

May 5, 2026

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 International Circle, Suite, 110  
Colorado Springs, CO 80910

**SITE DEVELOPMENT LETTER OF INTENT**

Dear Sir/ Madam,

Please find below summary of the plan in compliance with the requirements of Site development Plan in Chapter 6 of LDC of El Paso County Planning and Zoning.

**Owner Information:**

Honor Charter Building Corporation

Address: 12577 E Caley Avenue Centennial, Colorado 80111

Responsible Party: Tammy Sweeris; Ph: 616 250 3566; email: [tammy@highmarkschools.com](mailto:tammy@highmarkschools.com)

**Applicant Information:**

Grace Design Studios

Address: 2929 N. Central Avenue, 11<sup>th</sup> floor, Phoenix AZ 85012

**Contact Person(s):**

Ashish Dandavate, 602 257 1764, ext. 1610; email: [adandavate@grace-design.com](mailto:adandavate@grace-design.com)

Thomas Conran, 602 257 1764, ext. 1689; email: [tconran@grace-design.com](mailto:tconran@grace-design.com)

**Property Tax schedule number:**

5301000038

Please provide a description of project: Is this D49 charter? How many students, classrooms, sports fields, nus services, what grades?

**A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code:**

The site as designed is generally in compliance with the El Paso County Land Development Code. However, since this site is developing a school, it is exempt from zoning requirements.

**A discussion regarding how the proposed request and compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code:**

This site has been intended and designated as a school site through the development of the PUD documents but was never formally dedicated to the School District via plat. While the proposed use is matching the designation and intent within the PUD, it has been determined that a Subdivision Exemption with an Exemption Plat will be required in order to dedicate the property to the School District via Plat.

Is there a utility letter that they can serve the site for water and wastewater? If not Septic systems may significantly alter site design and size of school.

**A discussion regarding the provision of utilities:**

There are water mains/services, sewer services, and both on and off-site stormwater infrastructure being proposed with the school. The water and sewer systems will need to be approved by Woodman Hills Metro District. The Fire Department will also review requirements on the water mains as it relates to Fire Protection. Stormwater infrastructure on and off-site are anticipated to be reviewed by the County for approval. The off-site Stormwater Infrastructure is being proposed at this time mainly to convey the off-site run-on stormwater flowing to the site from the north and west but also serves as the sites discharge location after detention. A drainage report has been provided for the intent of drainage on and off-site.

**A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided:**

A Traffic Impact Study is required and being provided with this project. Please see the provided Study for details.

**A discussion and justification of any alternatives being requested:**

The site, as designed, is generally in compliance with the county codes but any minor deviations from the code would not be anticipated to require a variance as school sites are zoning-code exempt.

Please do not hesitate to contact us, should you need more information.

Please include a section for Road Impact Fees. Road Impact fees are charged by the following for the Woodmen Road Metro District: \$1.10/sf x 48,428sf = \$53,270.80

Sincerely,



**Ashish Dandavate**, Education Studio  
SENIOR ASSOCIATE, ARCHITECT III, AIA  
(o) 602.257.1764 | (c) 480.495.8253