITY AND SERVICE LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF SAID EXHIBITS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

NOTES: 1. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
2. ALL DRIVEWAYS AND DRIVEWAY SPACING MEASUREMENTS SHALL BE TAKEN FROM THE EXISTING PROPERTY LINES, EXCEPT WHERE SHOWN OTHERWISE.

RECORDING: STATE OF COLORADO )
COUNTY OF EL PASO ) ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'Clock THIS \_\_\_ DAY OF \_\_\_ 2019, A.D., AND IS FULLY RECORDED UNDER RECEPTION NUMBER \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

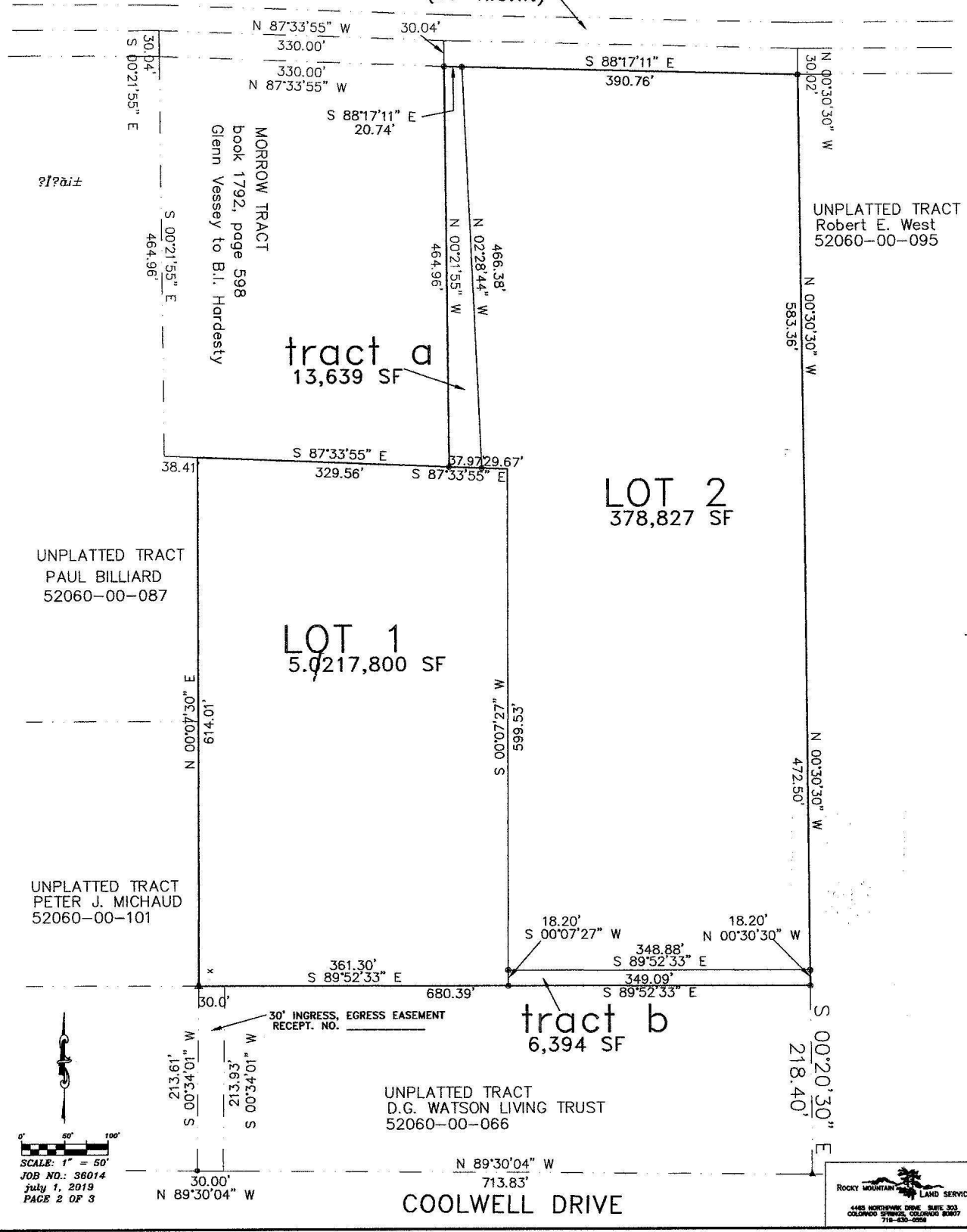
Rocky Mountain Land Services
444 University Blvd.
Colorado Springs, Colorado 80908
(719) 530-0539

# WOODARD SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 6, T 12 S., R 67 WEST OF THE 6th P.M.  
EL PASO COUNTY, COLORADO

● SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"

VESSEY ROAD  
(60' R.O.W.)



SCALE: 1" = 50'  
JOB NO.: 36014  
July 1, 2019  
PAGE 2 OF 3

ROCKY MOUNTAIN LAND SERVICES  
4445 NORTHWIND DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
718-630-0558



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Total Postage and Fees	\$6.85	

Sent To: *ALICIA + CAROL MORROW*  
 Street and Apt. No., or PO Box No.: *6335 JESSEY RD*  
 City, State, ZIP+4®: *COLORADO SPRS, CO 80908-3320*

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Sent To: *Phillis DeAngelo Living Trust*  
 Street and Apt. No., or PO Box No.: *6350 JESSEY RD.*  
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Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: *Robert & Carol Prentiss*  
 Street and Apt. No., or PO Box No.: *6460 JESSEY RD*  
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Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: *WEST WEST THERIA, ANITA, TRUST*  
 Street and Apt. No., or PO Box No.: *6455 JESSEY RD*  
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Sent To: *JAMES + SUE GILICAND*  
 Street and Apt. No., or PO Box No.: *6420 COOLWELL DR.*  
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Sent To: *Lynah Watson Living Trust*  
 Street and Apt. No., or PO Box No.: *6360 COOLWELL DR.*  
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\$		
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\$		

Sent To: *Stephen + Stephanie Mack*  
 Street and Apt. No., or PO Box No.: *1710 SUMMIT DR.*  
 City, State, ZIP+4®: *Colorado Spgs, Co 80921-2108*

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 City, State, ZIP+4®: *Colorado Springs, Co 80923-1101*

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Postage	\$0.55	
\$		
<b>Total Postage and Fees</b>	<b>\$6.85</b>	
\$		

Sent To: *Paul + Lebe Billiard*  
 Street and Apt. No., or PO Box No.: *6295 Versey Rd*  
 City, State, ZIP+4®: *Colorado Springs, Co 80908*

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