

March 11, 2024

# Letter of Intent

## Lot Line Adjustment

### 3045 Hay Creek Road & 3110 Snow Mountain Heights

**Owner:** David R and Jane V Biel  
3045 Hay Creek Road  
Colorado Springs, CO 80921  
Email: [daverbiel@pm.me](mailto:daverbiel@pm.me) 623-760-5273

Site Location:                      Property Addresses:  
  
3045 Hay Creek Road  
Colorado Springs, CO 80921

3110 Snow Mountain Heights  
Colorado Springs, CO 80921

3045 Hay Creek Road has a single family dwelling. The existing land uses are of residential PUD. The Ten Lot subdivision proposed the adjustment in Lot line between Lot 5 and Lot 10. The proposed sites are comprised of 3.411 and 5.159 acres more or less. Located off Hay Creek Road, two miles West of Baptist Road and the I-25.

*Legal description –*  
Lot 5 – Tax Parcel # 7134001005  
Lot 10 – Tax Parcel # 7134001007

*Lots 5 and 10, Hay Creek Ranch, County of El Paso, State of Colorado*

Zoning Request:                      Lots 5 & 10 located in Zone PUD – Residential District.  
Request to adjust the Lot lines between Lots 5 and 10 to provide additional 1.748 acres to Lot 10.

3045 Hay Creek Road, Lot 10 platted at 3.411 acres, Lot Line adjustment to Lot 1 at 5.159 acres.

3110 Snow Mountain Heights, Lot 5 platted at 5.172 Acres, Lot Line adjustment to Lot 2 platted at 3.424 acres.

Justification:

1. This request complies and is in general conformance with the goals, objective and policies of the 2021 El Paso County Comprehensive Plan, the Policy Plan, and the Water Master Plan for rural residential developments. This project is consistent with adjacent properties.
  - a. Comprehensive Plan North Central Sub-Area Goals, Objectives, Policies and Strategies
    - i. Goal 1.1. Ensure compatibility with established character and infrastructure capacity - Proposed Lot line Adjustment fit the residential character and the existing infrastructure continues to support the properties.
    - ii. Goal 1.2. Coordinate context-sensitive annexation and growth strategies with municipalities - No annexation is proposed with this development. The Proposed Lot Line Adjustment is compatible with adjacent land uses.
    - iii. Goal 1.3. Encourage a range of development types to support a variety of land uses. Continue to encourage policies that ensure "development pays for itself" –There are No County or No private improvements are required.
  - b. Utilities
    - i. Lot 10 has existing well water, septic, power and gas facilities and will not be affected by the boundary adjustment.
    - ii. Lot 5 has existing power facilities and will not be affected by boundary adjustment.
2. The proposed Boundary line Adjustment is in conformance with the requirements of the El Paso County Code.
3. The proposed Boundary line Adjustment is compatible with existing Land Uses within the area.
4. Existing water, sanitary sewer, power and gas facilities in existence will not be affected by this boundary line adjustment.
5. Current services remain in effect i.e. roads, police schools, recreation facilities and utility services.
6. The design of the boundary line adjustment continues to protect the natural resources.
7. Existing fire protection continues to serve the two properties included in the boundary line adjustment.
8. The boundary line adjustment is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environment resources, floodplain, airplane flight overlays or other constraints.
9. The boundary adjustment remains in conformity setback on existing structures and driveways. The Lot Line Adjustment will not adversely affect public health, safety and welfare.

*Approval Criteria:*

1. The lot line adjustment complies with the regulations applied per El Paso County Code and the compliance of the specified conditions of approval associated with this application.
2. No non-conforming or additional lots will be created in this lot line adjustment. Approval of the boundary adjustment conforms to the acreage size consistence within the original plat and in compliance with Zoning and all regulations.
3. The lot line adjustment complies with the purpose and intent of this Code. Lot 10 is comprised of a single-family dwelling along with accessory buildings, hard surface driveway, and existing utilities. Lot 5 is comprised of electrical utilities and the right to build a single-family home, drill for a well, and add a hard-surfaced driveway.
4. The lot line adjustment will not adversely affect the public health, safety and welfare as the adjustments are within the current acceptable regulations with no changes that effect adjacent properties.
5. Services exist to meet the needs of the Lot line Adjustment including: roads, police and fire protection, schools, recreation facilities and utility services.
6. The proposed vacation of the interior lot line will not adversely impact adjacent properties or existing storm water runoff patterns due to no new construction proposed.

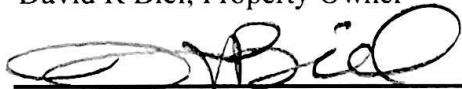
Your consideration of this request is greatly appreciated.

Thank you for your time,



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David R Biel, Property Owner



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Jane V. Biel, Property Owner