

January 22, 2026

El Paso County Planning and Community Development Dept.  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
RE: Final Plat for Parcel No. 8323000026

**LETTER OF INTENT  
PCD File No. SF262**

To Whom it May Concern,

This Letter of Intent is being submitted in accordance with the requirements outlined in the El Paso County Planning and Community Development Department's Final Plat Letter of Intent Checklist (revised October 2024) for the platting of parcel no. 8323000026 as a buildable lot.

**PARCEL #:** 8323000026

**PARCEL ADDRESS:** Pyramid Mountain Road (not addressed by Assessor's Office)

**OWNER:** Andrew and Guenna Mullet  
845 Uintah Bluffs Place  
Colorado Springs, CO 80904  
719-419-2300  
amullet@sbcglobal.net

**APPLICANT:** Same as owner

**PROPERTY LOCATION:** East of the Gardiner Road and Pyramid Mountain Road intersection.

**ACREAGE:** 16.9466 acres

**CURRENT ZONING:** PUD

**SPECIFIC REQUEST:**

This is a request for approval of the Pyramid Mountain Filing No. 1 final plat application to create one (1) 16.9466-acre single-family residential lot pursuant to the recently approved Pyramid Mountain Amended PUD.

**WAIVERS AND DEVIATIONS:**

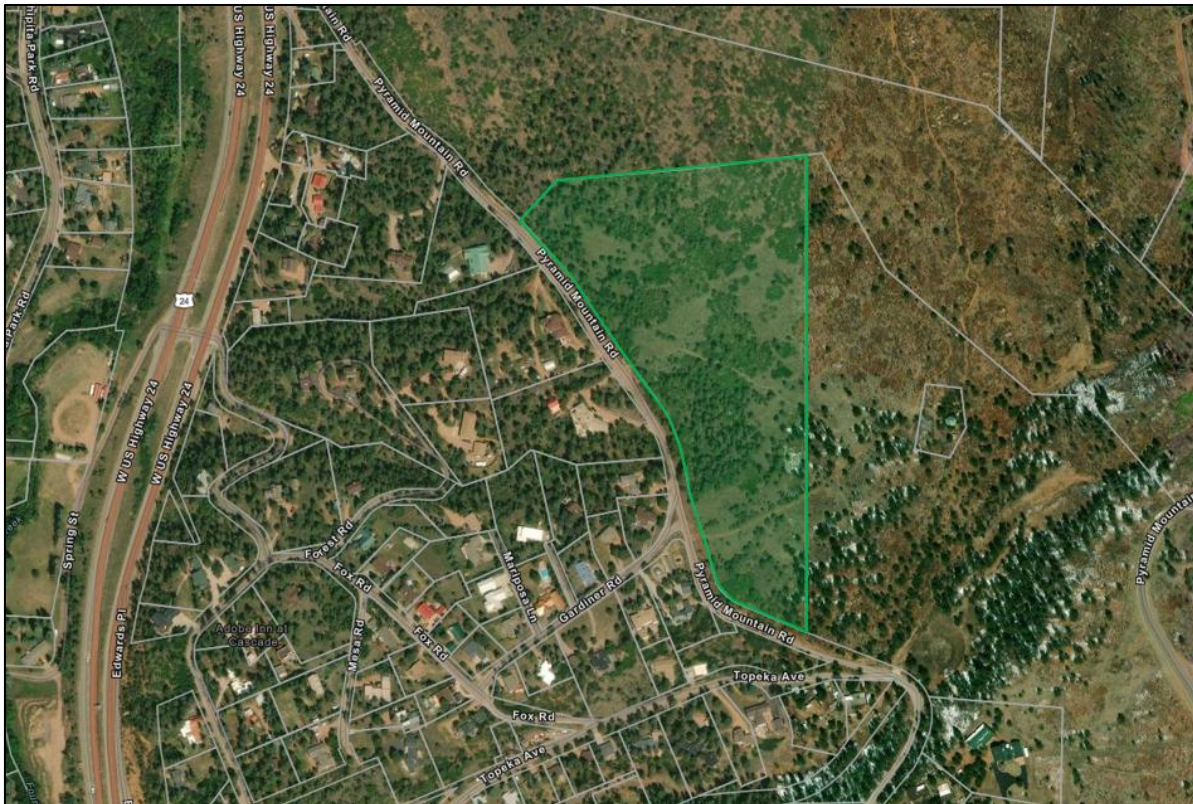
There are no requested waivers or deviations associated with the proposed final plat application.

