

**LETTER OF INTENT FOR:
BLUE SPRINGS MEADOW
FINAL PLAT PCD FILE # SF
AUGUST, 2026**

Owner:

2 BROTHERS PROPERTIES LLC
5625 E PIKES PEAK AVE
COLORADO SPRINGS, CO 80916
Attention: ADAM & BARUCH RHEA

Owners Representative:

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Applicant/Engineer: Terra Nova Engineering, Inc.

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El Paso County Planner: TBD

El Paso County Development Services
2880 International Circle Colorado Springs, CO 80910
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DEVELOPMENT REQUEST:

Applicant requests approval of the following:

A Zone change, Final Plat, and Construction Drawings for Blue Springs Meadow, requesting the A-35 lot re-zone to platted 7-RR-5 large lots on 38.77 acres.

PROJECT LOCATION/DESCRIPTION OF PROPERTY:

The project site is located at 19225 Ellicott View., Peyton CO 80831, a portion of El Paso County Tax Parcel 3208000002. The current zoning is A-35 and there is no overlay zoning. The site is approximately 25 miles east of downtown Colorado Springs, ½ mile south of Peyton, Colorado. The parcel is approximately 1,250 feet east of Peyton Highway on Ellicott View. It is bordered on all sides by single family residential homes A-35 or RR-5 multiacre sites with existing homes and outbuildings (loafing shed/ stable), driveways, and barns. Any existing off-site residences, outbuildings, dirt roads, etc., are scheduled to remain and will not be relocated or removed as a result of the Blue Springs Meadow development.

A single access point will be via a connection to Ellicott View on the north side of the property and is within 1000' of its connection to Peyton Highway, and Peyton Highway is ½ a mile from the connection to Highway 24. The existing land use for the site is A-35 and contains a couple of low-lying areas that route drainage east offsite. The site includes 3 existing stock ponds, native stands of well-established vegetation, and perimeter fencing.

PROPOSED IMPROVEMENTS Proposed improvements for this Final Plat Subdivision and Zone Change will include the construction of privately -owned and maintained gravel Rural Local Roadway with a trapezoidal ditch along the west side for transporting drainage. Drainage ditches and culverts will be constructed in conformance with County standards and specifications and maintained by Blue Springs Meadows proposed HOA. Electric and communication service points-of-connection will be extended from the roadways and other points as needed to all new lots. The individual lots will utilize leach fields for sanitary, wells for water and propane for gas. Lot sizes: are minimum of 5 acres with 30' setback for the front, side, and rear.

ADHERENCE WITH THE EL PASO COUNTY CRITERIA OF APPROVAL IN CHAPTER 7 & SUBDIVISION DESIGN STANDARDS IN CHAPTER 8 OF THE LAND DEVELOPMENT CODE

- *The project plan shows compatibility with adjacent existing and proposed residential communities.* The subdivision is in conformance with the goals, objectives, and policies of the Your El Paso Master Plan, as listed below.
- *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 site design for the Final Plat, Zone Change and Final Construction Drawings followed the latest design standards and regulations set forth by El Paso County.

- *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, a sufficient water supply are being submitted for review by the El Paso County staff with this Final Plat submittal.*
- *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; A soils report is being submitted for review by the El Paso County staff with this Final Plat submittal.*
- *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; All applicable sections of Chapter 6 & 8 of the Land Development Code are met by this project.*
- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; All lots and parcels are fronted by private access easement as shown on the Final Plat. That is connected to existing access easements and public ROW's*
- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; These commitment letters are being submitted with this Final Plat and Zone Change submittal.*
- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code A fire protection report and wildfire hazard mitigation report are being submitted for review by the El Paso County staff with this Final Plat and Zone Change submittal.*
- *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; 2 The only offsite improvements is the road connection to the private Elliot View gravel road.*
- *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; The County is charging various fees to mitigate the impacts of this proposed subdivision.*
- *The subdivision meets other applicable sections of Chapter 6 and 8; All applicable sections of Chapter 6 & 8 of the Land Development Code are met by this project.*

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]* The mineral rights are not severed and the owner has no intent on any mining. A mineral rights certification statement is being submitted for review by the El Paso County staff with this Final Plat submittal submitted with the approved PUDSP.

