



Drexel, Barrell & Co.

October 13, 2026

El Paso County Planning & Community Development
Attn: Joe Letke, Planner
2880 International Circle
Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St., Suite 100
Colorado Springs, CO 80903

719 260-0887

RE: Letter of Intent (VR268)
Bent Grass East Commercial Filing No. 3 Vacate and Replat
as Bent Grass East Commercial Filing No. 4

Mr. Letke,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Vacate and Replat submittal for Bent Grass East Commercial Filing No. 3 on behalf of Copestone General Contractors.

The 2.59-acre site will consist of a childcare facility with associated parking and landscaping.

Location and Zoning

Bent Grass East Commercial Filing No. 3 (Reception No. 222715062) is located along the western and southern side of the Bent Grass Market View roadway. The property is currently zoned as CS (Commercial Service). The replat proposes to reconfigure Lots 4, 5 & 6 Bent Grass East Commercial Filing No. 3, and replat as Lots 1-3 Bent Grass East Commercial Filing No. 4.

Existing Facilities

The existing site has recently been overlotted graded as part of the Bent Grass East Commercial overall development and remains undeveloped. The site currently slopes from north to south at approximately 2%-4%. There are water and sanitary mains installed for the site which will provide a connection for building stubs.

Proposed Facilities

The proposed development will consist of a 10,000-sf childcare facility, with associated parking and landscaping. The site will be accessed by one driveway entrance from Bent Grass Market View.

Land Development Criteria for Approval

Per section 7.2.3.C in the El Paso County Land Development Code (2024), this project meets the following replat criteria:

- 1. The replat complies with this Code, and the original conditions of approval associated with the recorded plat;*

The proposed replat is in compliance with the original conditions of approval associated with the recorded plat. The replat will still allow for commercial use and will fulfil the intent outlined in the County Master Plan. The proposed replat remains

in compliance with the Land Development Code and use standards for the Commercial Service (CS) zoning.

2. *No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;*

No nonconforming lots are created with this replat.

3. *The replat is in keeping with the purpose and intent of this Code;*

This subdivision is in conformance with El Paso County subdivision design standards and regulations. Any variance from criteria has been requested in writing via the County standard deviation process.

4. *The replat conforms to the required findings for a minor subdivision;*

The proposed replat results in the reconfiguration of less than four lots, that will not discernibly impact surrounding properties, environmental resources or public facilities, and as such conforms to the required findings for a minor subdivision as outlined in LDC Chapter 7.2.C.

5. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

All parcels will be accessed via the private Bent Grass Market View roadway to the north, as was intended and approved with the original Final Plat.

6. *The approval will not adversely affect the public health, safety, and welfare;*

The proposed replat will not adversely affect the public health, safety, or welfare of El Paso County residents. Law enforcement services will continue to be provided efficiently by the El Paso County Sheriff's Office. Fire protection services will be maintained by the Falcon Fire Department, which has adequate capacity to serve the reconfigured lot layout.

Safe legal and physical access is provided to all parcels in strict compliance with the El Paso County Engineering Criteria Manual (ECM) via Bent Grass Market View ensuring emergency vehicles have unobstructed access at all times. Furthermore, a drainage analysis has been performed to confirm that the replat will not create any adverse stormwater, grading, or environmental impacts on surrounding properties. No public safety hazards are introduced by this application

7. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved;*

All property within this subdivision is subject to the Declaration of covenants, conditions, restrictions and easements for Bent Grass Commercial Merchants

Association are recorded under reception number 218059945. There are no potential conflicts as a result of the replat.

Traffic / Access / Noise

As described above, access to the site will be through a single driveway entrance from Bent Grass Market View, and will not negatively impact the traffic or noise pollution in the surrounding developments.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Bent Grass East Commercial development. The detention basin to the south of the development will provide for water quality before discharge into the public system.

All Basin and Bridge fees have been paid with the Final Plat for Bent Grass East Commercial Filing No. 3 (R15062). No additional Basin nor Bridge fees are required.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

Copetstone General Contractors
555 Amelia Street, Suite 100
Colorado Springs, CO 80915
Phone: (719) 578-6155

Consultant:

Drexel, Barrell & Co.
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Bent Grass East Commercial Vacate and Replat acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.

Tim D. McConnell, P.E.
President