

LETTER OF INTENT

Paint Brush Hills Filing No. 13E

Phased Final Plat – Phase 5

(Encompassing Phases 13J, 13K and portions of 13L and 13M as shown on the approved Master Plat Exhibit)

Owner: Aeroplaza Fountain LLC
Heidi LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

Schedule No. 52261-01-007

***Applicant/
Consultant:***

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

Include how much acreage is platted as ROW , tracts to be developed verses open space and lots. The director asks for the break down in the staff report.

SITE LOCATION, SIZE, ZONING:

This letter is prepared to provide sufficient information in support of Phased Final Plat – Phase 5 of the Paint Brush Hills Filing 13 Subdivision. This overall project of 301.85 acres originally included 554 lots all approved under the Paint Brush Hills No. 13 Final Plat in 2006. This Final Plat was never recorded due to market conditions. However, various extension letters were requested and granted over several years, thus allowing this proposed Phased Final Plat submittal. Phase 13A (17 lots), Phase 13B (21 lots), Phase 13C (135 lots) and Phase 13D (97 lots) have recorded plats and have already been developed. The proposed Phase 13E of the Phased Final Plat consists of 158 single family homes and five tracts for open space, drainage, utilities and trails covering the original phases 13J, 13K and portions of 13L and 13M as shown on the approved Master Plat Exhibit. The total acreage for this Phased Final Plat equals 83.43 acres. The property contained in the Master Plat Exhibit is described by the County Assessor as Tax Schedule No. 52261 01 007.

The site is located in a portion of sections 25 and 26, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due

legal on plat states
172.09

west of Paint Brush Hills Filing 9 subdivision, north of Londonderry Dr., east of future Paint Brush Hills 13 future phases and south of Paint Brush Hills Filing No. 2 subdivision. The overall site contains several different residential zones including RS-6000 and RS-20000. The existing zoning lines that were approved along with the Preliminary Plan back in 2004 follow the proposed roads and lots lines within this proposed subdivision. Thus, portions of the property will be platted as RS-6000 and the rest as RS-20000. (See attached zoning exhibit)

Requests:

Please delete. Not Necessary- Once the BOCC approved the plat all construction can start with a construction permit.

General: The proposed development is the fifth phase of the overall 554 lot subdivision – Paint Brush Hills Filing No. 13. However, it encompasses four phases shown on the approved Master Plat Exhibit (13J, 13K and portions of 13L and 13M). A Phased Final Plat showing this development phase of 83.43 acres and 158 single family lots is proposed. All of these lots will be 6,000 SF minimum in size.

Early Grading: The applicant requests approval to commence early grading on the Filing No. 13E, including the installation of wet utilities (i.e. water and sanitary mains and services), prior to the recording of the final plat. It is not clear if an early grading request was made or required at the time of the preliminary plan approval in 2004, however, the last four final plat filings were subsequently approved and graded including the most recent Filing No. 13C & 13D. The applicant understands that additional erosion control and construction permits are necessary prior to commencing work.

Finding of Water Sufficiency: A finding of sufficiency on a 300 year basis for Paint Brush Hills Metropolitan District's water supply was made in 2006 by the Board of County Commissioners for the 554 lots in Filing No. 13. Due to the passage of time and the Board's adoption in 2012 of Resolution No. 12-48 applicable to Master Plat Exhibits and the phasing of final subdivision plats, updated findings of sufficiency for Filing No. 13 are required by the State and County. To date, updated findings of sufficiency have been made by the State and County for Filings 13A, 13B, 13C and 13D. We believe the District will issue a water commitment for the remaining lots in Filing 13 and a request for a finding of sufficiency for those lots is being processed concurrently with this Final Plat. Upon review of these documents, the applicant therefore requests that a finding of sufficiency for this Final Plat be made. The District's commitment and an updated Water Resource Report showing a water supply meeting the requirements for the Filing No. 13 Master Plat Exhibit will be submitted with this plat.

This is anticipated to be the last phase in 13. A rezone request was already submitted for future filings 14 and 15.

16-454

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 12-382, the applicant elects to include Filing No. 13E in the ten mill Public Improvement District.

Note on the plat states that the land is already in a PID.

Correct paragraph- the plat was voided when 13A came in. The State just issues a letter for no sufficiency

TRAFFIC:
Explain why Snowbrush is not intended or IS intended to go through. There seems to be some thought that it would go through if needed on the exhibit and with Fil 2. Increased density may support the need with the concurrent rezone in review. Adj prop are very concerned w/ traffic to Londonderry w/o another connection

BEING A PORTION OF WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PART BRUSH HILLS
PLANS NO. 3
BOOK 48, PAGE 79

PART BRUSH HILLS
PLANS NO. 8
BOOK 48, PAGE 81

PART BRUSH HILLS
PLANS NO. 9
RECEPTION NO. 30363989

PART BRUSH HILLS
PLANS NO. 11
RECEPTION NO. 30374640

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

ROCKHURST DRIVE

FALCON HILL SCHOOL

TODD STREET

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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NOTES:

1. PLANT BRUSH MILLS PLING NO. 13 MASTER PLAT EXHIBIT CONTAINS A TOTAL OF 304 LOTS
2. THIS EXHIBIT IS NOT FOR THE CREATION OF LEGAL LOTS OR PURPOSES OF CONVEYANCE.
3. PURSUANT TO RESOLUTION _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND MODIFIED IN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDED AT REGIONAL LAND MANAGEMENT OFFICE, THE BOUNDARIES OF THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PLANT BRUSH MILLS PLING NO. 13 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND WILL BE SUBJECT TO THE TAX AND MILL LEVY.

