



July 22, 2022

PCD File No.

**LETTER OF INTENT
THE LANDINGS AT DENMARK FILING NO. 2
CONSTRUCTION DRAWING REVIEW
(MVE Proj. No. 61108)**

Owner:

Charles M. McAllister
PO Box 6797
Colorado Springs, CO 80934

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Developer/Applicant:

Charles M. McAllister
PO Box 6797
Colorado Springs, CO 80934

Site Location Size and Zoning:

The site of the proposed construction is the existing subdivision known as "The Landings of Denmark Filing No. 2". The existing subdivision is 75.17 acres in area and zoned RR-5 (Residential Rural (5-acres)). The subdivision was approved by the Board of County Commissioners on April 14, 2005. The subdivision plat was recorded on August 4, 2006. The subdivision improvements consisting of the public roadway, have not yet been constructed. There are two parcels that are within this subdivision labeled as Parcel A and Parcel B. Parcel A is located in the Northwest One-Quarter of Section 11, Township 13 South, Range 63 West of the 6th P.M., El Paso County, Colorado. Parcel B is located in the South One-Half of Section 11, Township 13 South, Range 63 West of the 6th P.M., El Paso County, Colorado.

The current Lots, addresses, and El Paso County Tax Schedule Numbers for the Lots within Parcel A (40.227 Acres) are:

- Lot 58 - 7314 Byrd Court - 3311001011
- Lot 59 - 7346 Byrd Court - 3311001010
- Lot 60 - 7378 Byrd Court - 3311001009
- Lot 61 - 7410 Byrd Court - 3311001008
- Lot 62 - 7442 Byrd Court - 3311001007
- Lot 63 - 7441 Byrd Court - 3311001006
- Lot 64 - 7409 Byrd Court - 3311001005

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
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All of these lots within Parcel A are currently vacant parcels. The existing roadway, Byrd Court, is approximately 805 feet in length and will provide access to the residential lots.

The current Lots, addresses, and El Paso County Tax Schedule Numbers for the Lots within Parcel B (34.940 Acres) are:

- Lot 116 - 22260 O'Steen Court - 3311003009
- Lot 121 - 22297 O'Steen Court - 3311004005
- Lot 122 - 22261 O'Steen Court - 3311004004
- Lot 123 - 22225 O'Steen Court - 3311004003
- Lot 124 - 22189 O'Steen Court - 3311004002
- Lot 125 - 6537 O'Toole Drive - 3311004001

All of these lots within Parcel B are currently vacant parcels. The existing roadway, O'Steen Court, is approximately 1,169 feet in length and will provide access to the residential lots.

Request and Justification:

The request is for construction plan approval of the proposed roadways: Byrd Court and O'Steen Court located within “The Landings of Denmark Filing No. 2”. The plans were prepared in accordance with the El Paso County Engineering Criteria Manual. The project will consist of two (2) paved rural local roads. Byrd Court will have a length of approximately 805 feet and terminating with a cul-de-sac. O'Steen Court will have a length of approximately 805 feet and terminating with a cul-de-sac. Both of these roads will connect to the existing O'Toole Drive which leads to Falcon Highway. The proposed roads will provide access to the thirteen (13) lots.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

The plan submittal contains all documents and plans necessary for approval and construction of the subdivision improvements.