



July 3, 2025

PCD File No. SF254

**LETTER OF INTENT
TABLE ROCK Homesteads
Final Plat**

Owner:

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(719) 201-4515

Applicant:

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Site Location Size and Zoning:

The proposed plat is to be known as "Table Rock Homesteads" and is located within the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 12 South, Range 65 West, of the 6th Principal Meridian in El Paso County, Colorado. The site is made up of two unplatted properties having El Paso County Tax Assessor's Schedule Numbers: 5100000012, 5100000026 and the address is to be determined. The site encompasses 106.364 \pm acres of land currently zoned RR-5 (Rural Residential 5 acres). The parcels are currently undeveloped.

The site is situated approximately 0.60 miles to the west of Black Forest Road and approximately 0.25 miles to the east of E. Thunder Road. E. Palmer Divide Road is about $\frac{1}{2}$ mile to the north of the site. Access for this undeveloped area is an existing road named Gambler Place.

Request and Justification:

The request is for approval of a Final Plat or subdivision to be known as "Table Rock Homesteads" containing 106.364 \pm acres collectively. The owner intends to subdivide the parcel into ten lots. The lots are sized per the following grouping: (5) +5 acre lots, (3) +10 acre lots and (2) +20 acre lots. Public roads will be constructed to access the proposed lots.

This final plat application for proposed Lots 1-10 is consistent with the requirements of their respective zoning such as: land use (single-family residential), lot size, minimum building setbacks, water supply, and wastewater disposal. The proposed lots are compatible with the surrounding land uses and neighborhood and coincide with the adjacent zoning and platted lot

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sizes found in all directions being approximately 5 acres or larger. The ten lots will each have a single family residence with individual well & septic.

All lots will access a proposed gravel roadway of 32' in width with roadside ditches within a 60' public right-of-way extension of Gambler Place.

There are proposed drainage easements....,

This application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2024). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. “Your El Paso Master Plan” (2021)* is a comprehensive document communicating a vision for many factors that influence the quality of in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

The site is not located within a designated key area according to the Master Plan. The place-type for this area is “Large-Lot Residential” with primary land uses of Single-Family Detached. Supporting land uses for this place type are Agriculture, Commercial Retail, Commercial Service and Parks & Open Space. The proposed plat contains ten lots for future single-family residential use. All lots are larger than 5 acres. The proposed subdivision is in compliance with the intended place type shown in the master plan. Additionally, each lot is in compliance with the existing zone of the property, which is RR-5. The site is in an area of Minimal Change: Developed. The proposed development represented by this plat will maintain the existing rural character of property and is compatible with the surrounding land uses. In the Land Use category, Goal 1.1 is *“Ensure compatibility with established character and infrastructure capacity”*. This area of the County is conducive to rural residential development that allows residential use of property but preserves the natural character of the landscape. The proposed subdivision is compatible and identical to the existing neighborhood and surrounding development. The existing community character is preserved with this proposed final plat. The proposed density is less than allowed by zoning. The proposed density will not overburden the existing roadway infrastructure or capacity of the land to support the water and wastewater needs of the development. Goal 2.2 is *“Preserve the character of rural and environmentally sensitive areas”*. The proposed subdivision will keep the existing nature of the area intact. The five-acre lot density has reduced impact on environmental conditions. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of ten new residences on the site.

A 32' width gravel surface roadway is proposed as an extension of Gambler Place with a cul-de-sac on both roadway segments at the termination point of the proposed right-of-way for an emergency vehicle turnaround. The typical section of the roadway follows County Standard Detail SD-2-10, a 32' width gravel section with a 4% crown with roadside swales of minimum 2' depth within the 60' section and an additional 5' of public improvement easement on each side.

The proposed subdivision is in compliance with the **2045 Major Transportation Corridors Plan (MTCP)**. The site is 0.60 miles to the west of Black Forest Road and approximately 2.5 miles to the east of Thunder Road. E. Palmer Divide Road (County Line Road) is about ½ mile to the north of the site. E. Palmer Divide Road and Black Forest Road, are public paved two-lane roads and are classified as a Rural Minor Arterial in the 2045 Major Transportation Corridors Plan. To the west of the site is a gravel public local roadway named Thunder Road. The proposed ten lot subdivision will not significantly impact the traffic on these roadways.

The proposed final plat is in compliance with the **Parks Master Plan**, which does not call for trails or parks in the site. Any required park fees will be paid at the time of plat recording. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction and the severed mineral right owners for this property have been notified.

The proposed subdivision is in compliance with the **El Paso County Water Master Plan (2019)**. The District Court, Water Division 1 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of the existing well (Permit No. 88703-F) and for the drilling of a second and third well for the subdivision in Case No. 21CW3202 recorded under reception number 223019283 of the records of El Paso County. The provision of sufficient water quantity is allowed by the decree and Plan for Augmentation. Water quality is demonstrated by the testing results contained in the Water Resources Report for this project. Water Supply Dependability will be a incorporated in the existing and proposed well facilities to be administered under approved State of Colorado Well Permits. The owner seeks a finding of sufficiency from the Colorado Division of Water Resources and El Paso County Board of County Commissioners along with the eventual granting of two additional well permits based on the decreed water rights. The proposed water demand for the site is 5.8 acre-feet per year for a total usage of 1740 acre-feet over a 300 year period.