**OVERLAY ZONING:**

There is no applicable overlay zoning on the property.

**SITE LOCATION:**

The proposed lot will be located within the Pyramid Mountain PUD-zoned area along the north side of Pyramid Mountain Road near the Gardiner Road and Pyramid Mountain Road intersection.



**UTILITIES:**

Colorado Springs Utilities will provide electric service and water supply service to the property. Natural gas service will be provided by Black Hills Energy. Wastewater treatment will be via an onsite septic system which will need to be designed and permitted per El Paso County Public Health requirements. All utility connections and systems will comply with applicable standards and provider requirements.

**FLOODPLAIN:**

This property is not located within a regulatory floodplain per FEMA FIRM map number 08041C0489G, effective 12/7/2018.

**POTENTIAL SITE CONSTRAINTS :**

No portion of the property is within a FEMA floodplain, mapped wetlands, or any Preble's Meadow Jumping Mouse buffer area as depicted in the Pikes Peak Regional Floodplain

Map and in the El Paso County Planning GIS.

A soil and geology study, prepared by Entech Engineering dated October 7, 2025, has been submitted in support of the final plat application. The study identifies existing geologic conditions on the site that could constrain development, but it also goes on to state the following:

*“The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.”*

The property gradually slopes from northeast to southwest. Any slopes steeper than 30% will be avoided or otherwise mitigated via site specific engineering designs and construction techniques during the permitting and construction of the planned single-family residence. However, at this time the proposed single-family residence is planned to be constructed outside of any area having 30% or greater slopes and any area identified as a hazard or area of concern.

The pages that follow address each one of the criteria included within Section 7.2.1 (subdivision) of the El Paso County Land Development Code.

***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.***

### **Your El Paso Master Plan**

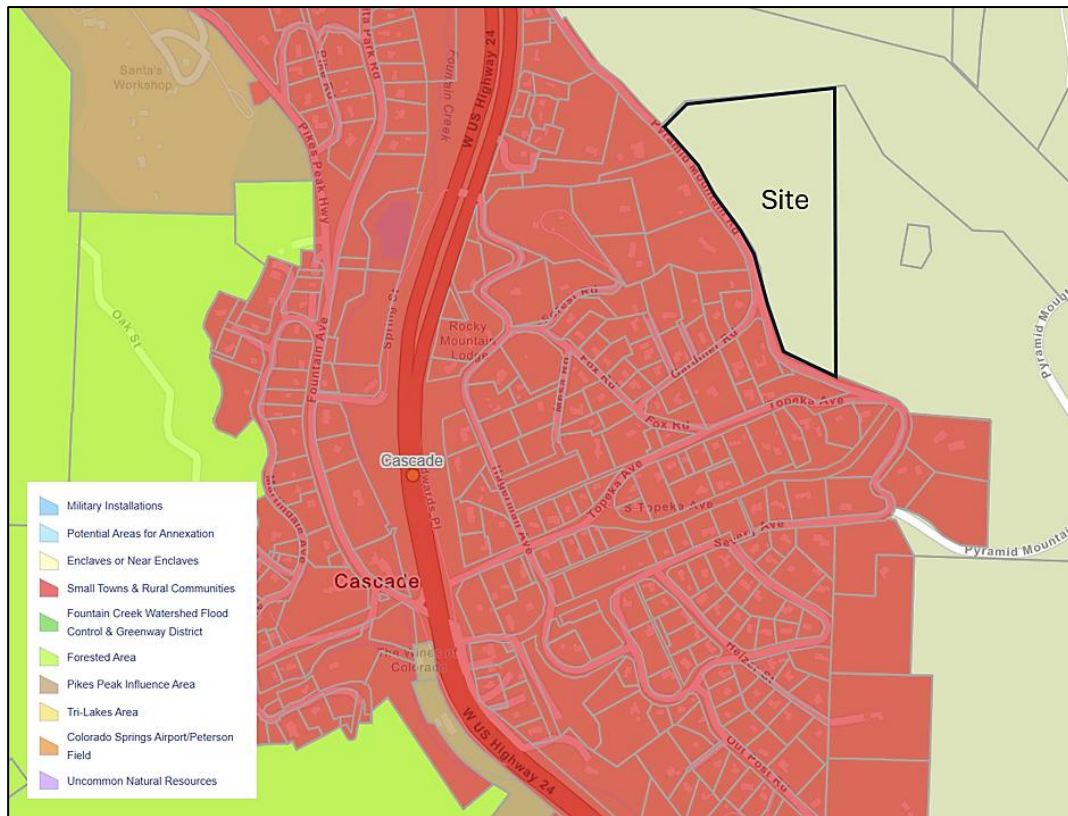
Below is an analysis of the applicable Key Areas, Areas of Change, and Placetypes pertaining to the subject property as discussed and depicted in Chapter 3, Land Use, of Your El Paso Master Plan:

