



# Drexel, Barrell & Co.

December 31, 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

Colorado Springs  
Lafayette

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

719 260-0887

**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 to legalize one lot utilizing an existing well and requesting a waiver for water supply sufficiency, 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. El Paso County Road Impact Fees apply to this property and will be due at building permit.

#### 5. Project Specifics:

The site was never officially platted. The property is under application to be platted at this time. 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. A waiver request is attached to this LOI for Section 8.4.7 (B) of the Land Development Code for water supply sufficiency to meet the needs of the subdivision for 300 years due to the age of the existing on-site well.

#### 7. Traffic

With there being only one residence added to this property, additional traffic over the existing load is not anticipated. Per ECM B.1.2.D this project satisfies all criteria to be exempt from a Traffic Impact Study.

#### 8. Parking

Parking is not required for a residential property

#### 9. Variances

No variances are being requested for this project.

#### 10. Site constraints

There are no wetlands on the proposed site. There are no protected species habitat on the site. The site is not within any floodplain. There are no geological constraints for the site.

#### 11. Proposed improvements

There are no proposed public improvements. The only proposed private improvement is the septic system, which will be permitted separately.

#### 12. Community outreach

The applicant has not and will not make any efforts for community outreach.

### **Criteria for Approval**

Per section 7.2.1.D.2.e in the Land Development Code, this project meets the following criteria:

#### **1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

The single-family residence is consistent with the El Paso County Master Plan's Vision, Core Principles and Goals. A single-family residence on a large piece of property is consistent with the surrounding land uses and with the zoning that it is located in (RR-5) and this area is identified as Large-Lot Residential Placetype in the Master Plan. This proposed plat meets Master Plan goals 1.1, 1.3, 1.4, 2.1, 2.2, 2.3, 5.4, 6.1, 9.1 & 9.2.

**2. The subdivision is in substantial conformance with the approved preliminary plan;**

There is no approved preliminary plan.

**3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

The subdivision design standards and regulations are met. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- ensuring that structures will harmonize with the physical characteristics of the site; ensuring that land is of adequate size and configuration for the purpose for which it is intended to be used

**4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**

The water supply for this project is provided by an existing well. We are requesting a waiver for a finding of water sufficiency due to the original date of the well installation. See attached waiver request.

**5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**

Sewage disposal for this project is to be a new proposed septic system. This septic system has been designed in the report "Soil Profile Evaluation," by ProTex, January 10, 2024.

**6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];**

The Geotechnical Investigation prepared by ProTex indicates that no geologic hazards were identified that would preclude development of the project. Native soils may be used as fill. Groundwater was not encountered in the test borings.

**7. Adequate drainage improvements complying with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

No drainage improvements are proposed for this site. The site will be graded away from the single-family residence as recommended by the Geotechnical report. As specified in the Drainage Letter, the flows for the site increase minimally and will be directed in the same flow patterns as existing. Under an acre of disturbed area is proposed.

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

One full movement access point is proposed in the form of a driveway into this Lot. This driveway will be private and maintained by the homeowner.

**9. Necessary services, including police and fire protection, recreation, utilities, and transportation system, are or will be available to serve the proposed subdivision;**

Mountain View Electric Association already serves this parcel with electricity. No natural gas will be provided to the site. Water is being served by an existing on-site well. Sanitary sewage is being treated by a proposed on-site septic system. Ellicott Fire Protection District will provide fire protection services and Fire Station 1 is 7 miles west of the site. The County Sheriff will provide police protection. The proposed Highway 94 Primary Regional Trail is located approximately one mile north of the site. There are no nearby parks or open space, and the site is located within an area of the County identified in the Parks Master Plan as a candidate regional park or open space area. No transportation system is necessary.

**11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

The Ellicott Fire Protection District has adequate capacity to provide fire protection to the proposed Lot. A Fire Protection Report is included with this submittal.

**12. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

There are no proposed off-site improvements, therefore no off-site impacts.

**13. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.**

Fees are to be paid in lieu of land dedication for regional park purposes.

**14. The proposed subdivision meets other applicable sections of Chapter 6 and 8;**

The proposed subdivision meets the applicable sections of the Code.

**15. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]**

This proposed development will not impede any commercial mining deposit.

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,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

***Drexel, Barrell & Co.***  
Tim D. McConnell, P.E.  
President