

LETTER OF INTENT

REPLAT/LOT LINE ADJUSTMENT LOTS 54-55, THE GLEN FILING No. 7

APPLICANT:

Reunion Homes Inc
Attention Adam Erway
PO Box 38939, Colorado Springs, CO, 80937
(719) 213-7073

OWNER:

Glen Development CO.
3 Widefield Blvd, Colorado Springs CO, 80911-2126

SITE LOCATION, SIZE AND ZONING:

The site is Lots 54-55 in The Glen Filing No. 7. The lots front Peachleaf Drive and Alpine Daisy Drive. The total area of the lots is 14,714 square feet and is zoned RS-6000 for single family residential use.

REQUEST AND JUSTIFICATION:

The request is for adjust the common side line between lots 54-55 in order to allow wider homes to be built on one of the lots.

The properties are developed urban residential lots that are serviced by paved roads, curb and sidewalks on two frontages, and has full urban utilities. The existing lots are fully platted. The proposed lots will be consistent in area with existing lots in the plat.

The authority for this request is 7.2.3(B)(1) and (2), and 5.5.1(B)(1) of the El Paso County Development Code.

A traffic impact study was already submitted and accepted for The Glen Filing No. 7.

The proposed lot line adjustments have been reviewed by Widefield Water and Sanitation District, Mountain View Electric Association and Century Link and they have indicated no objections to the proposed lot line adjustments.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:

The property is a developed urban residential lot that is serviced by paved roads, curb and sidewalks on all frontages, and has full urban utilities. Homes consistent with other homes in the neighborhood will be built, but no other facilities are planned.

WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:

None