



CATHEDRAL PINES SUBDIVISION FILING NO. 2, LOT 51
AN AMENDMENT TO LOT 51, CATHEDRAL PINES SUBDIVISION FILING NO 2

El Paso County, Colorado

June 1, 2018

Dear Planning and Community Development,

Subject: VR-18-005 Re – submittal letter

Comments:

Engineering Department

Review 2, Engineering comments are resolved. No additional comments.

ALLIANCE BUILDERS: Noted

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

No additional comments

ALLIANCE BUILDERS: Noted

BLACK FOREST LAND USE COMMITTEE

No additional comments

ALLIANCE BUILDERS: Noted

ELPASO COUNTY HEALTH DEPARTMENT

No additional comments

ALLIANCE BUILDERS: Noted

Pinnacle comments:

14008800
Amended Plat
Responses to Note comments
Note #

10. This note is for the entire Development and not the individual Lot owners responsibility. These have already been completed by the

Developer. Refer to note 14 (new note 19.) Not added - lot still a part of the SIA agreement, note required

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat.

11. This note is for the entire Development and not the individual Lot owners responsibility. The Lot owner is responsible for their own well only. Refer to note 14 (new note 19.) Not added - this note clearly states any owner or successor has the responsibility to notify the HOA and future owners, note required

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat.

12. This note is for the entire Development and not the individual Lot owners responsibility. The Lot owner is responsible for their own well only. Refer to note 14 (new note 19.) Not added - The augmentation plan is still required to be noted on this plat, as the well is still a part of that augmentation plan, note required

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat

15. The PUD plan, Millam Road improvements are not the responsibility of the Lot owner. Refer to note 14 (new note 19.) Not added - This lot is still subject to the PUD Development plan, note required

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat

18. This note pertains to the lots listed, this lot has already submitted this information for review and approval requiring this Amended Plat for this lot only. Refer to note 14 (new note 19.) Not added - note required for any future development on lot, note required

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat

23. This is the Developers responsibility and not the individual Lot owner. These requirements have already been adhered to by the Developer or the sale of these individual lots would not be possible. Refer to note 14 (new note 19.) Not added - This advises all future owners of the requirements, note required

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat

The original Note 14 (new note #19) should remain as was requested from

previously submitted Amended Plats in this area. - Having this note means that all future property owners, county staff, building department would have to reflect on two separate plats to make sure all standards are meant. It is the responsibility of the applicant at time of vacate replat to apply these notes or an approval may not be able to be done, any previously approved amendments does not warrant an approval of this application.

ALLIANCE BUILDERS: Pinnacle Land Surveying corrected – Note added to final plat

Alliance Builders has addressed and noted all the above comments regarding 14625 Millhaven Place replat.

Signature: _____

A handwritten signature in cursive script, appearing to read "Kelly Johnson", written over a horizontal line.

Date: _____

6/11/18