Table Rock Homesteads is located within Region 2 in the Water Master Plan. The region is located north of Colorado Springs and generally along the I-25 corridor, including the Tri-Lakes area. The site is not located in a 2040 or 2060 designated Growth Area as determined in the Water Master Plan which predicts low-density developments being expected by 2040 for both the north and south sides of Hodgen Road, along the Highway 83 corridor. The Water Master Plan contains estimates of the demands and available supply by region at the years 2019, 2040 and 2060 Build-Out. The 2019/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2019/2040/2060 supplies in Region 2 are estimated to be 13,607 acre-feet per year, 13,607 acre-feet per year, and 13,607 acre-feet per year, respectively, indicating a surplus of supply for the region at each time. A significant portion of the supply is derived from non-renewable Denver Basin groundwater.

According to the Water Master Plan, water providers within region 2 include Woodmoor WSD, Donala WSD, Triview MD, Town of Monument, Town of Palmer Lake, Forest View Acres WD, Academy WSD, Walden WSD, Park Forest WD, Forest Lakes MD, Palmer Lake Mobile Home Ranch, Grandview MHP, Pioneer Lookout WD, Elephant Rock MHP, Peak Shadow, and Pinon Pines MD. The Region 2 Expected Growth Areas Map

provided in the WMP shows that the subject site and its immediate surroundings are not currently located in any *estimated area of development* or within any *district boundaries*.

A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: *Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County*. The referenced decree requires use of metering for the wells to insure compliance with the terms of the permit; *Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible*. Both the existing residence and the new single-family residences on all proposed lots will utilize onsite wastewater treatment systems which will provide “Return Flows” to the environment as a condition of the groundwater findings and order and the well permit.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

This is a proposed Final Plat and requires no Preliminary Plan for approval. The subdivision will be developed in accordance with the currently proposed land use applications.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with applicable subdivision design standards. For all public improvements, construction drawings have been prepared and submitted and are in accordance with the provisions of the EPC Engineering Criteria Manual and other applicable standards.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision 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 this Code.*

Water service is to be provided by individual on site wells operated under a State approved Water Augmentation Plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

Wastewater is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Groundwater Determination or future water decree.

6. *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 [C.R.S. §30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of potentially expansive soils, potentially unstable slopes, potential seasonally and

seasonally shallow groundwater, and the potential for elevated radon levels. Locations of On-site Wastewater Treatment Systems (OWTS) and structures can be mitigated through proper engineering design. In proposed Lots 3,4,5,6,8 and 9, there is a proposed drainage easement which will protect any development within potential drainageways. Based on the proposed subdivision, it appears that these areas will have minor impacts on the development. These conditions are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering, Inc.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The proposed final plat is consistent with the submitted Final Drainage Report. The only Drainage facilities proposed with this development are to meet water quality standards and not for detention. The owner will comply with the requirements of the drainage report.

8. *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.*

Table Rock Homesteads Lots 1-10 shall have access to public Gambler Place connecting to E. Thunder Road. The public road is contained within a 60' public right-of-way. The roadway will be dedicated to El Paso County.

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The sheriff's office currently provides police protection for the site and surrounding area. Table Rock Homesteads is part of the Monument Fire Protection District. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association and Lewis-Palmer School District No. 38 which will serve the subdivision. For natural gas connections, Black Hills Energy has agreed to serve this property. Transportation is being facilitated by the existing adjacent roadway system.

10. *The Major Subdivision plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Table Rock Homesteads is part of the Monument Fire Protection District. A cistern will be installed for the fire department to have a back-up water supply. Building permits for each structure shall be in accordance with the requirements of the fire district as administered by the Pikes Peak Regional Building Department.

11. *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.*

All offsite impacts are determined to be insignificant with the addition of ten residences. The owner(s) will be responsible to pay park, school, drainage and Traffic Impact fees.

12. *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.*

A Financial Assurance form has been included with this application. The platting of the site will include the collection of the applicable School Fees, Park Fees and Traffic Impact Fees due for this project.

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

The subdivision is in accordance with the Land Development Code with respect to zoning, lot size, building setbacks, provision of utilities and storm drainage.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.].*

There are no Mineral estate owners found for this site.

Requested Waiver:

A **waiver** from **LDC Section 6.3.3.C.2.c** is requested with this application. The provision is: *“Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM”*. The proposed subdivision gains access from a proposed extension of existing Gambler Place which currently dead-ends at the west property line of the site. No other public roadways are available for connection to the site. County Line road is located approximately ½ mile north and separated by privately owned property. The site is surrounded by developed and undeveloped parcels with the only public road connection being the end of Gambler Place on the west side. Black Forest Road is located slightly less than ½ mile east of the site and separated by two privately owned properties. Walker Road is located approximately 1½ miles south of the site and separated by four to five privately owned properties.