#### **Key Areas – None, but adjacent to Small Towns & Rural Communities.**

The subject property is not included within a Key Area designation; however, it is immediately adjacent to the Small Towns & Rural Communities Key Area as depicted in the map below.

The Small Towns & Rural Communities Key Area description primarily focuses on the commercial aspect of these areas, particularly the importance of commercial services and retail stores serving the nearby rural population. The proposed final plat will not negatively impact the Cascade rural community and the subject property will continue to function as a rural residential area and will continue to support the local commercial entities with the purchase of goods and services.

**Key Areas Map:**



**Areas of Change – Protected/Conservation Area**

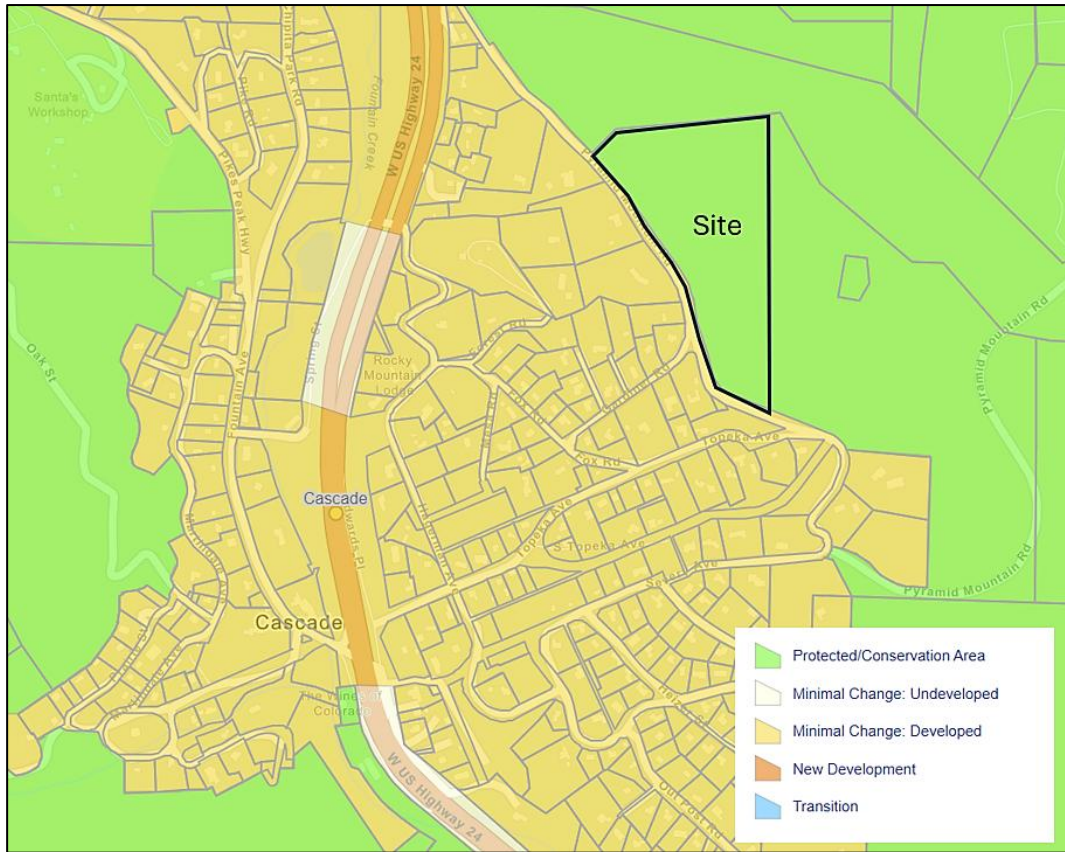
The subject property is identified as being within the “Protected/Conservation Area” Area of Change designation as depicted in the map below.

