

## LETTER OF INTENT FOR SUNSET VILLAGE FILING 4 CONSTRUCTION PROJECT

12/03/21

El Paso County Planning and Community Development Department

Subject: Letter of Intent Regarding Punch List of Deficiencies Performed on 10/13/2016 and 09/24/2020.

To Whom It May Concern,

**Sunset Village View, LLC** purposes to repair, replace, and bring up to code items found to be deficient during inspections of Sunset Village, Filing 4 on 10/13/16 and 09/24/20 performed by El Paso County Planning and Community Development. All repairs will be approved by the county prior to work starting and inspected by El Paso County Planning and Community Development during work.

1. **Landowner/Builder:** Sunset Village View, LLC
2. **Civil Engineer:** Richard Lyons
3. **Contractor:** Pyramid Construction, Inc.
4. **Property:** Sunset Village Filing 4, El Paso County, Colorado
5. **Scope of Work To Be Addressed:** El Paso County Planning and Community Development Department punch list of deficiencies attached hereto, dated 10/13/2016 and 09/24/2020.
6. **Project Description:** Sunset Village View, LLC intends to reconstruct the subdivision roadways and make repairs in two phases. Roads will be corrected by utilizing a composite section of Cement Treated Subgrade and Hot Mix Asphalt per an engineered Pavement Design Report prepared by RMG on 05/03/2021. All work called out in the Punch List of Deficiencies will be performed per the El Paso County Engineering Criteria Manual. The first phase of construction will address the punch list of deficiencies pertaining to Jayhawk Ave, Redtail Dr, Fleet St. The second phase of construction will address the punch list of deficiencies pertaining to Black Elk Dr and Pipestem Ave.

**Sunset Village View, LLC** agrees that this Letter of Intent shall be superseded by county documents agreed upon, to include but not limited to the Subdivision Improvements Agreement, Financial Assurances, and approved Pavement Design Reports provided by or requested from El Paso County.

**Sunset Village View, LLC:** Scott Van Wyke

Scott Van Wyke

Date: 12/06/2021

**Exhibit A, Sunset Village Filing No 4 Updated Punch List- 10/12/2016**

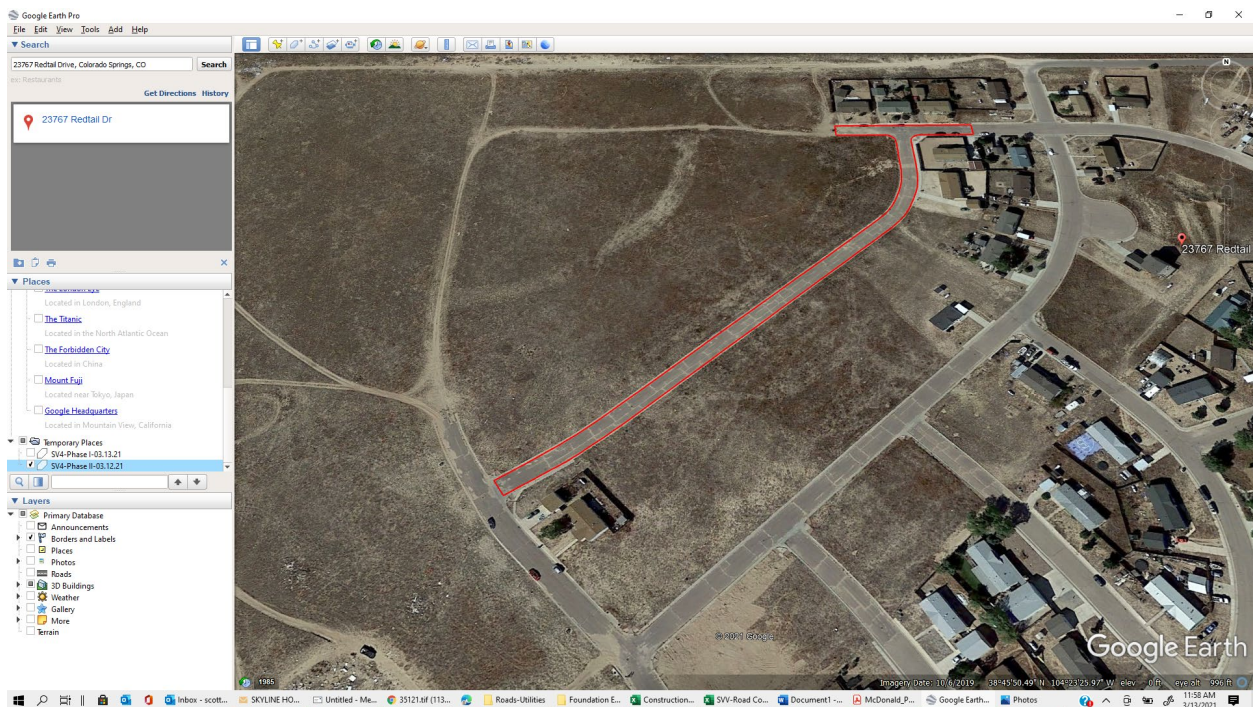
**Exhibit B, Sunset Village F4 Punch List of Deficiencies 09/23/2020**

