

**MARKSHEFFEL SEGMENT M2 - CDR REVIEW
LETTER OF INTENT**

OWNER:

SR Land LLC
20 Boulder Crescent Street
Colorado Springs, CO 80903
(719) 491-3024

APPLICANT/CONSULTANT:

JR Engineering
5475 Tech Center Dr., Ste. 235
Colorado Springs, CO 80919
(719) 593-2593

SITE LOCATION:

Marksheffel Segment M2 is located south of the intersection of Sterling Ranch Road and Marksheffel Segment M1 which is approximately 1,500 feet south east of the Vollmer Rd and Marksheffel Road intersection and is part of the overall Sterling Ranch Development in El Paso County.

REQUEST:

A request by SR Land, LLC for approval of Marksheffel Segment M2 roadway plans and restriping Vollmer Road from Dry Needle north to the Vollmer Road improvements being constructed as part of Sterling Ranch Filing No. 2.

DESCRIPTION:

SR Land wishes to construct segment M2 of Marksheffel Road from its intersection with Sterling Ranch Road to the south boundary of the Sterling Ranch Development. Marksheffel will be built to a City of Colorado Springs 4 Lane Urban Principal Arterial Cross Section. An IGA was executed between the County, City and the Developer and requires the M2 ROW to be platted as a tract within Sterling Ranch Filing No. 4 and that tract will then be transferred to the City of Colorado Springs. Sterling Ranch Metro District will construct and maintain the roadway until final acceptance of the constructed improvements by the City of Colorado Springs. M2 will connect to existing Marksheffel Road improvements constructed by Aspen Valley at the city/county boundary line which is the southern boundary of the Sterling Ranch development.

JUSTIFICATION:

Construction of this roadway will provide a southern access for the residential subdivisions already underway in Sterling Ranch.