

## LETTER OF INTENT

**FROM:** David J. Neil & Kimberly D. Neil  
3315 Castle Peak Ave  
Superior, CO 80027  
E: [winethirtyproperties@gmail.com](mailto:winethirtyproperties@gmail.com)  
P: 303-887-4027

**DATE:** September 17, 2018

### REQUEST (Vacate & Replat)

David J. & Kimberly D. Neil would like to request the approval to vacate an existing plat of four (4) Single Family Res. Townhome lots and create a replat of one (1) Multi-Unit (4-8) 4-plex. The plat is located in the Clemens Subdivision No 2, Lot 32, (Plat 5987) containing an estimated 0.23 acres of land, and is zoned RM30. The purpose of this request will allow us to operate, manage & maintain the building with better control and results. It will also align itself with other (1) Multi-Unit 4-plex dwellings along Shawnee Drive. Addresses and Tax Schedule Numbers are listed below:

### TAX SCHEDULE NUMBERS:

2371 Shawnee Drive, Colorado Springs, CO 80915 - Tax Schedule No. 5405206022  
2373 Shawnee Drive, Colorado Springs, CO 80915 - Tax Schedule No. 5405206021  
2375 Shawnee Drive, Colorado Springs, CO 80915 - Tax Schedule No. 5405206020  
2377 Shawnee Drive, Colorado Springs, CO 80915 - Tax Schedule No. 5405206019

### REQUEST WOULD ALSO INCLUDE THE FOLLOWING:

**EASEMENTS** - The sole responsibility of the maintenance of these easements will be the responsibility of the Owner of the 4-plex.

**TRACT "A"** - Is designated as common area, non-buildable, and the sole responsibility for maintenance is the responsibility of the Owner of the 4-plex.

**ACCESS** to the subdivision will remain the same, limited to TRACT "A", the common area.

**DRAINAGE** - Drainage fees do not apply since there are no new impervious acreage proposed to the property. See the Engineering Criteria Manual Appendix L Part 1 Section 3.13a.

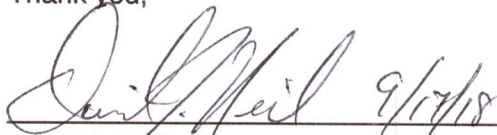
### UTILITIES:

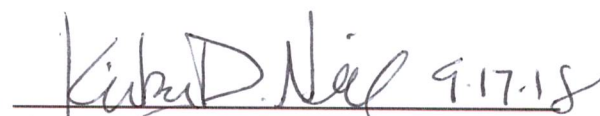
**Electric/Gas:** currently metered individually for each unit (Electric is serviced by Mountain View. Gas is serviced by Colorado Springs Utilities)

**Trash:** currently serviced by Springs Waste Management

**Water/Sewer:** currently serviced by Cherokee Metro District

Thank you,

  
David J. Neil

  
Kimberly D. Neil