## Sunset Village, Filing 4 Road Repair Phases

Phase 1: 46,456 sf



Phase 2: 34,881 sf



# EL PASO

COMMISSIONERS:  
DENNIS HISEY (CHAIR)  
DARRYL GLENN (VICE-CHAIR)



# COUNTY

SALLIE CLARK  
PEGGY LITTLETON  
MARK WALLER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 12, 2016

Mr. Mark Shellans

P.O Box 88269

Colorado Springs, CO 80908

Re: Sunset Village Filings No. 4 Updated Punch List

Dear Mr. Shellans,

I have enclosed an updated punch list of deficiencies as a result of recent field inspection. In addition to the punch list items, letters of acceptance and maintenance of utilities within the above subdivision by the utility providers, as well as signed and stamped engineer certification letters of substantial compliance with the approved plans will need to be forwarded to El Paso County for each filing. Once these issues have been resolved and the applicable acceptance processing fees have been submitted, El Paso County will be able to move forward with request for final release, acceptance of public improvements into county maintenance and the initiation of the developer's applicable warranty period.

If you have any questions or if I can be of further assistance, please don't hesitate to call.

Sincerely,

Paul Wiggs  
Inspection Supervisor  
Engineering Division  
Planning and Community Development  
719 520-6819

cc: Frank Quintana, Michelle Davenport

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[www.ELPASOCO.com](http://www.ELPASOCO.com)

October 13, 2016

Sunset Village Filing No. 4

General Requirements

Overall concerns throughout the filing include lack of regulatory signage per current standards; sidewalks not constructed per plan; general clean-up of all gutter, inlet and channel flow lines; stabilization of all disturbed areas; adjustment of valves and/or manholes if not flush or within ½" below final roadway elevation; and crack sealing of asphalt as needed in an effort to regain integrity of aged roadway surface.

Jayhawk Ave.

- Install top lift of asphalt and sawcut at east edge to match existing top mat
- Replace or retrofit existing Ped Ramps to meet current ADA standards
- Replace rebar grates on inlet boxes with storm Sewer Manhole lids (3)
- Extend bottom mat of asphalt at North end of Jayhawk to end of C&G

Black Elk Dr.

- Install top lift of asphalt and saw cut to match existing top mat
- Remove Ped Ramps that have separated from curb edge at Pipestem
- Place bottom mat of asphalt at west end of Pipestem to match end of C&G

PipestemDr.

- Install top lift of asphalt and saw cut to match existing top mat at
- Install a Mid-Block ped ramp at 4583 Pipestem
- Patch all settlement areas in bottom mat prior to placing top mat

Redtail Dr.

- Install top lift of asphalt and saw cut top mat at north end to match existing top mat
- Replace or retrofit existing Ped ramps to meet current ADA standards
- Install a Mid-Block Ped ramp at Redtail & Wheat Dr.

Wheat Dr.

- Install top lift of asphalt and saw cut existing top mat at South end of Wheat Dr. to match
- Raise Manhole to match final grade

Fleet Dr.

- Install new Ped Ramp at Redtail & Fleet Dr. @ NW corner
- Install top lift of asphalt and saw cut to match existing top mat at East end
- Bring all Manholes and Valves to Final grade

## Detention Pond

- Remove all Trash and Debris from Pond area
- Remove debris from outlet structure and flush outlet pipe
- Install Rip Rap apron at outlet pipe per plan
- Install Well Screen and Orifice plate on outlet structure
- Install Rip rap trickle channel per plan
- Provide additional stabilization and seeding on slopes as needed
- Install Rip Rap embankment per plan

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 24, 2020

Re: Sunset Village F4.

Dear Scott,

As a result of recent inspection, we have included a punch list of deficiencies per the approved construction plans.

Please follow previous punch list dated October 13<sup>th</sup>, 2016 on the detention pond issues. The previous punch list items will need to be fixed or repaired according to the item listed.

If you have any questions or if I can be of any assistance please don't hesitate to contact me.

Sincerely,

David Parkerson  
Engineering Inspection II  
El Paso County – PCD  
719-425-7075

Cc:

**Sunset Village F4  
Punch List of Deficiencies  
Per Approved Plans  
September 23, 2020**

**Black Elk Dr:**

- Ped Ramps need to be brought to current ADA standards
- 23763 remove and replace curb and gutter x1.
- Manhole lids need to be properly installed.

**Jayhawk Ave:**

- 23610 curb and gutter remove and replace x2.
- Manhole lids placed at the inlets.
- Inlets need to be cleaned.
- Ped ramps need to be brought up to ADA standards.
- Remove and replace curb and gutter at the south inlet.
- Turn around at end of Jayhawk needs to be installed per plan.

**Pipestem Ave:**

- 4583 Remove and replace curb and gutter x1.
- Turn around at the end of Pipestem needs to be installed per plan.

**West Redtail Dr:**

- Ped ramps need to be brought up to ADA standards.
- 23698 remove and replace curb and gutter x1.
- Remove and replace curb and gutter along empty lots.

**Fleet St:**

- Ped ramps need to be brought up to ADA standards.

**Wheat Dr:**

- Repair curb and gutter at 23690 x1.

**General:**

- Second lift of asphalt needs to be completed.
- Base should be tested for stability.
- Clean up curb and gutter.
- Signage needs to be installed.