

Letter of Intent
Springs at WaterView Final plat

11/13

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, Co. 80907
(719) 440-6879

Applicant: ROS Equity Holdings-Independence, LLC
31 North Tejon St., Suite 500
Colorado Springs, Co. 80903
(719) 491-1590

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036

Site Information:

Springs at WaterView is a proposed 85 lot subdivision on 15.67 acres. The proposed plat is a re-plat of:

**PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN
EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW
FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO.
215713634, COUNTY OF EL PASO, STATE OF COLORADO**

The site lies in Section 7 of Township 15 South, Range 65 West. The proposed plat is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Boulevard and west of Escanaba Drive.

The property is presently zoned AG and is part of the of the Waterview Sketch Plan. An Amendment to the Waterview Sketch Plan is being submitted simultaneously with the Final Plat submittal as well as a PUD Zoning application and a Preliminary Plan application. The amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single-family residential use. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

Request and Reason:

To approve a Final Plat for a 85 lot residential subdivision. This letter serves as a request to receive El Paso County approval of Final Plat for this site.

The proposed Final Plat is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.

- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Final Plat is in conformance with the County Master Plan.
- The subdivision is in conformance with the accompanying Preliminary Plan application and the application to amend the Sketch Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement is 40 ac-ft. per year.
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts - Sewer- Security Water and Sanitation Districts - Electric Service – City of Colorado Springs - Natural Gas Service – City of Colorado Springs - Telephone Service – Qwest - Fire Protection – Security Fire District

Offsite Improvements

The applicant anticipates participating in the future signal by agreement similar to how the Painted Sky at Waterview development contributed.

Traffic Impact Fees:

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District #2 formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at WaterView is \$78,455 (85 lots x \$923.00 per lot) based on the inclusion in the PID.

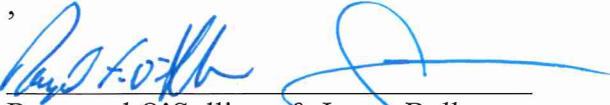
Impact Identification:

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals.

Waiver Requests:

None anticipated.

Respectfully,



Raymond O'Sullivan & James Buller
ROS Equity Holdings-Independence, LLC