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Surveying • Planning

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July 21, 2022

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

Attn: **Daniel Sexton**

Re: **PARK VISTA ADDITION NO. 10 ANNEXATION**  
**APN 63262-05-001, 002, 036, 037 and 038**

Daniel: **LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing our client, MOUNTAIN PROPERTY BUILDERS, INC., in these applications for Annexation into the City of Colorado Springs, a Zone Change to City "R5" zone and 8-lot Preliminary/Final Replat. This development was originally known as PARK VISTA ADDITION NO. 6.

The property consists of 0.886 acres at 1132 Orchid Street, 4295 Rosalie Street, the 4300 block of and 4372 Siferd Boulevard, currently platted as Lots 1, 2, 36, 37 and 38, Block Five, PARK VISTA ADDITION and has a County zone of "RM-30". This property exists as five (5) vacant lots. Orchid Street, Rosalie Street and Siferd Boulevard are improved City/County-maintained streets of sixty (60) foot right-of-way widths. City water, wastewater and gas mains exist within said Orchid Street and Siferd Boulevard, and it is our client's intent to service these lots via the existing utility mains. 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' Southwesterly lot lines provide a minimum of 32.5% 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 the lots into eight (8) individual unit lots as PARK VISTA ADDITION NO. 10, after final Annexation approval, with a minimum of 3,618 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, sweeping flourish extending to the right.

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