

**OLIVER E. WATTS PE-LS**  
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Celebrating over 43 years in business

April 5, 2022

El Paso County Development Services  
ATTN: Ryan Howser  
2880 International Circle  
suite 110  
Colorado Springs, CO 80910

**SUBJECT:** Letter of Intent, 1971 Mineola Street Townhome Plat  
**County File No.:** SF-21-048

**1. OWNER:**

1971 Mineola St Trust  
P.O. Box 1931  
Monument, CO 80132  
(719) 661-8848

**CONSULTANT:**

Oliver E. Watts, Consulting Engineer, Inc, as listed above

**2. SIZE, LOCATION, ZONING:**

1971 Mineola Street is located on the north side of Mineola Street, west of Mineola Court, west of Palmer Park Boulevard. This 0.23 acre site, Assessor's Parcel No. 54053-03-022, is zoned RM-30 CAD-O.

**3. REQUEST AND JUSTIFICATION:**

This Site was platted in May of 1973 as Lot 12 Cimarron-Eastridge Filing No. 4. A townhome plat is being submitted which shows 4 (townhome) units. Water and sewer are provided by Cherokee Metropolitan District through existing facilities per deeds recorded in Book 3779 at Page 789 and under Reception No. 201084507. Access will be provided per the existing driveway onto Mineola Street, as shown on the enclosed plat. The townhome units themselves will have two (2) assigned parking spots per unit in the rear of the lot. These will be for residential use.

**4. EXISTING AND PROPOSED FACILITIES:**

Sufficient utility infrastructure exists to serve the Site. Water and sewer mains are in place in Mineola Street. Electric, phone and gas also serve the lot. The building was constructed in 1983,

per PPRBD records. Existing drainage (patterns and amounts) will not be affected by the townhome plat and, no drainage fees due. Existing landscaping will remain and be the responsibility of the HOA. Access to the site will be via the existing driveway, shared with the neighbor to the east, Lot 13, over the platted, 20' drainage and utility easement (Cimarron-Eastridge Filing No. 4). We are working with the owner of Lot 13 to establish a Joint Use Agreement for said existing driveway. We have not yet been successful.

**5. WAIVER REQUESTES AND JUSTIFICATION:**

None are known and/or requested at this time. No TIS will be required if the site meets the conditions listed in ECM Appendix B.1.2.d.

Please contact our office should you have any further questions concerning this development.

Oliver E. Watts, Consulting Engineer, Inc.

BY: \_\_\_\_\_  
Erik S. Watts, Authorized Representative