Page No. 21 of Your El Paso Master Plan describes land having the “Protected/Conservation Area” designation by stating:

*“These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond.”*

The proposed final plat, which is anticipated to implement the Pyramid Mountain Amended PUD, represents a reduced amount of development as compared to the originally approved Pyramid Mountain PUD Development Plan. The reduction in “developability” of the property that will result from recent approval of the Amended PUD and approval of this final plat will actually help the property move into greater consistency with the County’s plan for this particularly area of the County and with the stated intent of the Protected/Conservation Area designation by reducing the amount of potential development down to a single parcel (rather than multiple lots) and limiting the onsite construction to one single-family residence.

**Areas of Change Map:**



**Placetype - Rural**

Page No. 24 of the Master Plan states that the primary land use in the Rural Placetype is agricultural; however, farm homesteads and estate residential land uses are also identified as supporting uses. Approval of the proposed final plat will create an estate-sized lot in a rural residential area of the County, thus allowing it to be directly consistent with the Placetype designation.

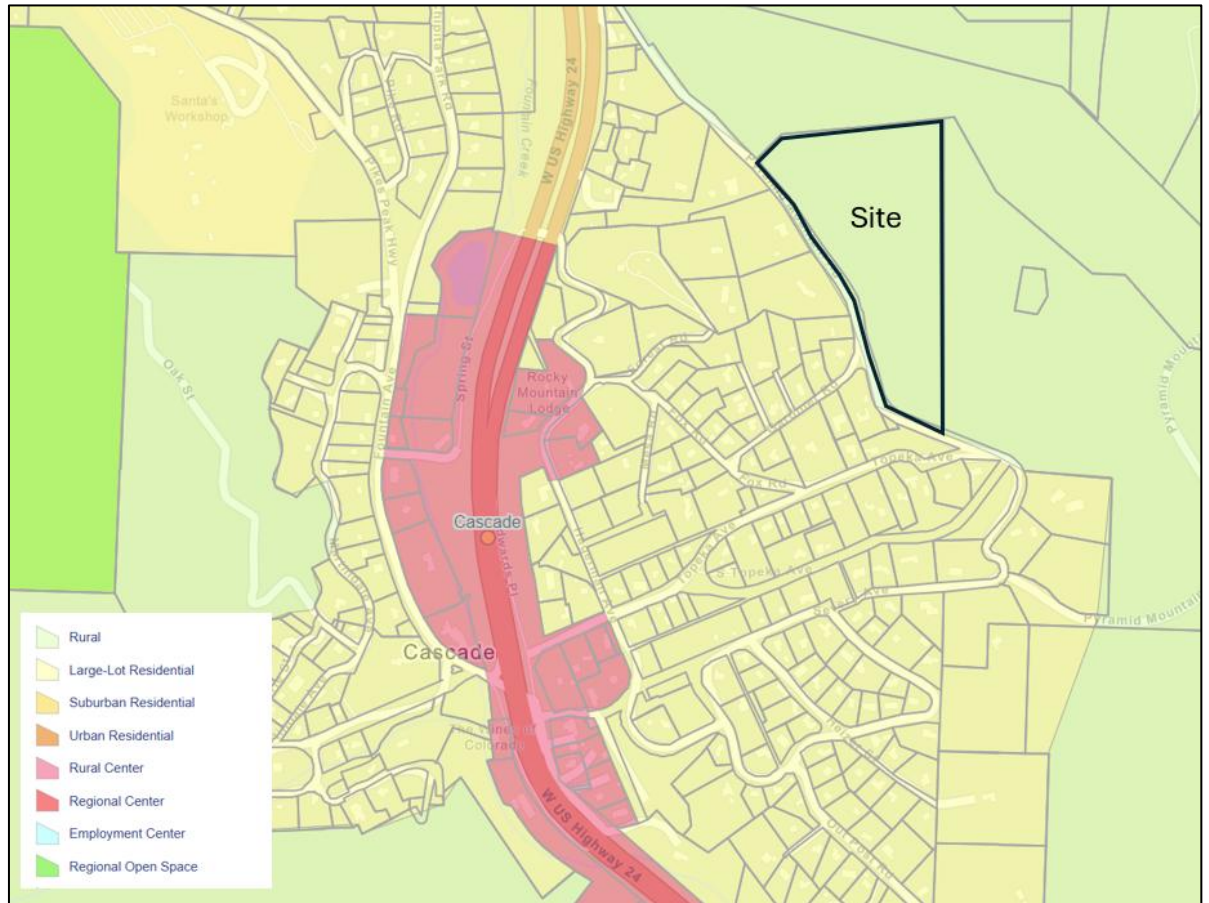
The Master Plan also states:

*“Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.”*

In this particular case, the property does, in fact, rely on Highway 24 as the primary travel corridor to and from Colorado Springs and other local and regional destinations. This aspect of the property’s location is part of what the Master Plan is referencing when it characterizes rural areas as a representing a “unique lifestyle that should be preserved.” Approval of the final plat to create one single-family residential lot will further support the rural, estate-style character of the Cascade/Highway 24 area and it will help promote

