

LETTER OF INTENT  
**CATHEDRAL PINES SUBDIVISION FILING NO. 2, LOT 51**  
**AN AMENDMENT TTO LOT 51, CATHEDRAL PINES SUBDIVISION FILING NO 2**  
El Paso County, Colorado  
March 28, 2018

**OWNERS:**

John and Jackie Baldassari  
14625 Millhaven Place  
Colorado Springs, CO 80908

**SURVEYING CONSULTANT:**

Pinnacle Land Surveying Co. Inc.  
121 County Road 5  
Divide, CO 80814  
(719) 634-0751 John Towner

**APPLICANT:**

Alliance Homes LLC  
P.O. Box 25217  
Colorado Springs, CO 80936

**SITE LOCATION, SIZE AND ZONING:**

This site is located in Section 01, Township 12 South, Range 66 West on Millhaven Place as platted in Cathedral Pines Subdivision Filing No. 2. The lot contains 2.67 acres and is consistent with the size of the surrounding subdivisions and properties. The lot is currently zoned PUD and will remain zoned PUD with single family residence.

**REQUEST:**

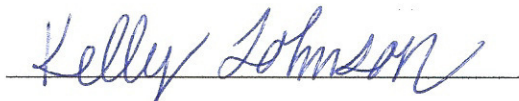
A request for a replat of the existing No - Build area to allow for the construction of a single-family residence.

**JUSTIFICATION:**

The existing No - Build area is located across the center portion of the lot. The location of this No - Build area does not allow for the construction of a single-family residence. The adjustment of this area will allow for a single-family home that is consistent with the surrounding properties. This Amend Plat will not increase the building sites and density.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ECT.**

There are no existing structures on this lot. Water, Sewer, Gas, Phone and Cable are currently installed within the easements and right-of-way. Millhaven Place is the existing dedicated County Road providing access to this property and is paved. The existing right-of-way was intended to serve the adjoining properties when dedicated to the County.



Kelly Johnson, Alliance Builders.