



December 16, 2021

**RE: Letter of Intent - Ben Lomand Mountain Village Disconnection/De-annexation**

Owner/Applicant:  
United Congregational Church  
Attn: Roger Sung, Pastor/ President  
3195 County Line Road  
Monument, CO 80132  
(719) 332-2607  
[ptgmountain@gmail.com](mailto:ptgmountain@gmail.com)

Consultant:  
Manhard Consulting  
Attn: Matt Buster, PE  
7600 E. Orchard Road, Suite 150-N  
Greenwood Village, CO 80111  
(303) 880-1908  
[mbuster@manhard.com](mailto:mbuster@manhard.com)

Ben Lomand Mountain Village (the "Property") includes approximately ±344.60 acres of land located within El Paso County, Colorado, in portions of Sections 3, 4 & 5, Township 11 South, Range 67 West of the 6th P.M. The westerly ±162.26-acre portion of the Property currently lies within the Town of Palmer Lake (the "Town") and is the subject of the requested de-annexation application. The owner/applicant is requesting to disconnect/de-annex all portions of the property lying within the Town such that upon completion and Town approval of the de-annexation, all portions of the property will lie within unincorporated El Paso County (the "County"). Upon successful de-annexation from the Town, the owner/applicant intends to rezone the entire ±344.60 acres within El Paso County to RR-2.5 in accordance with the El Paso County General Zoning District standards.

The Property to be de-annexed lies south of County Line Road, also known as Palmer Divide Road, north of Cathedral Drive and the Lakeview Heights subdivision, east of Oakdale Drive and the Lakeview Heights subdivision, and west of the northeast quarter of said Section 4. The Property is comprised of three El Paso County tax ID parcels varying in size and zoning. The three parcels located within the Town include two parcels zoned RA (Residential Agricultural – 5 Acres) and one zoned R10,000 (Single-Family Residential – 10,000sf minimum) as summarized in the table below.

Parcel Summary Table			
Parcel ID	Area (acres)	Jurisdiction	Existing Zoning
7105424044	14.40	Town of Palmer Lake	RA
7104200012	141.93	Town of Palmer Lake	RA
7104237002	0.71	Town of Palmer Lake	R10,000

The ±162.26-acre Property consists largely of vacant undeveloped land which includes Ben Lomand Mountain consisting of steep topography, heavy forest, and rock ledges and outcroppings. From the southern property line, the mountain slopes upward from south to north to a sharp ridgeline. The ridgeline runs in the east-west direction and has a dirt, fire access road graded along the top of ridge. From this ridge line, Ben Lomand Mountain falls sharply to the north toward Spruce Avenue and the Town of Palmer Lake political subdivision.

As a condition of the petition to disconnect/de-annex from the Town, the owner/applicant will retain the underlying groundwater rights associated with the subject property and will be governed by the rules and regulations of unincorporated El Paso County.

If you have any questions, please feel free to contact me either via telephone at (303) 880-1908 or via email, [mbuster@manhard.com](mailto:mbuster@manhard.com).

Thank you,  
MANHARD CONSULTING

A handwritten signature in blue ink, appearing to read 'Matt Buster', is written over a light blue rectangular background.

Matt Buster, PE  
Regional Manager