

# Letter of Intent

## Owner:

Paint Brush Hills Metro District c/o Leon Gomes  
9985 Towner Ave. Falcon, CO 80831  
719-495-8188

## Applicant:

RG & Associates, LLC-c/o Rick Goncalves  
4885 Ward Rd. Suite 100 Wheat Ridge, CO 80033  
303-468-8484

To: El Paso County Planning Department

Subject: Paint Brush Hills Metro District Minor Site Development Plan for a replacement pump House

The Paint Brush Hills Metro District ("District") is proposing to replace an existing pump house with a new and expanded pump house to accommodate the District's water demand growth. The property is zoned RS-6000. The new pump house will be located on Parcel #5225305053, which was recently acquired by the District from the Eagle Development Company. The overall new "Development Site" for the new pump house will be located on both Parcel #5225305053 and Parcel #5225209007. The new pump house will be accessed from Jagger Way. As part of the conveyance of Parcel #5225305053 from Eagle Development to the District, the District agreed to maintain the drainage structures on this parcel. The agreement between the District and Eagle Development is included as an attachment to this application. The old pump house is located on the small flag lot Parcel # 5225209007 and will be converted to a storage shed as part of this project. Because parcel #5225305053 is 13.1 acres and contains several drainage structures unrelated to this project we are proposing to create a "Development Site" for the pump house project that is only 0.445 acres and would be allowed as subdivision exemption. The new pump house Development Site will include a new building **that contains controls for two well pumps, two flowmeters, piping, sodium hypochlorite storage and pumping and other ancillary equipment like lighting and heating**, two parking spaces, a 12' driveway that wraps around the building for fire access, a 15' landscape buffer surrounding the site and connections to water wells #3 and #4.