

# MERIDIAN RANCH GOLF COURSE, LLC

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San Diego, CA. 92110

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P. O.Box 80036  
San Diego, CA. 92138

December 19, 2024

## LETTER OF INTENT

Owner: Meridian Ranch Golf Course, LLC  
P.O. Box 80036  
San Diego, CA 92138-0036  
(619) 223-1663

Applicant: Meridian Ranch Golf Course, LLC  
P.O. Box 80036  
San Diego, CA 92138-0036  
(619) 223-1663

Consultant: Tech Contractors  
11910 Tourmaline Dr., Ste 130  
Falcon, CO 80831

### **Site Information:**

The property is Tract K-1 and Tract R-1 of the Meridian Ranch Filing 2A Final Plat and is located at 12424 Londonderry Drive. and 10301 Angeles Road. The two tracts are located in Sections 19 and 30, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The property is zoned PUD, located within Meridian Ranch north of Londonderry Drive.

Property Tax ID Nos.: 4230104040 & 4230208019

### **Request and Reason:**

This Letter of Intent is seeking a subdivision exemption to the Meridian Ranch Filing 2A Final Plat (VR0911) for Tracts K-1 and R-1 for the purpose of adjusting the common lot line between the two tracts and adding three new open space tracts from Tract K-1 for the Meridian Service Metropolitan District (MSMD) ownership and use. The lot line adjustment between Tracts K-1 and R-1 will allow the MSMD improvements located within the two tracts to be wholly on the new amended MSMD owned and maintained Tract R-2. The creation of the new Tract T2 will encompass an existing MSMD well site currently located on the golf course property. The creation of the new Tracts U2 and W2 will provide additional open space opportunities for trails and park space.

The attached Meridian Ranch Filing No. 2A Subdivision Exemption shows the As Platted tract boundaries and the As Amended tract boundaries with the adjusted common boundary between Tracts K2 and R2 along with the depiction of the three additional tracts (T2, U2, & W2). The adjusted Tract K2 will continue to be owned and maintained by the Meridian Ranch Golf Course LLC and continue to operate as a golf course and be dedicated as a golf course/drainage/landscape tract. The adjusted Tract R2 will continue to be owned and maintained by MSMD and to operate as a recreation center/open space tract. An existing MSMD owned raw water well site is located within the new Tract T2. Tract T2 will be owned and maintained by MSMD and dedicated as an open space/well

site/utility/drainage tract. New Tracts U2 and W2 will be owned and maintained by MSMD and be dedicated as open space/trail/drainage/landscape tracts. No vehicular access will be allowed to Londonderry Drive. The existing underground utilities traversing the site will remain in place to continue to provide service to the surrounding properties. The site is fully developed and there is no anticipated construction associated with this action.

**Existing and Proposed Facilities:**

The site currently includes a portion of the Antler Creek Golf Course, the Meridian Ranch Recreation Center, an existing well site on Sunset Crater Drive and open space. There is no proposed construction with this action nor changes of use for these tracts.

Existing facilities along and through the site include:

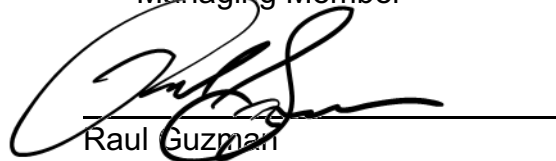
- Water transmission lines by MSMD
- Sewer collection facilities by MSMD
- Storm Drainage facilities
- Electric Service by MVEA
- Natural Gas Service by Black Hills Energy
- Telephone Service

Sincerely,

MERIDIAN RANCH GOLF COURSE, LLC

By: GTL, Inc., a California corporation

Managing Member



Raul Guzman