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Surveying • Planning

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EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT

Revised May 27, 2022

Attn: Ryan Howser

2880 International Circle

Colorado Springs, CO 80910 Re: HIGH PINES PATIO HOMES PHASE 2E – Letter of Intent

Dear Ryan: **LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner of the above referenced property in this application for a Patio Home Final Plat (EPC APN 71021-10-053).

The subject area is the remaining “vacant land” portion of Lot 66, 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 phased development within HIGH PINES PATIO HOMES PHASE 2D, on the East by existing single-family residential development within said HIGH PINES FILING NO. 2 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 MOUNTAIN VIEW 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, with continuing build-out thereafter. 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. The Open Space Tract A, PHASE 2E area is to be owned and maintained by the HIGH PINES PATIO HOME ASSOCIATION, INC. At time of Patio Home Final Plat (PHASE 2E) recording, individual unit Administrative Plot/BESQ Plans will be submitted for building permit review by the homebuilder.

Owner: Brent W. and Sandra L. Cowell, d.b.a. COWELL CONSTRUCTION
P.O. Box 661, Elizabeth, CO 80107-0661 . . . Phone: (719) 260-0031
Email: brent.cowell@pauldavis.com

Thank you for your consideration,

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

Please address water quality and detention for this development. Is water quality provided? Is it necessary? Please address in letter of intent.