

Wyatt M. & Candice Comer

**5762 Tombstone Trl
Colorado Springs 80923**

Oldborough PUD Amendment as it relates to Lot 6

17 May, 2023

Letter of Intent

Owner/Applicant:
Wyatt M. & Candice Comer
5762 Tombstone Trl
Colorado Springs 80923

REQUEST

The owners request approval of a PUD amendment to the Oldborough Development Plan

LOCATION

The single family lot is located in the Oldborough subdivision which is situated at the intersection of Roller Coaster Road and Higby Road in El Paso County.

BACKGROUND

This subdivision was created in 2003 as an 8-parcel subdivision comprising 35 acres, more or less. These 8 lots are in a gated community with a private drive access to each lot. At the time of development, each lot (other than the existing home) were designated with a 10,000 square foot building envelope positioned as shown on the Development Plan. Over the course of time, with subsequent ownerships, this 4.53 acre lot has been landscaped with natural grasses and planted evergreen trees.

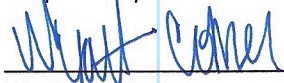
PROJECT DESCRIPTION

After purchasing, the owners now desire to construct their residence. After surveying the property it was determined that the location of the building envelope was not ideal due to existing topography and landscaping. A relocation of the 10,000 square foot envelope would be needed and is the basis for this request. Specifically, shifting of the envelope approximately 90' to the north and east would preserve significant, existing evergreen trees and provide for natural drainage away from the planned structure.

As this project is localized to a minor portion Lot 6, the existing engineered drainage report is believed to relevant.

The requested change is isolated to Lot 6 with no apparent impact to the other lots in the subdivision or surrounding parcels.

Respectfully submitted for your consideration,



Wyatt M. Comer



Candice Comer