

LETTER TO ADJOINING OWNER
(ATTACH COPY OF LETTER OF INTENT
AND REDUCED COPY OF AMENDED PLAT)

May 2, 2017

RE: NOTIFICATION TO ADJOINING PROPERTY OWNERS – Cathedral Pines Subdivision,
Filing No. 6, Lots 1 and 2

Dear Adjoining Property Owner:

Cathedral Pines Development Co, the developer of the below described property, is currently applying to the El Paso County Board of County Commissioners to amend the interior common lot line between Lot 1 and Lot 2 of Cathedral Pines subdivision Filing No. 6 (see attached amended Plat and Letter of Intent). Lot 2 is essentially a flag lot with limited frontage on Foxchase Way. The applicant seeks to eliminate the flag stem and equalize the Lot 1 and Lot 2 frontages in order to better accommodate current market demands.

Lot 1's address is 4120 Foxchase Way and Lot 2's address is 4090 Foxchase Way. Both lots are zoned PUD – single family residential. All public improvements, including roadways, drainage ways, and utilities have been completed in previous filings. No additional public improvements will be required to facilitate the interior lot line modification.

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Black Forest Fire Protection District and the Air Academy School District. Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Waste water will be treated via individual onsite septic systems, designed and constructed to County and State Health Department standards.

This application is currently being processed as an Administrative Review. You may submit a statement expressing your opinions and comments on the application to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Nina Ruiz.

Should you have any questions regarding these applications, please contact either Nina Ruiz, 719.520.6313 (NinaRuiz@elpasoco.com) or myself at 719.321.3847 (bart@actionteamco.com).

Regards,



Bart Atkinson
Cathedral Pines Development Co

LETTER OF INTENT

May 2, 2017

RE: FINAL PLAT AMENDMENT, LEVEL 1 - CATHEDRAL PINES SUBDIVISION FIL 6, LOTS 1 & 2

COUNTY PARCEL NO.S & ADDRESSES

62020 01 077 (4090 Foxchase Wy)

62020 01 078 (4120 Foxchase Wy)

OWNER & DEVELOPER

Cathedral Pines Development Co
6265 Lehman Dr., Suite 100
Colorado Springs, CO 80918
719 321 3847

APPLICANT

Bart Atkinson
6265 Lehman Dr., Suite 100
Colorado Springs, CO 80918
719 321 3847
bart@actionteamco.com

SITE INFORMATION

The Cathedral Pines subdivision Filing 6 was approved by the El Paso County Board of County Commissioners on November 19, 2009 and included 3 lots and 2 tracts. This application pertains to Lots 1 and 2 of Filing 6. Both lots take vehicular access from Foxchase Way, a 60' ROW asphalt surfaced residential roadway owned and maintained by El Paso County.

APPLICATION REQUEST

The applicant is requesting a Final Plat Amendment, Level 1 to allow for an adjustment of the common interior lot line between Lot 1 and Lot 2.

JUSTIFICATION FOR REQUEST

Lot 2 is essentially a flag lot with limited frontage on Foxchase Way. The applicant seeks to eliminate the flag stem and equalize the Lot 1 and Lot 2 frontages in order to better

accommodate current market demands. No perimeter lot lines will be affected and no land uses and/or open space areas will be modified.

EXISTING AND PROPOSED IMPROVEMENTS

All public improvements, including roadways, drainage ways and utilities have been completed in previous filings. No additional public improvements will be required to facilitate the interior lot line modification.

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Black Forest Fire Protection District and the Air Academy School District.

WATER & WASTE WATER RESOURCES

Domestic water service will be provided by individual on site wells operated under a State approved water augmentation plan.

Waste water treatment will be provided by individual onsite septic systems designed and constructed per the requirements of the El Paso County Health Department and the State Health Department.

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Adult Signature Required \$0.00

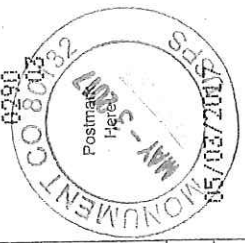
Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To **CATHERINE ANNE METRE OUST**
 Street and Apt. No., or PO Box No.
4265 LEAMAN DR SUITE 100
 City, State, ZIP+4®
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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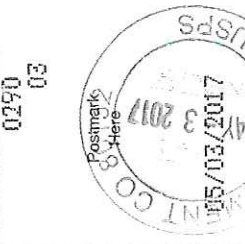
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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To **EL PASO COUNTY PARKS DEPT.**
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2002 CREEK CROSSING ST
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Adult Signature Restricted Delivery \$0.00

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Sent To **JOSEPH MACHEHE**
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4000 FOXCHASE WY
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