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Surveying • Planning

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January 11, 2022

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

Attn: **Katie Carleo**

Re: **EXTOL PARK VISTA ANNEXATION NO. 1**  
**APN 63262-01-010, 011**

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 "R5", a "modified" Concept Plan (Concept Exhibit/Preliminary Plan) and 4-lot, 1-Tract Final Replat.

The property consists of 0.331 acres at 4417 and 4421 Siferd Boulevard, currently platted as Lots 10 and 11, Block Three, PARK VISTA ADDITION and has a County zone of "RM-30". This property exists as two (2) vacant lots. 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' Northerly and Easterly lot lines provide 19.92% contiguity with the existing City boundary, more than the minimum requirement.

We are also asking for the final City zone of "R5" (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 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.**