

4<sup>th</sup> December, 2023

## **Bent Grass Plaza Replat - Minor Lot line adjustment Letter of Intent**

### **PROPERTY DATA (3 LOTS)**

**Existing Address:** 11672, 11694 & 11716 Bent Grass Market View.  
Peyton, CO 80831

**Existing Schedule #:** 5301101065, 5301101064, 5301101063

**Exist. Legal Description:** LOT 3 BENT GRASS EAST COMMERCIAL FIL NO 3 /  
LOT 2 BENT GRASS EAST COMMERCIAL FIL NO 3 /  
LOT 1 BENT GRASS EAST COMMERCIAL FIL NO 3

**Exist. Lot size:** 32,063 Sq. Ft. (0.736 ac)  
24,651 Sq. Ft. (0.566 ac)  
24,180 Sq. Ft. (0.555 ac)

**Proposed lot size:** 28,106 S.F. (.065 ac) - Lot 1  
52,816 S.F. (1.2 ac) - Lot 2

**Development size:** 80,894 Sq. Ft. (1.86 ac)

**Zoning:** CS (Commercial Service)

**Current Land Use:** Vacant land

**Proposed Land Use:** Shopping center, Restaurant, Retail, not limited to all other land uses  
allowed within the CS zone.

**Owner/Applicant Data**

**Current Lot Owner:** Land First Inc.  
1378 Promontory Bluff View, Colorado Springs, CO 80921

**Client/Future Lot Owner:** Nathan Derwick  
555 Amelia St. Suite 100, Colorado Springs, CO 80915  
(719) 578-8833

**Applicant:** Nick Sallecchia, Project manager  
Bucher Design Studio  
12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921  
(719) 484-0480  
nick@bucherdesign.com

This project proposes a lot line vacation and lot line adjustment of Lots 1, 2 & 3, Bent Grass East Commercial Filing No. 3. The three noted lots are to be platted as two for commercial use, consistent with the development plan for the area.

Water and wastewater service will be provided by Woodmen Hills Metropolitan District, Electric service by Mountain View Electric Association (MVEA) and Gas service by Colorado Springs Utilities (CSU). Utility stubs have been installed onto the property and will be utilized for construction.

Per Plat note #21, all access driveways, drives, aisles, maneuvering and parking areas and easements shall be for the common use and maintenance of all users, public or private, and the owners of this development. Free and unimpeded vehicular and pedestrian movements shall be maintained and permitted across all property lines at all times regardless of future ownership or platting actions.

Regards,

Bucher Design Studio, Inc.