5. ANY FUTURE PLANS MUST GO BEFORE THE BIDD FOR A PRICING OF WATER SUFFICIENCY UNLESS THE PRICING INCLUDES THE TOTAL LIFE WITHIN THE MASTER PLAN CONCEPT. AT THAT TIME, FUTURE PLANS SHOULD THEN BE REVEALED ADJUSTABLY.

[illegible]

Indicate the the similarity of each feature, the following words (5 choices):

1. identical, a percentage of 100%
2. very similar, a percentage of 75-99%
3. somewhat similar, a percentage of 50-74%
4. dissimilar, a percentage of 25-49%
5. completely different, a percentage of 0-24%

Words may be indicated as being 100% the same or 0% the same, but must always be indicated as being 25-49% or 50-74% dissimilar.

1. On the left of a curve, the left wheel corner leaves contact with the ground as the car corners, resulting in a steering pull, a tendency of the car to pull to the right of the road.

2. Understeer, a tendency of the car to pull to the right of the road.

[illegible][illegible][illegible][illegible][illegible]

1. MEASURED AS A DISTANCE OF FOUR FEET TO A POINT OF
CLIFF.

2. ON THE WPC OF A CLIFF TO THE POINT, MEASURED A DISTANCE
OF ABOUT 100-150 FEET, A DISTANCE OF
TO 50 FEET TO A POINT OF CLIFF.

3. WHEREAS, a MEMORANDUM OF UNDERSTANDING TO A TREATY OF PEACE,
ON THE ONE HAND, AND A DECLARATION OF THE EMERGENCY, IN SUPPORT OF
THE TREATY, IS BEING PREPARED BY THE UNITED STATES, AND IT IS
THE POLICY OF THE UNITED STATES TO SUPPORT SUCH A TREATY;
4. WHEREAS, a MEMORANDUM OF UNDERSTANDING TO A TREATY OF PEACE,
ON THE ONE HAND, AND A DECLARATION OF THE EMERGENCY, IN SUPPORT OF
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1. DIFFERENTIAL, & BELIEVES OF JEWELRY THAT HE A POINT
AND CAME.

2. ON THE WAY, & A PLANE TO THE SOUTH BEING
CLIMBED BECAUSE 12770 FT., DURING A 10% OF JEWELRY
A FEW OF JEWELRY FEET, & BELIEVES OF JEWELRY THAT HE A
POINT AND CAME.

IN WITNESS WHEREOF,

THE AFORESAIDED THE NINETY NINE LA, LLC HAS EXECUTED THIS INSTRUMENT
THIS 21ST DAY OF November, 2015 A.D.

Harold H. Ford
HAROLD H. FORD, JR. MANAGER

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREIGNER INSURGENT WAS ACQUAINTED BEFORE HE WAS SHOT. DAY
OF November, 1963 A.D. BY HAROLD W. FORD, AS SHOWN
BX NINETY NINE LA, U.C.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/10/14 Eugene M. Dawson
NOTARY PUBLIC

IN WITNESS WHEREOF:
THE ABANDONED/REBORN REPAIRING REAL ESTATE INVESTMENTS, LLC HAS EXECUTED
THIS 2 DAY OF Dec, 2018 A.D.

John B. Wepting
John B. Wepting, Manager

STATE OF COLORADO)
) ss.
County of El Paso)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF DECEMBER, 2013 A.D. BY JOHN B. WEIDING, MANAGER, WEIDING REAL ESTATE INVESTMENTS, LLC

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 7-8-15 Sumner H. Jr.
NOTARY PUBLIC

COUNTY APPROVAL:
APPROVAL IS GRANTED THIS 5th DAY OF December.

Don Hing
CHAIRMAN, BOARD OF COUNTY
COMMISSIONERS

Max L. Butcher
DIRECTOR, DEVELOPMENT

PAINT BRUSH HILLS
FILING NO. 13
2053.24
JANUARY 22, 2013
SHEET 1 OF 1

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

6305 Corporate Blvd., Suite 101 (714) 945-0790
Colorado Springs, Colorado 80919 (714) 945-0799 (Fax)

dsdparsons (9)

Include how much acreage is platted as ROW ,
tracts to be developed verses open space and lots.
The director asks for the break down in the staff
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legal on plat states 172.09

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 8/20/2018 3:47:42 PM
Color: 



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/21/2018 10:43:08 AM
Color: ■

TRAFFIC:
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