ADHERENCE WITH THE 2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: *Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.*

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

Blue Springs Meadows is compatible with the other existing residential neighborhoods in the immediate vicinity. New lots will be similar in character to existing lots and private gravel roads serving the new lots will be compatible with the types of roadways in nearby adjacent neighborhoods.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.1- Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

The private gravel rural local Blue Springs Meadows Way is being proposed for the 7-lot subdivision and will suffice for the low number of vehicle trips expected. A single access point will be via a connection to Ellicott View on the north side of the property which is within 1000' of its connection to Peyton Highway, and Peyton Highway is ½ a mile from the connection to Highway 24.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Commitment-To-Serve letters for delivery of public safety, electrical service and natural gas to all the area within Filing No. 1 have been submitted with the PUDSP and Preliminary Plan. No new facilities for fire protection or schools are proposed or required for this application.

A sufficient water supply has been established and will consist of individual wells owned and operated by each lot owner.

The sewage disposal system: will be individual septic and leach field systems installed and maintained by the lot owner.

Environment & Natural Resources, Core Principle: Prioritize and protect the County’s natural environment.

Goal 9.1 – *Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.*

The proposed Blue Springs Meadows subdivision is a large lot (5acre+) development with a single gravel road. These large lots provide plenty of open space/undeveloped area for permanent wildlife habitat and natural water storm water infiltration and clarification.

All new storm water runoff from the development is safely routed through existing low-lying areas that are proposed to be kept natural and be kept in a drainage easement/no build area. A Final Storm Water Management Plan is being submitted with this filing.

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

Due to the small number of proposed developed lots (7), the area surrounding the property has sufficient carrying capacity to support the proposed development’s roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and erosion control, etc. will be constructed as part of this development.

TRANSPORTATION

Subdivision Access *Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from other neighborhoods by roads that dead end at cul-de-sacs. Having two points of access allows for a more contiguous street network and would remove these barriers.*

Providing multiple points of access to a subdivision *also improves efficiency in emergency response times and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access especially with multimodal options for walking and biking could reduce vehicular travel and ultimately congestion and stress on roadway infrastructure.*

Blue Springs Meadows has one points of access, Blue Springs Meadow Way accessing Elliot View directly. With only 7 lots and low traffic counts one access will suffice. A single access point will be via a connection to Ellicott View on the north side of the property which is within 1000' of its connection to Peyton Highway, and Peyton Highway is ½ a mile from the connection to Highway 24.

TRANSPORTATION IMPACT STUDY GUIDELINES

A Transportation Impact Study (TIS) was not required for this project based upon the El Paso County Engineering Criteria Manual (ECM) per ECM appendix B.1.2.D

SITE CONSTRAINTS, HAZARDS, AND SENSITIVE NATURAL OR PHYSICAL FEATURES

There are no existent historical or cultural features on the property.

Soil/Topographical conditions – a Soils and Geology Report has been prepared and submitted by RMG Engineers. This report mentions that are no structural features, surficial (unconsolidated) deposits or features of special significance such as accelerated erosion, settlement, creep slump or mass slides in the bedrock.

An engineered drainage plan has been submitted in conjunction with this LOI.

All residential lots shall have access to a gravel road in an access easement, maintained by the proposed HOA.

A Wildfire Hazard and Fire Protection Report has been prepared and submitted ascertaining compliance with Chapter 6 of the LDC.

COUNTY ROAD IMPACT FEE PAYMENT

A 10mil PID will be used to generate the impact fees. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

PUBLIC AND PRIVATE IMPROVEMENTS

All proposed improvements will be private and include the construction of private (HOA-owned and maintained) gravel rural local roadway with shoulders and ditch section. There are no offsite Road improvements proposed with this development. On site storm Drainage will be private and maintained by the HOA. Electric will be provided by Mountain View Electric Association and extended from the existing surrounding roadways and other points as needed to all new lots, gas will be onsite propane, water will be individual onsite wells, wastewater will be individual

onsite septic and leach fields, and communication service points-of-connection will be extended from the existing surrounding roadways and other points as needed to all new lots.

WAIVERS

There are no proposed waivers.

COMMUNITY OUTREACH EFFORTS

With this submittal adjacent property owners are being notified of the Final Plat and Zone change submittal.