conservation of numerous acres of land that could have otherwise been developed under the originally approved Pyramid Mountain PUD zoning.

*Placetypes Map:*



**El Paso County Water Master Plan**

The Master Plan also includes the County’s Water Master Plan as a topical component. The subject property is located within Planning Region 1, the Colorado Springs Area, of the Water Master Plan. This area of the County is served by Colorado Springs Utilities through an agreement with Cascade Metropolitan District. In addition, the proposed single-family lot will be served via a planned connection to existing Cascade/Colorado Springs Utilities water supply infrastructure in the area.

Table 5-3 on page no. 72 of the Water Master Plan identifies that Region 1 currently has 99,001 AF per year of water supplies compared to 83,662 AF of demand, for a average year surplus of 15,379. This means that the single-family residence that is proposed to be constructed on the platted lot can be appropriately served by Cascade/Colorado Springs Utilities. A water resources report dated January 2026 has been submitted in support of the proposed final plat. The Executive Summary of the report states that following:

*“Based on CSU’s water supply data, the water resources are sufficiency in quantity, quality, and dependability to serve the parcel’s needs.”*

### **El Paso County Parks Master Plan**

The El Paso County Parks Master Plan (2022) depicts the existing Ute Pass Trail in the general area of the subject property; however, it is not within or in close proximity to the property. A planned secondary trail is shown bisecting the Cascade area; however, it appears that the alignment of such trail has not yet been determined. There are no existing or planned County parks in close proximity to the property. The nearest park is the Rainbow Falls Recreation Area, located approximately 4 miles southeast of the property.

