

8/21/26

El Paso County
2880 International Circle.
Colorado Springs, CO 80910
(719) 520-7943

Paul R Haggerty Jr, POA in behalf of Mary Winblad/DeConza
2825 Slocum Road
Payton, CO 80831

Re: Letter of Intent for 2825 and 2819 Slocum Rd – 2 Lot Sub.

To Whom it May Concern,

Please add a brief paragraph and discuss the Traffic Impact Study TIS requirement (refer to EA2640).

The intent of this project is to subdivide the existing parcel 4336000004 comprising 38.06 acres in El Paso County into (2) lots of 19.03 acres. 2825 Slocum Road will be platted as Lot 1. No improvements will occur to Lot 1. Lot 1 will keep existing well (Permit NO.224050) and driveway. 2819 Slocum Road will be platted as Lot 2. Lot 2 will pull permits for a new well, driveway of Slocum Road and electrical service, per agreement between Lot 1 and Lot 2 ownership.

Add a brief paragraph and add the calculations for the Basin Fee and Bridge Fee.

Respectfully,

Add a brief paragraph for the Road Impact Fee RIF (See EDARP comment about the RIF).


Paul R Haggerty Jr, POA in behalf of Mary Winblad/DeConza
(714) 583.0569

Please include the following discussions in this letter pursuant to the Final Plat checklist, available on our website. I will send the link via email along with Chapter 7 and 8 criteria

- ☐ A detailed analysis summarizing how the request complies with each of the criteria of approval in Chapter 7 and Chapter 8 of the Land Development Code.
- ☐ A discussion summarizing the provision of utilities.
- ☐ 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.