

Letter Of Intent

July 29, 2026

C/O: Miranda Benson
El Paso County Planning Department

ADD: PCD File No. VR264

Owner:

Home Run Restorations Inc
710 S Blaney Rd, Colorado Springs, CO 80929
719-649-7241, hrrestorations@gmail.com

Site Location:

18050 Quarterhorse Ln
Colorado Springs, CO 80908

Zoning/ Legal Description:

RR-5 Rural Residential District

Parcel #5115003006

Lot 6, Block 1, Willow Springs Estates as recorded in the Office of the El Paso County Clerk and Recorder in Plat Book H-2 at Page 54, dated October 6, 1965a portion of Section 15, Township 11 South, Range 65 West of the 6th P.M. County of El Paso, State of Colorado.

please add sections that discuss:

- drainage and any affects of the development downstream
- traffic and section ECM section B.1.2.D - discuss the seven bullet points included
- road impact fees and include when the fee will be due.
- reference EA2642 for engineering notes related to these items

Request:

Request to subdivide into 2 five acre lots.

Justification:

Please use the EA2642 Planning Checklist to itemize 7.2.3 (C) criteria, which will include the criteria for a Minor Subdivision (combined Preliminary Plan and Final Plat).

1. The request complies and is in general conformance with the goals, objective and policies of the El Paso County Master Plan, Parks Master Plan and the Water Master Plan for rural residential developments. This project is consistent with adjacent properties.

2. El Paso County Master Plan

The request complies and is consistent with the Land Use components of the Place Type as Large Lot Residential

-Large Lot Residential neighborhoods typically 5 acre plus lots that rely on well and septic.

-The large Lot Single Family Detached Residential place type supports the rural character of the County while providing for unique and desirable neighborhoods.

3. Water Master Plan

-The project is located within the Region 4C Area - Upper Black Squirrel Creek Ground Water Management District.

-The water supply for the proposed five acres lot is by the drilling of Private wells

-The proposed 5+ acre sites subdivision has ensured adequate water for the future by designing a low-density residential development for the 10-acre site.

4. Soils, Geology, and Impact Identification

-The soil is suitable for the subdivision see Soil and Geology Report

-The geological hazards do not prohibit the subdivision or can be mitigated. See Soil and Geology Report

Discuss what hazards and constraints were identified - detail how you propose to mitigate.

-The subdivision will not interfere with the extraction of any known commercial mining deposit

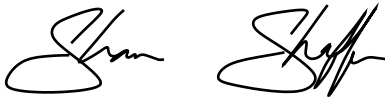
-The design of the subdivision protects the natural resources as a grass rangeland.

The proposed methods for fire protection are adequate to serve the subdivision. See Fire mitigation and protection reports

The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints. As described in the Soils and Geology Report, Storm water report etc.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted,



Shawn Shaffer, President, HRR

Add detailed discussion to address the following:

- ☐ A detailed analysis summarizing how the request complies with each of the criteria of approval in Chapter 7 and Chapter 8 of the Land Development Code.
- ☐ A discussion summarizing the provision of utilities.
- ☐ A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.
- ☐ A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).
- ☐ A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.
- ☐ A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.
- ☐ A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code.
- ☐ A discussion detailing any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.

See EA2642 checklist for detailed list of criteria.