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Surveying • Planning

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May 25, 2017

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Attn: Kari Parsons
2880 International Circle
Colorado Springs, CO 80910 Re: HIGH PINES PATIO HOMES PHASE 2C – Letter of Intent

Dear Kari: **LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner of the above referenced property in this application for a Patio Home Final Plat (APN 71021-10-046).

The subject area is the remaining “vacant land” portion of Lot 67, Block 2, HIGH PINES FILING NO. 2 within the North Half of the Northeast Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., in El Paso County, Colorado. It is bounded on the North by County Line Road, on the West by Doewood Drive, and adjacent to Piney Hill Point (a privately-maintained street right-of-way). This lot is zoned PUD for single-family patio home development.

WOODMOOR WATER AND SANITATION DISTRICT provides water and sanitary sewer services to this site. Electric service is provided by INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION and gas service is provided by BLACK HILLS ENERGY. Fire protection is provided by the WOODMOOR MONUMENT FIRE PROTECTION DISTRICT.

This project was submitted as HIGH PINES PUD Development Plan Major Amendment and HIGH PINES FILING NO. 2 Preliminary Plan and approved in 2005 (PUD-04-014 and SP-03-026). The Final Plat of HIGH PINES FILING NO. 2 was recorded in March, 2005. Due to the tough economy, only five (5) of the proposed fifteen (15) units were built between 2005 through 2007. However, all of the site development infrastructure (street and drainage improvements, utility services) was installed per “approved” design construction plans and accepted by El Paso County by subsequent authorization of building permit approval. Due to the reduction in this overall development’s total number of dwelling units (7 single-family and 29 patio homes (36) versus 43) from the LSC TRANSPORTATION CONSULTANTS, INC. (LSC) Traffic Impact Analysis of December 29, 1999, and no increase in density with this project, trip generation is lower and will not increase (LSC High Pines Update of July 29, 2004, and accepted by and on file with El Paso County). Any on-site trees that can be saved and relocated from the future building envelope areas will be transplanted on site. A Public Trail Easement is provided by the owner for future extension and connection of the planned Regional trail per the 2000 Tri-Lakes Comprehensive Plan. All Open Space Tract “A” areas are to be owned and maintained by the HIGH PINES PATIO HOME ASSOCIATION, INC. At time of Patio Home Final Plat (PHASE 2C) recording, individual unit Administrative Plot/BESQ Plans will be submitted for building permit review by the homebuilder.

Owner: CURRY LAND DEVELOPMENT, L.L.C., Attn: Michael J. Curry, Manager
703 Douglas Street, Sioux City, IA 51101 . . . Phone: (712) 251-0830
Email: mcurry@csinov.com

Thank you for your consideration,

LDC, Inc. by David V. Hostetler
dhostetler@ldc-inc.com

A handwritten signature in blue ink, appearing to read "David V. Hostetler".