



Drexel, Barrell & Co.

August 14, 2026

El Paso County Planning & Community Development
Attn: Lacey Dean, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St., Suite 100
Colorado Springs, CO 80903

719 260-0887

V1 Comment: Please add:
-Property address
-Property tax schedule numbers
-A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code

**RE: Letter of Intent (PPR-####)
Bent Grass Commercial**

PPR2625

Ms. Dean,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Bent Grass Commercial on behalf of Copestone General Contractors.

The 2.59 acre site will consist of a childcare facility with associated parking and landscaping.

Location and Zoning

Bent Grass Commercial is located along the western and southern side of the Bent Grass Market View roadway. The property is currently zoned as CS (Commercial Service).

Existing Facilities

The existing site has recently overlotted graded as part of the Bent Grass East Commercial overall development and remains undeveloped. The site currently slopes from north to south at approximately 2%-4%. There are water and sanitary mains installed for the site which will provide a connection for building stubs.

Proposed Facilities

The proposed development will consist of a 10,000 sf childcare facility, with associated parking and landscaping. The site will be accessed by one driveway entrance from Bent Grass Market View.

Land Development Code Compliance

The proposed development is in compliance with the land uses proposed for the approved Bent Grass East Commercial development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Service (CS) zoning. The site landscaping is required to follow the plan approved with the Bent Grass Commercial development.

Traffic / Access / Noise

Access to the site is as described above, and will not negatively impact the traffic or noise pollution in the surrounding developments.

Access is not discussed above, please discuss "access" here; and discuss briefly the Road Impact Fee (provide amounts and indicate the RIF is due prior to issuance of the building permit/s).

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

Stormwater quality and detention is provided as part of the overall Bent Grass East Commercial development. The detention basin to the south of the development will provide for water quality before discharge into the public system.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

Copetstone General Contractors
555 Amelia Street, Suite 100
Colorado Springs, CO 80915
Phone: (719) 578-6155

Consultant:

Drexel, Barrell & Co.
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Bent Grass Commercial Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.

Tim D. McConnell, P.E.
President

Discuss briefly Basin fee and Bridge Fee here. Indicate that Basin and Bridge Fee were paid with the Final Plat for Brent Grass East Commercial Filing No. 3 "R15062". No additional Basin fee and no additional Bridge fee are required.