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March 23, 2021

City Planning Department
30 South Nevada Ave.
Suite 701
Colorado Springs, CO 80903

ATTN: *Lonna Thelen*

SUBJECT: Thomas Family Subdivision Justification and Waiver Request Letter

The Thomas Family Subdivision is a 2-lot; replat of Lots 6, 7, 8, 9, 10 and 11 in Block 21 in The Assembly Grounds of the National Chautauqua Association, Resubdivision plat together with that portion of the southerly half of Princeton Avenue vacated by Ordinance 79-16 recorded in Book 3161 at Page 293 and in Book 3869 at Page 679 and attaching to the subject property by Colorado Law, all in the City of Colorado Springs, El Paso County, Colorado. The 0.38 acre site is zoned R1-6 HS and has a residence (constructed in 1979) on proposed Lot 1. Proposed Lot 2 is vacant. It is located at 120 N 34th; on the west side just south of where Yale intersects. The Assessor's Parcel Numbers are 7403314040.

We propose to replat the site into two, residential lots; Proposed Lot 1, (west) will contain the existing residence; Proposed Lot 2, (east) will be the vacant lot portion. Lot 2 will eventually have a single family residence constructed on it.

There are no plans to grade the site at this time. When construction happens on Lot 2, a Hillside Site Plan will be submitted to and receive City approval(s).

All public improvements and utilities are in place in / on N 34th and service the existing residence on proposed Lot 1.

A Subdivision Waiver is necessary for Lot 2 access. Said Waiver will allow Lot 2 to access the terminal point / west end of N 34th, using an existing gravel drive. At present there is an existing (dirt) drive from the end of 34th, westward to the neighbor's property, across portions of the vacated Princeton Drive. Said neighbor and the US Mail service have used this access for several years. Proposed Lot 2 using this access will not burden traffic on N 34th or the surrounding properties since it is an existing access. The only other access option for Lot 2 would be to use the existing (public) alley to the south. Without this Lot 2 will not have access to a public right-of-way.

PROJECT STATEMENT