



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

December 21, 2022

Development Services, Land Use Review Division
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Attn: Daniel Sexton

Re: **EXTOL PARK VISTA ANNEXATION/SUBDIVISION NO. 2**
APN 63262-01-012, 013, 014 and 015

Katie: **LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing our client, EXTOL HOMES, LLC, in these applications for Annexation into the City of Colorado Springs, a Zone Change to City "R-5 AO", a Preliminary Plan and 8-lot Final Replat.

The property consists of 0.673 acres at 4401, 4405, 4409 and 4413 Siferd Boulevard, currently platted as Lots 12 through 15 inclusive, Block Three, PARK VISTA ADDITION and has a County zone of "RM-30". This property exists as four (4) vacant lots and a tract. Siferd Boulevard is an improved City/County-maintained street of variable right-of-way width. City water and gas mains exist within said road right-of-way, and it is our client's intent to extend a public sanitary sewer main and tap into all mains for service. Street improvements (curb/gutter with asphalt mat) to be installed per adjacent ownership proportional frontage requirements.

This property is within PARK VISTA, identified as Complex Enclave C within the City's Annexation Plan. Comprehensive Plan Policy CIS 204 supports the elimination of enclaves. Due to the fractured ownership, this is typically being accomplished on a piece-meal basis as individual owners bring their properties into the City, typically due to the need for City utilities.

The Future Land Use 3 Mile Plan shows this area as "general residential". This designation fits the existing and proposed use for the subject property.

Our client's lots' surrounding lot lines provide 100.0% contiguity with the existing City boundary, more than the minimum requirement.

We are also asking for the final City zone of "R-5 AO" (proposed Single-Family Attached Structures), concurrently with this Annexation request, as has been granted for other PARK VISTA Annexations in the immediate adjacent vicinity. The owner intends to subdivide each lot and/or tract into two (2) individual unit lots, after final Annexation approval, with a minimum of 3,450 square feet each. Our client's intent is to reside and/or sell these units to others.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'David V. Hostetler', with a long horizontal flourish extending to the right.

David V. Hostetler, PLS
Director of Surveying, LAND DEVELOPMENT CONSULTANTS, INC.

File: 21017 EXTOL 2 PS.doc
DVH/dh