

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
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Schedule No. 52261-01-007

**Applicant/
Consultant:** Classic Consulting, LLC
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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 172.08 acres, however, only 83.45 acres are being platted for development at this time. The remainder acreage of 88.63 acres (Tract E) is platted as a tract for future development. The property contained in the Master Plat Exhibit is described by the County Assessor as Tax Schedule No. 52261 01 007. (Please reference the Subdivision Summary Form for specific acreage breakdown)

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 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:

General: The proposed development is anticipated to be the last phase of the overall 554 lot subdivision – Paint Brush Hills Filing No. 13, as a rezone request has been submitted for the remaining area for future development (Tract E). Filing 13E encompasses four phases as shown on the approved Master Plat Exhibit (13J, 13K and portions of 13L and 13M). A Phased Final Plat showing this development phase of 83.45 acres and 158 single family lots is proposed. All of these lots will be 6,000 SF minimum in size.

Finding of Water Sufficiency: Given that this project has been developed under County phasing resolution, each phased final plat has been submitted for finding of sufficiency. To date, findings of sufficiency have been made by the State and County for Filings 13A, 13B, 13C and 13D, which all have recorded plats. We believe the District will issue a water commitment for the remaining lots in Filing 13 (Paint Brush Hills 13E) 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 Filing 13E will be submitted with this plat.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include Filing No. 13E in the ten mill Public Improvement District as noted on the final plat.

Traffic: Snowbrush Dr. is a gravel rural local residential public road built in the early 1980s that has a temporary turn-around at the northeast corner of Filing 13E. This road currently serves rural large lot residential homes with direct access connection to Rex Road and Goodson Road. With the rezoning and urbanization of the Paint Brush Hills development over the past 18 years to (RS-20000 and RS-6000), there was no plan to extend Snowbrush Dr. further south. With the development of Paint Brush Hills Filing 10 in 2003, Londonderry Drive and Towner Avenue, both non-residential collectors (80'

ROW) were constructed which have direct connection to Meridian Road and Stapleton Drive. These collector roads serve as the main access points for Filing 13E. The updated Traffic Study submitted in conjunction with this plat will confirm that both Londonderry and Towner have adequate capacity for Filing 13E and the remaining lots planned within the Paint Brush Hills development.