



# 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](mailto: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](mailto: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.

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.

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