

Nighthawk Design

a Hawk Companies, Inc. Business
5180 Whip Trail
Colorado Springs, Colorado 80917-2620

719-477-9460 (office)
hawkcompanies@gmail.com
719-491-1227 (cell)

LETTER OF INTENT / JUSTIFICATION FOR PROPOSED ADJUSTMENT

Wednesday, January 10, 2019

To Whom It May Concern at El Paso County Planning and Development, and Adjacent Land Owners:

Re: Lot 30A, Falcon Vista Subdivision 2: aka: **6594 Gelbvieh Road**: Schedule Number: 4307304037
Lot Size: 5,895 square feet. (Replat 11903: January 2005). Zoning: PUD.

Owner:
BLACK ANGEL INVESTMENTS LLC.; 422 E VERMIJO AVE STE 15, COLORADO SPRINGS CO 80903-3791

Request for adjustment to southerly (Watusi Road side) from the existing 10.0' easement ... proposed to be 7.8' instead.

Please refer to the plat. Note 2 on Sheet 10 of 4 states: "All lot and tract lines adjacent to streets are hereby platted with a 10 foot easement for public utilities and drainage purposes, except for the north lines of lots 29B and 56A along Watusi Road and the south lines of lots 24A and 51B along Shorthorn Road, which are hereby platted with a 5 foot easement for public utilities and drainage purposes."

Please refer to the attached site plan which indicates the platted easement line and the area (shown hatched) which we are requesting an adjustment hereto.

In March of this year, your department granted a 5-foot adjustment to a plan which we submitted on lot 23A, which had the same condition.

It is our opinion that this lot 30A and the previous lot 23A were "missed" by the entities involved when the replat was approved, and, "should have" been listed as "excepted" in note 2 on the plat. All of the excepted lots have similar conditions to the subject lot 30A.

The requested easement adjustment will restore equal "usability" of the lot versus the other lots in the development. Denial of this request would cause undo hardship upon the owner.

It is our understanding that utility lines are NOT EXISTING in the requested adjustment area.

Please feel free to contact me on my cell or via my office concerning this issue.

Respectfully Submitted,



Rodney B. Wiebe, **APPLICANT**
President; Hawk Companies, Inc.
Professional Building Designer (**AIBD**)
Dba: Nighthawk Design



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719-491-1227 (cell)

NOTICE TO ADJACENT LOT OWNER CONCERNING PROPOSED ADJUSTMENT

Wednesday, January 10, 2019

To: Adjacent Land Owners:

Re: Lot 30A, Falcon Vista Subdivision 2: aka: **6594 Gelbvieh Road**: Schedule Number: 4307304037
Lot Size: 5,895 square feet. (Replat 11903: January 2005). Zoning: PUD.

Owner:

BLACK ANGEL INVESTMENTS LLC.; 422 E VERMIJO AVE STE 15, COLORADO SPRINGS CO 80903-3791

1. "This letter is being sent to you because NightHawk Design (APPLICANT) is proposing a land use project in El Paso County at the referenced location (see item 3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal."
2. Rod Wiebe; NightHawk Design: 719-477-9460 (office) or 719-491-1227 (cell) or at address as shown.
3. Lot 30A, Falcon Vista Subdivision 2: aka: **6594 Gelbvieh Road**: Schedule Number: 4307304037
Lot Size: 5,895 square feet. (Replat 11903: January 2005). Zoning: PUD.

See ATTACHED LETTER TO EL PASO COUNTY AND PROPOSED SITE PLAN

Please feel free to contact me on my cell or via my office concerning this issue.

Respectfully Submitted,



Rodney B. Wiebe, **APPLICANT**
President; Hawk Companies, Inc.
Professional Building Designer (**AIBD**)
Dba: NightHawk Design



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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6584 GELBVIEWH ROAD
City, State, ZIP+4®
PEYTON, CO 80831-8178
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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Sent To **6593 & 6595 GELBVIEWH LLC**
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8740 HILLTOP ROAD
City, State, ZIP+4®
PARKER, CO 80134-7003
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.50
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Sent To **INHABIT THAT LLC**
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5860 BIG CANON DR.
City, State, ZIP+4®
ENGLEWOOD, CO 80111-3516
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 (9590940242598121148847)

First-Class Mail Letter	1	\$0.50
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 (PEYTON, CO 80831)
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(Domestic)
 (PARKER, CO 80134)
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Certified	1	\$3.45
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