



September 20, 2016

**Re: Marland Stables Subdivision**

**Project Statement:** The accompanied development plan application is for a proposed 8 lot residential subdivision. We are requesting that the existing utility easement running north-south through the property be vacated.

**Justification** for the approval of this project is 5 fold:

1. The current zoning calls for 20,000 sq. ft. lots and we have met or slightly exceeded this. No re-zone is necessary. Additionally, the existing residential lots on Mayfield Lane and El Encanto Dr. to the north and east are similar in size.
2. The proposed road will be a 20' wide private road, maintained by the future HOA. Both Engineering and CSFD recommended the 20' width and did not require a traffic study in their LDTIC comments.
3. The open space along the north property line provides a buffer between the existing homes on Mayfield and this subdivision.
4. On the east, an existing easement for the flag lot to the southeast (not included in this subdivision) will be mutually maintained by the owner of that lot and the future HOA.
5. The 20' wide property along the east boundary is owned by the adjacent neighbor, and will act as a buffer between this subdivision and that adjacent neighbor.

**Issue List:**

1. Entry gates were moved 50' from the curb as requested by CFSD and noted to have a Knox Override Switch.
2. Notes were added for private road to be marked along the edges as designated fire lanes and/or signs will be posted to prevent parking along the sides of the road.
3. Note was added that requires a street inspection by CFSD prior to certificate of occupancy.

Thank you for your consideration

A handwritten signature in black ink, appearing to read "Kristin Heggem", with a long, sweeping flourish extending to the right.

**Kristin Heggem, ASLA**  
Senior Landscape Architect

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**Figure 3 - Project Statement**