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**LETTER OF INTENT**

**TO: El Paso County Planning and Community Development**

2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**RE: Proposed future Ferranti Residence**

2290 Old Ranch Road, Colorado Springs, 80908  
Lot 8, Block E, Amended Filing of Springs Crest Subdivision  
El Paso County, Colorado

To whom it may concern,

Mr. and Mrs. Ferranti intend to construct a single family primary residence at 2290 Old Ranch in unincorporated El Paso County, Colorado. 2290 Old Ranch Road is zoned rural residential no HOA. The owners intend to utilize the property for their primary residence. In the near future, and separate of this matter, Mr. Ferranti will be submitting documents for an accessory structure to house his car collection and an RV.

A short history/background regarding the property and how we arrived here... Mr. and Mrs. Ferranti purchased 2290 Old Ranch Road from John P. Hotchkiss, Hotchkiss Enterprises LLC in the summer of 2022. The property was marketed and advertised by Hotchkiss' representative Real Estate Agent, Danica Taylor, as a rural residential zoned property with an approved Conditional Use. During the due diligence process the Ferranti's learned Hotchkiss' intent for 2290 was to construct a 6400sf 4-unit commercial office with 30-parking spots. The project was approved by El Paso County Board of Review. At the time of sale/purchase the property appeared to have been leveled, with the exception of an existing 750sf garage.

After purchasing Old Ranch the property was left idle until summer of 2023, after the Ferranti's commissioned a design team. In the fall of 2023, October, Mr. Ferranti began site clean-up and pre-construction preparation, synonymous with his design professional's formal submittal of residential construction documents. During the course of his site clean-up, Mr. Ferranti discovered the former owner, Mr. Hotchkiss, had dug a hole on the property and bulldozed the previous residence into it. Additionally, Mr. Ferranti also discovered prior owner Hotchkiss had dumped the previous 1700ft

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Residential home's concrete slabs, foundation, garage aprons, and asphalt driveways over the East property creek bank, known as Kettle Creek. Kettle Creek meanders thru Preble's Mouse protected wetlands. Mr. Ferranti contacted FWS and sent a formal letter to Kate Lunz Ph.D., Preble's Lead Biologist FWS, informing the agency of his findings. Shortly after contacting FWS and receiving formal cleanup approval from Mrs. Lunz Mr. Ferranti contacted his engineer and began cleaning and restoring the bank to its original state. During cleanup operations the site was visited by El Paso County Stormwater Inspector, Molly Layshock. She informed Mr. Ferranti a formal Stop Work Order at 2290 Old Ranch Rd would be issued to ensure adequate bank disturbance and El Paso County cleanup criteria were met. A deep property information search and historical aerial footage request was then submitted to El Paso County by Mr. Ferranti to explain the reasoning for the bank disruption. During the investigation Mr. Ferranti learned no permits or inspections were ever obtained or performed for the prior standing residence's demolition in 2020 by John Hotchkiss. Additionally, Mr. Ferranti was able to obtain 2020 Aerial Drone footage posted online by Hotchkiss Sellers Agent, Danica Taylor, which clearly showed the bank disturbance and illegal dumping operations into Kettle Creek during the 2020 COVID-19 pandemic (Sept 2020) during Hotchkiss ownership. A statement of findings, drone footage, historic pictures, and formal explanation was provided to El Paso County Planner - Kari Parsons, County Coordinator - Ben Jones, and Pikes Peak Floodplain Administrator - Keith Curtis PE on 12/7/2023 in a document titled ORR SITE RESTORATION PLAN.pdf.

As it currently stands, bank cleanup operations at 2290 Old Ranch have been completed. The site was visited by Pikes Peak Regional Floodplain Administrator, P.E. Keith Curtis on 12/7/2023. Mr. Curtis drafted a formal email and stated the bank was restored to its original condition, stabilized, and nothing further would be required. The Ferranti's want nothing more than to resume moving forward with constructing and completing their dream home along with a future private collector's garage.

Mr. and Mrs. Ferranti are Real Estate Investors. They own and operate Capital Investment Conglomerates and Real Property Investment Asset Management Companies. Their company and offices are by-in-large ran remotely. From time to time 1 or 2 staff members per day might visit the property by car to oversee business operations and conduct administrative managerial tasks in the primary residence home office. There is no change in land use and the requested use does not generate any business pedestrian or bicycle traffic. The owners use and occupancy does not generate more than 100 trips per day, 10 car visits per peak hour, or adversely affect current traffic. The property meets all conditions for EPC's Appendix B Transportation Impact Study Guidelines Section B.1.2.D - No TIS Required.