

7886 Rannoch Moor Way

Letter of Intent (Administrative Vacation of a Drainage Easement)

May 2026

Owner/Developer: Aspen Valley Custom Homes, LLC
PO Box 49
Monument, CO 80132
Scott Strate (719) 314-9830

Applicant: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

SITE LOCATION: 7886 Rannoch Moor Way

SIZE: 2.5 Acres

ZONING: RR-2.5

TAX SCHEDULE NUMBER: 5228005025

PCD File: VR262

INTRODUCTION: The owner seeks an Administrative Plat Vacation of a Drainage Easement to revise a drainage easement on the site known as 7886 Rannoch Moor Way (AKA Lot 151 Highland Park Filing No 3). The site is zoned RR-2.5 and is currently vacant. The revision is necessary because the existing drainage easement divides the lot in half, crowding space needed to eventually place a home and driveway. The revised location of the drainage easement places the drainage channel along the side of the lot as would typically be preferred and will not provide any adverse consequences to stormwater on this or surrounding sites. The new easement will be the same size as the existing easement and will accommodate the 100-year flow with at least 1 foot of freeboard. No new structures are proposed at this time. Access will be obtained from the existing public road. The layout is shown on the amended plat and site plan that is attached with the drainage letter.

PROPOSAL: The application covered by this Letter of Intent includes an Administrative Vacation of a Drainage Easement to revise a drainage easement on Lot 151 Highland Park Filing No 3.

THE PLAN: The drainage channel on this site is proposed to be moved to the west side of the lot, but east of the existing gas easement which will require revised grading as shown in the proposed grading and erosion control plan. The change will also be reflected on the vacation of the drainage easement.

EXISTING AND PROPOSED FACILITIES: There are no existing structures currently on this site and none are proposed at this time.

WAIVER REQUESTS: No waivers are requested as part of this plan.

TRANSPORTATION: The lots will be accessed from the existing public road.

UTILITIES: Utilities will not be necessary as part of this plan.

OVERLAY ZONING: No overlay zoning applies to these sites.

ALTERNATIVES: The alternative to revising the drainage easement would be to leave the drainage channel where it is. This is undesirable because it limits the site's ability to one day contain a residence as the drainage channel would restrict the placement and size of the residence and driveway. This would be burdensome on the owner of 7886 Rannoch Moor Way. The proposed plan would not be a burden on any of the neighbors or downstream lots and so would be a better option.