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Surveying • Planning

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November 30, 2021

Ryan Howser
El Paso County Planning Dept.
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**Respectfully request 5-year extension to
Plat these properties and amend plan set
to current County standards, where
required**

Re: **DAVIS RANCH FILING NO. 4 - (APN 44000-00-537, 538, 552 and
44030-00-018) . . . LETTER OF INTENT**

LDC, Inc. is representing MARKSHEFFEL-WOODMEN INVESTMENTS, LLC, L G Case and Lena Gail Case c/o Randy Case II, owners of 198.185 acres of land to be known as "DAVIS RANCH FILING NO. 3" (consisting of 65.172 acres), "DAVIS RANCH FILING NO. 4" (consisting of 62.397 acres) and "DAVIS RANCH FILING NO. 5" (consisting of 70.616 acres) located approximately 3 miles northeast of the intersection of Highway 94 and Curtis Road and 4.5 miles north of Schriever Air Force Base.

The final plats of Filings 3, 4 and 5 have been previously approved but not yet completed as to recording and parts of the field construction. This has been due, in large part, to the unfortunate difficult market conditions since original approval and further delayed by the experience with COVID-19. These 3 plats are related to previously platted and recorded Filings 1 and 2 consisting of 28 five-acre or larger lots which are fully completed with all field construction completed where 15 homes have been built in those Filings. A portion of the improvements for Filings 3, 4 and 5 have been constructed with Filings 1 and 2 such as road connections to County roads, Davis Road (to the North) and Amo Road (to the East) and part of the stormwater infrastructure.

Combined, Filings 3, 4 and 5 are for a total of 198.185 acres of land South of Davis Road, East of Curtis Road and West of the intersection of Kennedy Road and Amo Road. All of the subject property was previously zoned RR-5 for the anticipated next phases of the original 5 filing subdivision. This land is bounded by properties zoned RR-3 with the exception of two parcels to the south which are zoned RR-2. Eleven 5-acre or larger lots are proposed for both Filing No. 3 and Filing No. 4 and thirteen 5-acre or larger lots are proposed for Filing No. 5.

In this Filing 4 plat, all roads will be paved and will become County maintained roads as originally planned and approved. A logical continuation of Amo Road is proposed from the subdivision's Filing No. 2 west through Filings 3, 4 and 5 to Curtis Road, to be phased as allowed by Fire and Emergency Services' requirements.

This area is to be served by Mountain View Electric and El Paso Telephone Company. The fire protection is Falcon VFD. School district is Falcon District 49. Gas is to be private propane. This area is located in the Livestock Company Drainage Basin.

No changes to water allocations have been made/sold since original review and approval. Applicants understand that Applicants will be required to update the engineering documents to the current ECM, DCM Criteria prior to plat recording. In recent months, Applicants have worked with consultants and DSD to advance land use document revisions which are pending.

Applicants previously requested a waiver in order to obtain Building Permits for model homes prior to the recording of the Final Plats as per Chapter 5, Section 46E "No building shall be erected, nor shall any building permit be issued within a subdivision before the final plat thereof has been approved by the Board of County Commissioners and recorded by the Clerk and Recorder of El Paso County." However, since there are building sites remaining in Filing 1 and 2 for model homes, this waiver request is being removed.

Sincerely,

David V. Hostetler
For and on behalf of LDC, Inc.



File: 00100.1 Ltr of Intent.doc