### **Major Transportation Corridors Plan**

The County's 2045 Transportation Plan does not identify any roadway upgrades to any of the roads in the immediate vicinity of the property (see Table 6 Rural County Road Upgrades and Table 8 Gravel Road Upgrades on pages 54 and 58 respectively). This area of the County is also not a part of the County's "Sidewalk Gap Analysis" as depicted on Figure 33, page 67 of the Plan.

### **Other Topical Elements of the County Master Plan**

The proposed final plat is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

***The subdivision is consistent with the purposes of the Land Development Code ("Code").***

Section 1.4 of the Land Development Code identifies the purpose of the Code. Below is the Code citation with the italic wording indicating how the proposed subdivision furthers the intended purpose.

"This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County. More specifically, it is the purpose of this Code to:

- Implement the Master Plan and related elements.  
*See the Master Plan section above for an analysis of how the proposed subdivision conforms to the Master Plan.*
- Promote predictability, consistency and efficiency in the land development process for residents, neighborhoods, businesses, agricultural and development interests.  
*The application has been submitted and reviewed in compliance with the Land Development requirements and applicable procedures.*
- Ensure appropriate opportunities for participation and involvement in the development process by all affected parties.  
*Adjacent property owners have been notified of the request. No responses have been received to date.*
- Be fair to all by ensuring due consideration is given to protecting private property rights, the rights of individuals and the rights of the community as a whole.  
*The requested subdivision will not infringe upon the rights of the surrounding properties.*

- Guide the future growth and development of the County in accordance with the Master Plan.  
*See the Master Plan section above for an analysis of how the proposed subdivision conforms to the Master Plan.*
- Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.  
*The proposed subdivision will result in an additional 10 ADT, which the surrounding roadway network can handle. The water resources report and wastewater study submitted with the subdivision application demonstrate sufficient water and that wastewater flows can be adequately treated with an onsite wastewater treatment system. Park and school fees will be paid at the time of plat recordation.*
- Establish reasonable standards of design and procedures for subdivision and resubdivision in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.  
*All standards are being met.*
- Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.  
*Commitment letters have been submitted for fire protection, water supply, and electric service. Natural gas service will not be provided to the development. Instead, the proposed residence will be served entirely by electric service from Colorado Springs Utilities. The road impact fee will be paid at the time of building permit for any new dwelling proposed.*
- Prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; and encourage the wise use and management of natural and biological resources throughout the County in order to preserve the integrity, stability, and beauty of the community and the value of the land."  
*There are no significant natural features within the subdivision that should be preserved. The drainage report identifies that the proposed subdivision remains consistent with pre-development drainage conditions with the construction of the recommended drainage improvements." The report identifies the extent of the drainage improvements to include a culvert for the proposed driveway to "all the proposed access drive to cross a natural drainage path at reasonable slopes."*

***The subdivision is in conformance 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.***

El Paso County has requested submission of closures sheets, plat drawings, legal description, wastewater report, title commitment, PBMP applicability form, commitment letters, final drainage report, fire protection report, forestry management plan, natural features report, soils and geology report, wildland fire and hazard mitigation plan, water resources report, and water quality report. All requested studies, reports, and documents have been drafted in compliance with the adopted checklists and criteria. Additionally, all design considerations listed in Section 8.4.1 of the Land Development Code have been met.

***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 the Code.***

A water resources report dated January 2026 has been submitted in support of the proposed final plat. The Executive Summary of the report states that following:

*“Based on CSU’s water supply data, the water resources are sufficiency in quantity, quality, and dependability to serve the parcel’s needs.”*

The combined electric and water supply commitment letter provided by Colorado Springs Utilities dated August 26, 2025, identifies the property as being within Utilities’ water service territory and that as a result it can be provided with water service.

***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 the Code.***

A wastewater study prepared by Entech Engineering, Inc., has been submitted and supports the proposed single-family residential lot being served by individual septic systems.

