



June 9, 2021

PCD File No. CDR-21-003

**LETTER OF INTENT
MATIKA SUBDIVISION Filing No. 1
CONSTRUCTION DRAWING REVIEW
(MVE Proj. No. 61154)**

Owner:

Westover Homes LLC
8605 Explorer Dr Ste 250
Colorado Springs, CO 80920
(719) 598-5190

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Developer/Applicant:

Westover Homes LLC
8605 Explorer Dr Ste 250
Colorado Springs, CO 80920
(719) 598-5190

Site Location Size and Zoning:

The site of the proposed construction is the existing subdivision known as “Matika Subdivision Filing No. 1”, located in the North One-Half of the Southwest One-Quarter of Section 32, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The current addresses for the properties are 6818, 6902, 6986, 7070, 7154, 7237, & 7153 Marshbern Ct., all of which are currently vacant parcels, except for the lot with the address 6818 Marshbern Ct. The proposed subdivision is located on the east side of Black Forest Road, north of Snow Mass Dr, and south of Terra Ridge Circle. The proposed roadway, Marshbern court, is approximately 1,692 feet in length and will provide access to the residential lots having El Paso County Tax Schedule Numbers 5132001061, 5132001062, 5132001063, 5132001064, 5132001065, 5132001066, 5132001067, 5132001068, and 5132000002. The existing subdivision is 42.26 acres in area and zoned RR-5 (Residential Rural (5-acres)). The subdivision was approved by the Board of County Commissioners on December 17, 2009. The subdivision plat was recorded on January 17, 2012. The subdivision improvements consisting of the public roadway, have not yet been constructed.

Request and Justification:

The request is for construction plan approval of the proposed roadway, Marshbern court located within Matika subdivision Filing No. 1. The plans were prepared in accordance with the El Paso County Engineering Criteria Manual. The project will consist of one (1) paved rural local road having a length of approximately 1,692 feet and terminating with a cul-de-sac. The proposed Marshbern court will connect

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to Black Forest Road, and provide access to the seven (7) lots and one (1) tracts and one additional tower parcel located within the site.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

The plan submittal contains all documents and plans necessary for approval and construction of the subdivision improvements.