

**LETTER OF INTENT
RED ROCK RANCH FILING NO. 1**

This Letter of Intent accompanies an application for the Replat of Lots 1, 2 and 3, Red Rock Ranch, Inc. into two Lots. Lots 1 and 2 are owned by the Crowley Trust, while Lot 3 is owned by the Phillips Trust. Lots 1 and 3 are developed as single family residences while Lot 2 is vacant. With the Replat, half of the area in Lot 2 will go to each adjacent Lot resulting in two new, larger Lots.

The 3 subject Lots are located at 17970 and 18010 Granite Circle, backing up to the Pike National Forest. Lots 1 and 2 consist of 2.35 acres total, and are designated as APN 71170-05-043. Lot 3 consists of 1.4 acres and is designated as APN 71170-05-025. All three lots are Zoned RR-0.5.

The request is for administrative review and approval of a Minor Subdivision Plat/Replat for purposes of conveyance of half of Lot 2 to the owner of Lot 3 while retaining ownership of the other half of Lot 2 by the Lot 1 owner, thus avoiding an illegal subdivision of Lot 2.

Lots 1 and 3 are fully developed as single family residences as shown on the accompanying Site Plan. Water is provided by the Forest View Acres Water District. The water supply information summary is therefore not included in the application. Wastewater is provided by an individual sewage disposal system (ISDS), permitted with the Health Department and located on the respective developed Lots. Access is via Granite Circle, a paved public right of way.


There are no planned improvements or disturbance to any of the three Lots, therefore no changes to the existing drainage conditions. A Drainage Report is not included in the application. Additionally, the Development Report Checklist is not included in the application.

An examination of the public records as a part of the Title Commitment prepared by Land Title does not indicate there are any mineral estate owners affecting the subject 3 Lots. There are no waiver requests required for this Minor Subdivision application.

As consultant to the owners, **Baseline Engineering Corp.** requests favorable consideration of this Minor Subdivision application. Questions or comments, please contact the undersigned.

Very truly yours,

Baseline Engineering Corp.


Roland G. Obering, P.E. and P.L.S.
Principal Engineer, Branch Manager

August 5, 2021

Project 35032

cc: Wayne Crowley, Randy Phillips