

EL PASO COUNTY LAND DEVELOPMENT CODE

Subdivision Summary Form

Date: 5-18-21

SUBDIVISION NAME:

Paint Brush Hills Fil No. 14

County El Paso County

Type of Submittal:

Request for Exemption _____
 Preliminary Plan _____
 Final Plat Replat

SUBDIVISION LOCATION: Township 12S Range 65W Section 25 & 26 1/4

OWNER(S) NAME

The Landhuis Company ADDRESS

212 N. Wahsatch Ave, Suite 301

Colorado Springs, CO 80903

SUBDIVIDER(S) NAME

Same as Owners

ADDRESS _____

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
x	Single Family	224	74.179	83.70%
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
	Street			
	Walkways			

	Dedicated School Sites			
	Reserved Park Sites			
x	Private Open Areas		1.572	1.77%
	Easements			
x	Other (specify) ROW Ded to County		12.873	14.53%
	TOTAL		88.624	100.00%

* (By map measure)

Estimated Water Requirements (gallons/day). See Demand Calculations within the Paint Brush Hills Metropolitan District Will Serve Letter Dated January 11, 2021 (attached)

Proposed Water Source(s)
Paint Brush Hills Fil. No. 14 Metropolitan District

Estimated Sewage Disposal Requirement (gallons/day). See Demand Calculations within the Paint Brush Hills Metropolitan District Will Serve Letter Dated January 11, 2021 (attached)

Proposed Means of Sewage Disposal
Paint Brush Hills Fil. No. 14 Metropolitan District

ACTION:

Planning Commission Recommendation

Approval _____ Date _____

Disapproval _____

Remarks: _____

Board of County Commissioners

Approval _____ Date _____

Disapproval _____

Exemption under C.R.S. 30-28-101 (10) (d) _____

Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.



9985 Towner Avenue
Falcon, Colorado 80831
(719) 495-8188 Phone
(719) 495-8008 Fax
www.PBHMD.com

January 11, 2021
El Paso County
Planning and Community Development Dept.
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Via email:

RE: Will Serve Letter for Paint Brush Hills Filing No. 14 (224 Single-family Residences)

REVISED

Dear Ladies and Gentlemen:

The Paint Brush Hills Metropolitan District (“District”) has reviewed the plans for 224 single-family residences contained in Paint Brush Hills Filing No. 14 (“Project”) in El Paso County, Colorado (“County”). The developer of the Project, Eagle Development Company, has requested a “will-serve” letter from the District in order to facilitate the County’s review process.

The District has the capacity and ability to provide domestic water service to the Project, contingent upon the following:

- Compliance with all District Rules and Regulations and fees required for service.
- Continued enforcement and compliance with the terms of the Lift Station and Water Agreement executed between the District and Six Ninety-Nine Properties, LLC, Eagle Development Company’s predecessor in interest, on April 2, 2004.
 - o Lift station pump capacity is 870 gallons per minute (gpm) which is equivalent to 1.252 million gallons per day (mgd)
 - o Average day flow is 150 gallons per day (gpd) per household allowing 2,266 households to be served.
 - o 560 households are currently being serviced and Filing 14 & remaining Filing 13 a total of 857 households will be served place the lift station at 37.8% Capacity
- Continued enforcement and compliance with the terms of the Water Service Contract executed between the Meridian Service Metropolitan District and Six Ninety-Nine Properties, LLC, Eagle Development Company’s predecessor in interest, on September 8, 2003.
 - o Current Total water rights/flow available is 130,550-acre feet (af)
 - o Filings 4 through Filings 13 has 117,088 af committed to serve 1270 Single Family Equivalents (SFEs)
 - o Filing 14 will add 224 SFEs, requiring 8,064 af
 - o PBHMD will have a surplus of 5,398 af upon build out.



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- Appropriate water main, sewer main, and other water and sewer infrastructure being designed and constructed.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Guevara", is written over the typed name and title.

Robert Guevara, District Manager
Paint Brush Hills Metropolitan District

cc: Eagle Development Company