



January 24, 2025

RE: LETTER OF INTENT – SITE DEVELOPMENT PLAN FOR 7930 INDIAN VILLAGE HEIGHTS

To Whom It May Concern,

This letter of intent is on behalf of Hanover School District No. 28, the owner of Prairie Heights Elementary School at 7930 Indian Village Heights, Fountain, CO 80817 (tax schedule ID 5728004015). The school district's superintendent is Mark McPherson (email: mmcpherson@hanoverhornets.org), and the owner's representative is Steve Horn (email: steve.horn@nv5.com) with NV5.

This property is currently zoned RR-5, and no change is proposed to that zoning. This project is an addition and minor interior renovation to the existing Prairie Heights Elementary School, and no change is proposed to the existing use on site. The existing building is approximately 12,192 SF and the addition is approximately 11,704 SF (bringing the total building area to approximately 23,896 SF). The addition consists of new classrooms, a kitchen expansion, a media center, and secure entry vestibule. This addition will allow the school to remove four modular building units currently on site. Enrollment at the school will not increase; the addition will merely allow all classes to occur in the building, rather than in separate modular units. As a result, there will be no change to traffic generated from the site. Site ingress and egress will remain in the existing location, but new vehicular circulation and parking will be added within the site.

The proposed addition conforms to the required setbacks and maximum building height for RR-5, as illustrated on the Site Development Plan and Building Elevations, which have been submitted along with this letter.

The proposed addition requests exemption from LDC 6.2.2 (Landscape Requirements) or acceptance of playground improvements and hardscaped plaza in lieu of the stipulated landscaping.

The project involves minor playground equipment upgrades and the construction of a hardscaped outdoor learning plaza, not visible from the street. It is important to note that the site has extremely limited water resources. No existing irrigation is present, and the available water pressure is already insufficient to support a standard fire line, necessitating the use of an underground tank for fire suppression. This severely restricts any potential for live plantings.

Given these constraints and the rural location of the school, the project requests exemption from LDC Section 6.2.2. We believe the proposed outdoor spaces provide valuable outdoor learning and recreational spaces for students while acknowledging the site's limited capacity for supporting live plantings. Please let us know if there is another avenue through which this exemption request needs to be submitted and reviewed.

Existing site utilities will be modified to accommodate the new addition, but otherwise will remain as they are. Existing electrical service is from the southwest corner of the site, and this service will remain.

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HSD Prairie Heights Elementary School Addition
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Existing water service is from the southeast, and this will also remain. Existing propane tanks on the site will be relocated to outside of the addition footprint, and a new grease interceptor will be added to the Northwest of the school. The existing sanitary sewer line to the west of the school will remain, with new sanitary piping from the addition tying in west of the addition. There is no underground storm sewer on the site, so surface drainage will be modified as necessary to accommodate the addition. Grading and drainage documents have been submitted along with this letter.

Please let me know if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chase Miller', written in a cursive style.

Chase Miller, AIA, NCARB, WELL AP
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