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**EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT**

Revised August 30, 2022

**Attn: Ryan Howser**

**2880 International Circle**

**Colorado Springs, CO 80910 Re: HIGH PINES PATIO HOMES PHASE 2E – Letter of Intent**

Dear Ryan: **LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner of the above referenced property in this application for a Patio Home Final Plat (EPC APN 71021-10-053).

The subject area is the remaining “vacant land” portion of Lot 66, Block 2, HIGH PINES FILING NO. 2 within the North Half of the Northeast Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., in El Paso County, Colorado. It is bounded on the North by County Line Road, on the West by phased development within HIGH PINES PATIO HOMES PHASE 2D, on the East by existing single-family residential development within said HIGH PINES FILING NO. 2 and adjacent to Piney Hill Point (a privately-maintained street right-of-way). This lot is zoned PUD for single-family patio home development.

WOODMOOR WATER AND SANITATION DISTRICT provides water and sanitary sewer services to this site. Electric service is provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION and gas service is provided by BLACK HILLS ENERGY. Fire protection is provided by the WOODMOOR MONUMENT FIRE PROTECTION DISTRICT.

This project was submitted as HIGH PINES PUD Development Plan Major Amendment and HIGH PINES FILING NO. 2 Preliminary Plan and approved in 2005 (PUD-04-014 and SP-03-026). The Final Plat of HIGH PINES FILING NO. 2 was recorded in March, 2005. Due to the tough economy, only five (5) of the proposed fifteen (15) units were built between 2005 through 2007, with continuing build-out thereafter. However, all of the site development infrastructure (street and drainage improvements, utility services) was installed per “approved” design construction plans and accepted by El Paso County by subsequent authorization of building permit approval. Due to the reduction in this overall development’s total number of dwelling units (7 single-family and 29 patio homes (36) versus 43) from the LSC TRANSPORTATION CONSULTANTS, INC. (LSC) Traffic Impact Analysis of December 29, 1999, and no increase in density with this project, trip generation is lower and will not increase (LSC High Pines Update of July 29, 2004, and accepted by and on file with El Paso County). Any on-site trees that can be saved and relocated from the future building envelope areas will be transplanted on site. A Public Trail Easement is provided by the owner for future extension and connection of the planned Regional trail per the 2000 Tri-Lakes Comprehensive Plan. The Open Space Tract A, PHASE 2E area is to be owned and maintained by the HIGH PINES PATIO HOME ASSOCIATION, INC. At time of Patio Home Final Plat (PHASE 2E) recording, individual unit Administrative Plot/BESQ Plans will be submitted for building permit review by the homebuilder.

The drainage for these three units (High Pines Patio Homes Phase 2E ... no increased unit density) was previously studied within the report entitled *Final Drainage Report, High Pines Filing No. 2, A Replat of High Pines Patio Homes Filing No. 1*, and filed with the County on February 28, 2005. Adequate and sufficient detention is provided for these three units in the detention basin located adjacent to this site to the west, known as HIGH PINES FILING NO. 2, Detention Basin #2. The detention basin does not have water quality as water quality was not required when this drainage report was filed. As this filing is essentially the same configuration with the same drainage characteristics as previously studied and approved, it is requested that the previous Drainage Report approval should stand for this Phase.

Owner: Brent W. and Sandra L. Cowell, d.b.a. COWELL CONSTRUCTION  
P.O. Box 661, Elizabeth, CO 80107-0661 . . . Phone: (719) 260-0031  
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Thank you for your consideration,

**LDC, Inc. by David V. Hostetler**  
dhostetler@ldc-inc.com



File:21053 HIGH PINES PATIO HOMES 2E LOI Rev 08-30-22  
DVH/dh