

**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; Lot 2 is vacant.

This 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 the current owner of Lots 1 and 2 retains ownership of the other half of Lot 2.

The three subject lots are located at 17970 and 18010 Granite Circle, backing up to the Pike National Forest. County assessor data indicates 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. There will be no change to the zoning of the lots so the replat will remain consistent with the associated zoning district standards

Lots 1 and 3 are fully developed as single-family residences as shown on the accompanying Site Plan. There will be no change to the provision of utilities as a result of this replat. 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 individual sewage disposal systems (ISDS), permitted with the Health Department and located on the respective developed Lots. Access is via Granite Circle, a paved public right of way.

The lot line adjustment will not affect building envelopes or traffic generation. No non-conforming lots will be created. The lot line adjustment will not adversely affect the health, safety and welfare of the public. There are no waiver requests required for this Minor Subdivision application. Per the title commitments for the existing lots there are no CC&R's that affect these lots and therefore there are no CC&R's that will conflict with the proposed replat.

There are no planned improvements or disturbance to any of the three lots, so there are 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 Commitments prepared by Land Title does not indicate there are any mineral estate owners affecting the subject three lots.

The owners of record for the property are:

Lots 1 and 2 – Forest Wayne Crowley and Carol Vaughn Crowley Living Trust  
Forest Wayne Crowley and Carol Vaughn Crowley, Trustees  
17970 Granite Circle, Monument, CO 80132

Lot 3 – Phillips Family Revokable Trust  
William Randall Phillips and Susan Phillips, Trustees  
PO Box 527, Palmer Lake, Co 80133

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.**



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Project 35032  
cc: Wayne Crowley, Randy Phillips