***All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].***

A soil and geology study, prepared by Entech Engineering dated October 7, 2025, has been submitted in support of the final plat application. The study identifies existing geologic conditions on the site that could constrain development, but it also goes on to state the following:

*“The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.”*

The owner will comply with the recommendations of the report and any recommendations provided by Colorado Geologic Survey (CGS), including any recommendations for mitigation.

***Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual (“ECM”) are provided by the design.***

The drainage report prepared by All Terrain identifies minimal drainage improvements required for the proposed subdivision including installation of a culvert at the driveway providing access to the proposed lot.

***The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.***

Due to the size and scale of the subdivision, impacts related to the proposed subdivision will be negligible, therefore, no public improvements are required.

***Legal and physical access is or will be provided to all parcels by public rights of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.***

Legal physical access is being provided to the proposed lot from an existing road, Pyramid Mountain Road. Dedication of open space is not required for this single lot subdivision.

***Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.***

A commitment letter from Cascade Volunteer Fire Department has been submitted in support of the final plat application. The Fire Department has identified that water supply necessary to provide fire suppression for the individual structure will be reviewed for NFPA

compliance, noting that such compliance can be coordinated with the water services provider, which in this case is Colorado Springs Utilities.

***The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.***

The Fire Protection Report meets all requirements of Section 6.3.3, Fire Protection and Wildfire Mitigation. The single-family residential lot will comply with the wildfire hazard mitigation report prepared by Stephen J. Spaulding (dated December 2025) and submitted in support of this application. Appropriate plat notes can be included, if requested by the County or the Fire Department, so as to inform any future owners of the proposed lot of an obligation to mitigate and maintain the property.

***The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.***

The proposed subdivision meets all applicable sections of Chapters 6 and 8 of the Code including drainage, fire protection and wildfire mitigation, transportation systems, water supply, wastewater disposal, and geology and soils standards.

***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 of the Code.***

The only anticipated off-site impact is additional traffic, however, the single additional dwelling will not generate a significant amount of traffic and the existing roadway network can easily handle the additional traffic.

***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.***

The proposed subdivision will be served by an individual driveways and will not require any public infrastructure improvements.

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

The mineral rights have not been severed from the land.

**CONSISTENCY WITH PRIOR APPROVALS AND ZONING STANDARDS:**

The proposed final plat is intended, per discussions with County staff, to serve as a combined preliminary plan and final plat; therefore, there is inherent consistency with the “preliminary plan.” The proposed subdivision is also consistent with the recently approved Pyramid Mountain Amended PUD, which depicts the proposed single-family lot

in the same location as is depicted on the final plat. Construction of the anticipated single family residence will need to comply with the dimensional standards of the Amended PUD.

**COMMUNITY OUTREACH:**

The applicant conducted community outreach by sending notification letters to adjacent property owners. Feedback received was minimal due to the low-impact nature of the intent to construct one single-family residence, with no significant concerns raised.

**TRAFFIC, ACCESS, AND EVACUATION**

The proposed subdivision will result in an additional 10 ADT, which the surrounding roadway network can handle. Construction of one single-family residence will not result in a material negative impact on any of the nearby roads and intersections. Ingress and egress to and from the site will be via a private driveway along Pyramid Mountain Road. The proposed private driveway will be constructed to meet the Fire Department's requirements for providing emergency services to the proposed single-family residence. There are a variety of options for evacuation from the site including, but not limited to, evacuation via the private driveway to Pyramid Mountain Road and then onto Highway 24 or, alternatively, via the private driveway to Pyramid Mountain Road to Topeka Avenue and then onto Highway 24.

**ACCESS PERMITTING:**

An approved access permit shall be obtained from El Paso County prior to establishing any access from the property to Pyramid Mountain Road. The access shall be built to minimum county standards.

**EI PASO COUNTY ROAD IMPACT FEE:**

The El Paso County Road Impact Fee is applicable. The fee will be due and paid at the time of building permit.