

SP-03-019

324.36

**PRELIMINARY PLAN
ALBRECHT ESTATES**

A request by Emerson Properties, LLC for approval of a Preliminary Plan for Albrecht Estates, consisting of 308.7 acres, proposed for 67 single-family residential lots and three open space tracts. The property is currently zoned A-35, with a request in process for PUD zoning. The property is generally northeast of the intersection of McClelland Road and Judge Orr Road, and is not in a small area comprehensive plan. Tax Schedule # 32000-00-619, -620.

WAIVER: Waiver of the restriction that there be no more than ten (10) lots on a non-through street.

PREPARED BY

Barry Holmes
7/15/04

APPLICABLE RESOLUTIONS

Approval Page 9
Disapproval Page 10

PLANNING DIVISION RECOMMENDATION: The Planning Division recommends **denial** of this request and the waiver request. Should the Planning Commission approve the PUD Development plan for this property, and approve this Preliminary Plan request, the Planning Division recommends the following conditions and notations:

CONDITIONS

1. Prior to scheduling this request for the Board of County Commissioners, the plat shall be corrected as follows:

a. Add the following note:

The following listed lots have been found to be the most impacted by the listed geologic hazard. Mitigation measures and a map of the hazard area can be found in the reports, Preliminary Geology and Surface Soils Evaluation, June 26, 2002, by John Himmelreich & Assoc. and Wastewater Disposal Report, Albrecht Estates, by Colorado Engineering & Geotechnical Group, Inc., May 19, 2004 in file Sp-03-019 at the El Paso County Development Services Department:

Poorly drained areas: Lots 5,6,7, 13, 37, 38, 48 and 55.