

May 5, 2026

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 International Circle, Suite, 110
Colorado Springs, CO 80910

SITE DEVELOPMENT LETTER OF INTENT

Dear Sir/ Madam,

Please find below summary of the plan in compliance with the requirements of Site development Plan in Chapter 6 of LDC of El Paso County Planning and Zoning.

Owner Information:

Honor Charter Building Corporation

Address: 12577 E Caley Avenue Centennial, Colorado 80111

Responsible Party: Tammy Sweeris; Ph: 616 250 3566; email: tammy@highmarkschools.com

Applicant Information:

Grace Design Studios

Address: 2929 N. Central Avenue, 11th floor, Phoenix AZ 85012

Contact Person(s):

Ashish Dandavate, 602 257 1764, ext. 1610; email: adandavate@grace-design.com

Thomas Conran, 602 257 1764, ext. 1689; email: tconran@grace-design.com

Property Tax schedule number:

5301000038

A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code:

The site as designed is generally in compliance with the El Paso County Land Development Code. However, since this site is developing a school, it is exempt from zoning requirements.

A discussion regarding how the proposed request and compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code:

This site has been intended and designated as a school site through the development of the PUD documents but was never formally dedicated to the School District via plat. While the proposed use is matching the designation and intent within the PUD, it has been determined that a Subdivision Exemption with an Exemption Plat will be required in order to dedicate the property to the School District via Plat.

A discussion regarding the provision of utilities:

There are water mains/services, sewer services, and both on and off-site stormwater infrastructure being proposed with the school. The water and sewer systems will need to be approved by Woodman Hills Metro District. The Fire Department will also review requirements on the water mains as it relates to Fire Protection. Stormwater infrastructure on and off-site are anticipated to be reviewed by the County for approval. The off-site Stormwater Infrastructure is being proposed at this time mainly to convey the off-site run-on stormwater flowing to the site from the north and west but also serves as the sites discharge location after detention. A drainage report has been provided for the intent of drainage on and off-site.

Please note that the drainage report was provided in site development plan submittal (PCD No. PPR2614).

A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided:

A Traffic Impact Study is required and being provided with this project. Please see the provided Study for details.

Please revise. TIS was provided in site development plan submittal (PCD No. PPR2614).

A discussion and justification of any alternatives being requested:

The site, as designed, is generally in compliance with the county codes but any minor deviations from the code would not be anticipated to require a variance as school sites are zoning-code exempt.

Please do not hesitate to contact us, should you need more information.

Sincerely,



Ashish Dandavate, Education Studio

SENIOR ASSOCIATE, ARCHITECT III, AIA

(o) 602.257.1764 | (c) 480.495.8253

Letter of Intent.pdf Markup Summary

Callout (2)

Callout
Please note that the drainage report was provided in site development plan submittal (PCD No. PPR2614).

Subject: Callout
Page Label: 2
Author: Laura Besler
Date: 6/12/2026 2:57:57 PM
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Please note that the drainage report was provided in site development plan submittal (PCD No. PPR2614).

Callout
Please revise. TIS was provided in site development plan submittal (PCD No. PPR2614).

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Please revise. TIS was provided in site development plan submittal (PCD No. PPR2614).

Highlight (3)

traffic generation and access, unless
being provided with this project. Please
alternatives being requested:
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provided with this project

its water main services, sewer services, and both on a
The water and sewer systems will need to be approved
requirements on the water main, as it relates to Fire Pr
viewed by the County for approval. The off-site storm
the off-site run-on stormwater flowing to the site from
nearby. **A drainage report has been provided** for this ir

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A drainage report has been provided

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the code of damage on and off-site.
access, unless a separate traffic study is required, and a
s project. **Please see the provided Study for details.**
Access:
ly codes but any minor deviations from the code would not l
information.

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Please see the provided Study for details.