



July 5, 2022

John Green, Planner II
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Guntzelman Porcelain Pines Subdivision Letter of Intent

Dear Mr. Green:

The property owners would like to request approval of a preliminary plan for TBD Nampa Road and 9005 Mountain Road, Colorado Springs, CO 80908. The parcel numbers are 8322200018 and 8322200017, respectively. The properties are currently zoned RT – Residential Topographic with no overlay zoning. TBD Nampa Road is currently vacant property and 9005 Mountain Road currently consists of a single-family residence. The subject property is 40.16 acres in size.

The approved preliminary plan would consist of seven single family residential lots of the following sizes: Lot 1: 5.00 acres, Lot 2: 6.15 acres, Lot 3: 6.16 acres, Lot 4: 6.15 acres, Lot 5: 6.16 acres Lot 6: 5.00 acres, and Lot 7: 5.01 acres. The proposed subdivision layout shown on the preliminary plan meets the following criteria for approval of a preliminary plan, as outlined in Chapter 7 of the El Paso County Land Development Code.

- The proposed subdivision fits within the current zoning regulations and the El Paso County Master Plan. The plan identifies the proposed subdivision as a forested Key Area and a mountain interface Placetype. The plan recommends development be well managed against the necessity of preservation and protection of this unique environment area of the County. RT zoning allows for single-family detached houses on lots a min. 5-acres in size. The proposed subdivision also fits within the 2040 Major Transportation Corridor Plan. Mountain Road and Kulsa Road are shown as being a local road and will remain a local road into the future. Currently Mountain Road and Kulsa Road are paved. The new public road serving the proposed subdivision will also be paved to current El Paso County Standards.
- The proposed subdivision is located within close proximity to Pike National Forest, Ranbow Falls Recreation Area, Bear Creek Nature Center and Reional Park, Chipita Park, and the Town of Green Mountain Falls. The Town of Green Mountain Falls is constructing Ute Pass Trail and manages several neighborhood parks and a trail system connecting to the Pikes Peak North Slope Recreation Area. There no planned future parks or trails in the vicinity of the proposed

- subdivision. Fees in lieu of land dedication will be paid at the time of plat recordation. This is in compliance with the El Paso County Parks Master Plan.
- A sketch plan was not required for this subdivision, as the preliminary plan is the first step in the process for a simpler division of land.
 - The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the County.
 - Colorado Springs Utilities will provide water service to the development within their Ute Pass Service Area, as described in the Colorado Springs Utilities commitment letter. This satisfies the requirements outlined in Chapter 8 of the El Paso County Land Development Code. This also fits within the El Paso County Water Master Plan.
 - Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment Systems (OWTS), which complies with the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
 - A soils and geology report has been provided for the site and has been submitted with the preliminary plan. The site was found to be suitable for the proposed development. Some areas of debris flow/debris fans, potentially unstable slopes, faults and seismicity, and radon were mentioned in the report; however, the proposed development can be achieved if these areas are avoided or properly mitigated.
 - Adequate drainage improvements will be provided for the proposed road to serve the proposed subdivision. These drainage improvements will be further detailed in the construction drawings to be submitted with the final plat application.
 - Access to lots 1 through 7 of the proposed subdivision will be provided by newly dedicated right of way off of Mountain Road. El Paso County will maintain the proposed road, as it will be public and located within public right-of-way.
 - The proposed subdivision will generate approximately 12 am, 9 pm, and 87 daily trips. This is a net increase of 4 am, 8 pm, and 72 daily trips from the existing conditions. Per the El Paso Engineering Criteria Manual, a Traffic Impact Study is not required if daily vehicle trip is less than 100 or the peak hour trip generation is less than 10. A traffic memo has been provided.
 - Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve the proposed subdivision.
 - A fire protection and wildfire mitigation report has been submitted with the preliminary plan. The report outlines steps to be taken for fire protection and mitigation. Cascade Fire Department provided a commitment letter stating they will continue to provide services to this property and that all water supply shall meet the NFPA standards for fire suppression. Each driveway to a private residence shall be constructed to meet the requirements outlined in Chapter 6 of the El Paso County Land Development Code.
 - There are no off-site improvements anticipated with the proposed subdivision.
 - There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
 - The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.

- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.
- The surrounding area consists of large lot development, so this proposed subdivision fits within that. There are no potential impacts from this proposed development to the surrounding area.
- There are no waivers being requested as part of this proposed development.
- There are no deviations being requested with this proposed development.
- The applicant mailed notification letters, describing the proposed development, to adjacent neighbors.

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

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 Colorado 80903
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Owner

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Owner

Larry Lee Manning & Darlene Z. Jensen
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The property owners would greatly appreciate your consideration of this request.

Sincerely,



Brett Louk, PE
 SMH Consultants