

LETTER OF INTENT

Paint Brush Hills Filing No. 13E

Phased Final Plat – Phase 5

(Encompassing Phases 13J, 13K and portions of 13L and 13M as shown on the approved Master Plat Exhibit)

Owner: Aeroplaza Fountain LLC
Heidi LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

Schedule No. 52261-01-007

**Applicant/
Consultant:** Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

SITE LOCATION, SIZE, ZONING:

This letter is prepared to provide sufficient information in support of Phased Final Plat – Phase 5 of the Paint Brush Hills Filing 13 Subdivision. This overall project of 301.85 acres originally included 554 lots all approved under the Paint Brush Hills No. 13 Final Plat in 2006. This Final Plat was never recorded due to market conditions. However, various extension letters were requested and granted over several years, thus allowing this proposed Phased Final Plat submittal. Phase 13A (17 lots), Phase 13B (21 lots), Phase 13C (135 lots) and Phase 13D (97 lots) have recorded plats and have already been developed. The proposed Phase 13E of the Phased Final Plat consists of 158 single family homes and four tracts for open space, drainage, utilities and trails covering the original phases 13J, 13K and portions of 13L and 13M as shown on the approved Master Plat Exhibit. The total acreage for this Phased Final Plat equals 83.43 acres. The property contained in the Master Plat Exhibit is described by the County Assessor as Tax Schedule No. 52261 01 007.

The site is located in a portion of sections 25 and 26, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due

west of Paint Brush Hills Filing 9 subdivision, north of Londonderry Dr., east of future Paint Brush Hills 13 future phases and south of Paint Brush Hills Filing No. 2 subdivision. The overall site contains several different residential zones including RS-6000 and RS-20000. The existing zoning lines that were approved along with the Preliminary Plan back in 2004 follow the proposed roads and lots lines within this proposed subdivision. Thus, portions of the property will be platted as RS-6000 and the rest as RS-20000. (See attached zoning exhibit)

Requests:

General: The proposed development is the fifth phase of the overall 554 lot subdivision – Paint Brush Hills Filing No. 13. However, it encompasses four phases shown on the approved Master Plat Exhibit (13J, 13K and portions of 13L and 13M). A Phased Final Plat showing this development phase of 83.43 acres and 157 single family lots is proposed. All of these lots will be 6,000 SF minimum in size.

Early Grading: The applicant requests approval to commence early grading on the Filing No. 13E, including the installation of wet utilities (i.e. water and sanitary mains and services), prior to the recording of the final plat. It is not clear if an early grading request was made or required at the time of the preliminary plan approval in 2004, however, the last four final plat filings were subsequently approved and graded including the most recent Filing No. 13C & 13D. The applicant understands that additional erosion control and construction permits are necessary prior to commencing work.

Finding of Water Sufficiency: A finding of sufficiency on a 300 year basis for Paint Brush Hills Metropolitan District's water supply was made in 2006 by the Board of County Commissioners for the 554 lots in Filing No. 13. Due to the passage of time and the Board's adoption in 2012 of Resolution No. 12-48 applicable to Master Plat Exhibits and the phasing of final subdivision plats, updated findings of sufficiency for Filing No. 13 are required by the State and County. To date, updated findings of sufficiency have been made by the State and County for Filings 13A, 13B, 13C and 13D. We believe the District will issue a water commitment for the remaining lots in Filing 13 and a request for a finding of sufficiency for those lots is being processed concurrently with this Final Plat. Upon review of these documents, the applicant therefore requests that a finding of sufficiency for this Final Plat be made. The District's commitment and an updated Water Resource Report showing a water supply meeting the requirements for the Filing No. 13 Master Plat Exhibit will be submitted with this plat.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 12-382, the applicant elects to include Filing No. 13E in the ten mill Public Improvement District.