



Drexel, Barrell & Co.

September 11, 2024

El Paso County Planning & Community Development
Attn: Kari Parsons, Planner III
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Lafayette
Colorado Springs

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

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent & Justification Statement
Rolling Hills Ranch Estates Filing No. 3
Parcel No. 3418001018**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of the Final Plat for Rolling Hills Ranch Estates Filing No. 3, on behalf of Debra Osban.

1. Owner: Debra Osban
839 Queride Dr.
Colorado Springs, CO 80909
(719) 243-0544
office@bearrootsbuilders.com

Applicant: Drexel, Barrell & Co.
101 Sahwatch St., Ste 100
Colorado Springs, CO 80903
Applicant Representative: Tim McConnell
(719) 260-0887
tmccConnell@drexelbarrell.com

2. Site Location

- Property Address: 525 S. Page Rd.
Peyton, CO 80915
- Legal Description: Lot 1 Rolling Hills Estates Filing No. 3
- Size: 9.72 Acres
- Zoning: RR-5
- Parcel Number: 3418001018

3. Drexel, Barrell & Co. is submitting this Letter of Intent on the behalf of the landowner, Debra Osban, for the Final Plat for the above referenced site.

4. Site Use:

The existing site is a vacant residential lot. The proposed use for the site is the construction of one single-family residence on the property in accordance with the RR-5 zoning.

Application is not for replat since the property was never officially platted. Please revise to state the property is under application to be platted at this time.

5. Project Specifics:

The site was platted illegally and is being replatted. The proposed site will consist of a single residential home with some driveway work.

6. Utilities

Site has existing electrical utilities installed. A proposed leach field and septic system is to be installed. Existing water to the site is provided by well water.

7. Traffic

- With there being only one residence added to this property, additional traffic over the existing load is not anticipated.

8. Parking

- Parking is not required for a residential property

9. Variances

- No variances are being requested for this project.

Under traffic please discuss the exemption from a TIS per ECM B.1.2.D and how all criteria are satisfied.

We trust you find our application for the Rolling Hills Ranch Estates Filing No. 3 Final Plat 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

Please include the following:

- A summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.
- 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 all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.
- A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.