This project features two cul-de-sac dead end roads that allow public roadway access to all proposed lots. The proposed road layout extends a public road from existing Gambler Place all the way to the east property boundary. The proposed roadway extension allows for future connection to Black Forest Road with future development of the adjacent parcels. This project has also requested and received a deviation from Engineering Criteria Manual (ECM) standards, from the ECM Administrator, to allow the cul-de-sac length to exceed the standard rural cul-de-sac length. Monument Fire Protection District has reviewed the plat and given consent to the layout with the Fire Service Commitment Letter. Additionally, the fire district requires the installation of a fire cistern for the subdivision which is included and indicated on the construction plans.

Each criterion for approval of waivers as stated in section 7.3.3 of the El Paso County Land Development Code (2021) is listed below followed by the appropriate justification:

1. The waiver does not have the effect of nullifying the intent and purpose of this Code.

The request for a waiver of the LDC section 6.3.3.C.2.c does not go against the intent and purpose of this code. This request is in line with the requirements set forth in the LDC. All roads will comply with all applicable design standards as evidenced by the current approval of construction plans by the county. The proposed subdivision lays the groundwork for future fulfillment of section 6.3.3.C.2.c requirements for this project and others that may be developed in the future.

2. The waiver will not result in the need for additional subsequent waivers.

With the approval of this waiver, all proposed lots are provided with the required access necessary for their development. There will be no need for additional waivers due to this waiver.

3. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.

The proposed public roadways will provide access to all lots and will be constructed in accordance with El Paso County standards and specifications. The proposed layout provides for future additional access points. Monument Fire Protection District has reviewed the plat. Recommendations of the fire district have been adhered to in the preparation of the approved road construction plans. The proposed public roadways of this subdivision will not pose a threat to the public safety, health, or welfare, nor will it be injurious to any other property.

4. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.

Table Rock Homesteads is unique in that the 106.364± acre site is accessed by a single dead road and is not adjacent to any other nearby public roadways. Privately held parcels surround the site with separations between the site and other roadways of approximately 0.5 miles to 1.5 miles. The proposed roadway allows for future connection to Black Forest Road with potential future offsite development.

5. A particular non-economical hardship to the owner would result from a strict application of this Code.

With strict application of this code, the subdivision would be required to provide roadway through offsite properties which are not in control of the owner. There is no indication that said adjacent properties are considering development at this time. Therefore, there is no feasibility to obtain right-of-way over unknown routes through the multiple adjacent properties.

6. The waiver will not in any manner vary the zoning provisions of this Code.

The proposed roadway layout with single access does not alter and will comply with all zoning related provisions of this code.

7. The proposed waiver is not contrary to any provision of the Master Plan.

The proposed roadway layout with single access is in harmony with the goals of the master plan with regard to preserving place type characteristics, allowance of designated land use, and preserving natural features.

Existing and Proposed Facilities:

Gambler Place is an existing public gravel road used for access by residents of currently developed parcels adjacent to the site within Elk Creek Ranches Filing 1 subdivision. The proposed subdivision establishes an extension of Gambler Place within a 60' public right-of-way. The necessary road culverts will be placed as part of the roadway extension.

Site Drainage:

The development will have negligible and inconsequential effects on the existing site drainage and drainage conditions downstream. The relationships of the existing and proposed drainage

flow quantities differ by the application of land use characteristics. In the existing conditions, the land use of pasture/meadow was applied and in developed conditions, the land use of “5-acre” was applied. This land use application reflects a 7% increase of impervious surfaces over the entire site. The majority of the site will actually remain pasture/meadow with an anticipated small amount of impervious area added which include a public gravel road to access the proposed lots, driveways, and 10 future homes. The Site Drainage is presented in the Final Drainage Report for the Table Rock Homesteads. Increases in storm flow rates due to the additional development is negligible.

Total Number Of Residential Units And Densities:

The gross area of Table Rock Homesteads is 106.364 acres. This includes ten proposed single family residential units. Residential lots range in size from 5 acres to +20 acres. The average lot size for the ten proposed lots is $10.6 \pm$ acres. The gross density of the site is 0.094 units per acre. Each lot meets the minimum lot size of 5 acres or greater.

Fire Protection:

Table Rock Homesteads is part of the Monument Fire Protection District. A cistern will be installed for the fire department to have a back-up water supply. The lots and homes are subject to the codes and policies adopted by the said district regarding fire protection.

Proposed Access Locations:

The current access location for Table Rock Homesteads is Gambler Place located at the west side of parcel 5100000012 (of the 2 parcels, this is the one furthest to the west). Gambler Place will be extended to access all 10 lots.

Traffic Impact and Traffic Impact Fees:

The property is approximately a mile south of County Highway 404 / East Palmer Divide Avenue at the County limits and is approximately a mile west of Black Forest Road. The proposed subdivision is accessed from an extension of the existing dirt roadway of Gambler Place that extends west through the Elk Creek Ranches Filing No. 1 subdivision near local rural roadway of Thunder Road West. The accesses to County Highway 404 are via Thunder Road East. There is no direct access to Black Forest Road.

A Traffic Impact Study was prepared by SM Rocha, dated January 2025. The study concluded that no public improvements are recommended.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. Traffic Impact Fees will be paid at time of building permit.