

LETTER OF INTENT

April 28, 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
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Colorado Springs, CO 80918
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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.

ADDITIONAL INFORMATION

The proposed changes remain completely consistent with the approved PUD. The density of the project remains the same, no new lots have been created or added. The lots sizes are consistent with the PUD with a minimum of 2.5 Acres. The lots remain residential lots and all current setbacks, covenants and guidelines designated by the PUD are unchanged.