

ROCKY MOUNTAIN

LAND SERVICES

LETTER OF INTENT

REQUEST FOR APPROVAL OF THE PROPOSED "LEATHER CHAPS SUBDIVISION" }

A REPLAT OF LOT 39, CHAPARRAL HILLS, EL PASO COUNTY, COLORADO

EPC FILE NO. VR254

OWNER' / APPLICANT'S NAME:

BILL AND VICKIE HANCOCK
15220 LEATHER CHAPS DRIVE
COLORADO SPRINGS, COLORADO 80921
hancock.vickiebill@yahoo.com

PRIMARY CONSULTANTS:

DOUGLAS SCHWENKE, P.E.

TAMMY LAKE, P.E.
5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80921

OLIVER WATTS, PE-LS
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80921
(retired)

LAND SURVEYOR:

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-502-9738

PROPERTY ADDRESS:

15220 LEATHER CHAPS DRIVE
COLORADO SPRINGS, CO 80921

PROPERTY TAX SCHEDULE NUMBER:

71360-02-004

CURRENT ZONING:

RR-2.5



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LAND SERVICES

LEGAL DESCRIPTION:

LOT 39, CHAPARRAL HILLS AS RECORDED IN PLAT BOOK T-2 AT PAGE 2 UNDER RECEPTION NUMBER 824585 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO. SAID TRACT CONTAINS 5.06 ACRES.

DEVELOPMENT REQUEST:

THIS REQUEST IS FOR A SUBDIVISION OF EXISTING LOT 39 "CHAPARRAL HILLS" INTO TWO LOTS APPROXIMATELY 2.52 ACRES EACH. A FINDING OF SUFFICIENCY IS REQUESTED WITH THIS FINAL PLAT.

THE SUBJECT PROPERTY IS LOCATED EAST OF I-25 AND SOUTHERLY OF BAPTIST ROAD. THE OWNER OF THE PROPERTY IS REQUESTING A REVIEW AND APPROVAL OF A SUBDIVISION PLAT OF THEIR 5.1 ACRE SINGLE FAMILY RESIDENTIAL LOT LOCATED AT 15220 LEATHER CHAPS DRIVE.

THEIR EXISTING RESIDENCE IS AND WILL BE LOCATED ON PROPOSED LOT 2.

ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC AND BLACK HILLS ENERGY
WATER SERVICE IS PROVIDED BY DONALA WATER AND SANITATION DISTRICT.
SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
ALSO SERVED BY LEWIS PALMER SCHOOL, TRI - LAKES MONUMENT FIRE PROTECTION AND THE EL PASO COUNTY SHERIFFS DEPARTMENT.

JUSTIFICATION FOR THE SUBDIVISION:

THE REPLAT COMPLIES WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE PERTAINING TO MINOR SUBDIVISIONS AS WELL AS THE ORIGINAL CONDITIONS OF APPROVAL ASSOCIATED WITH THE PLAT.

NO "NON-CONFORMING LOTS" ARE BEING CREATED BY THIS REPLAT.

EVERY EFFORT HAS BEEN MADE TO KEEP THIS SUBDIVISION IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

THE REPLAT CONFORMS TO THE EL PASO COUNTY REQUIREMENTS OF A MINOR SUBDIVISION PLAT.

THE APPROVAL OF THIS REPLAT WILL NOT ADVERSELY AFFECT PUBLIC HEALTH OR SAFETY.

LEGAL AND PHYSICAL ACCESS TO STRUTHERS ROAD AND LEATHER CHAPS DRIVE IS PROVIDED.

NO CONFLICT WITH LOCAL COVENANTS ARE KNOWN AT THIS TIME.

THE APPLICATION SATISFIES THE REQUIREMENTS SET FORTH IN THE CHAPARRAL HILLS DEVELOPMENT CRITERIA. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES AND POLICIES OF THE EL PASO COUNTY MASTER PLAN.



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THE SUBDIVISION IS CONSISTENT WITH THE DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING AND SURVEYING REQUIREMENTS OF THE COUNTY FORMATS, DATA, SURVEYS AND OTHER SUPPORTING MATERIALS.

SUFFICIENT WATER HAS BEEN ACQUIRED FOR LOT 1 AND LOT 2 THROUGH DONALA WATER AND SANITATION DISTRICT. SEE WATER RESOURCES REPORT ENCLOSED.

INDIVIDUAL SEWER DISPOSAL SYSTEM WILL BE UTILIZED, AND COMPLIANCE IS IDENTIFIED IN THE SUPPORTING WASTEWATER REPORT. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOILS OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS.



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NECESSARY SERVICES ARE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION BY THE FOLLOWING ENTITIES:

THE EL PASO COUNTY SHERIFF'S DEPARTMENT
MONUMENT FIRE PROTECTION DISTRICT
MOUNTAIN VIEW ELECTRIC ASSOCIATION
BLACK HILLS ENERGY
DONALA WATER AND SANITATION DISTRICT

THE SUBJECT PROPERTY CONSISTS OF GENTLY SLOPING GRASSLAND WITH SEVERAL SCATTERED LARGE BUSHES ON SITE. THE ONLY IMPACT TO THE ENTIRE PROPERTY WILL BE THE ANTICIPATED FUTURE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON THE NEW PROPOSED LOT 1. ALL EFFORTS WILL BE MADE DURING CONSTRUCTION TO PREVENT, MINIMIZE AND MITIGATE CONSTRUCTION DAMAGES TO THE LIMITED SHRUBBERY/VEGETATION.

THE FINAL PLANS PROVIDE EVIDENCE THAT FIRE PROTECTION IS AVAILABLE TO THE PROPERTY PROVIDED BY MONUMENT FIRE PROTECTION DISTRICT. THEY HAVE THE NECESSARY STAFF, FACILITIES AND EQUIPMENT TO PROVIDE COVERAGE TO THE PROPOSED LOT. NO CISTERN IS REQUIRED AS WATER IS AVAILABLE FROM THE HYDRANT LOCATED ON LEATHER CHAPS AND LARIAT ACROSS THE STREET FROM THE SUBJECT PROPERTY.

THE ONLY OFFSITE IMPROVEMENT WILL BE THE WATER SERVICE THAT ORIGINATES AT THE CORNER OF LARIAT LANE AND LEATHER CHAPS DRIVE AND WILL BE CONNECTED TO PROPOSED LOT 1 OF THE NEW SUBDIVISION. ALL COSTS WILL BE PAID BY THE OWNER OF THE SUBDIVISION.

TRAFFIC:

THE PROPOSED SUBDIVISION WILL RESULT IN THE MINIMAL ADDITIONAL OF THE TRAFFIC GENERATED BY THE CONSTRUCTION AND OCCUPATION OF ONLY ONE SINGLE FAMILY HOME TO THE EXISTING ROADWAYS AND BRIDGES. THERE IS ONE EXISTING RESIDENCE ON THE FUTURE LOT 2 TO REMAIN. A TRAFFIC IMPACT STUDY IS NOT REQUIRED UNDER THE ENGINEERING CRITERIA MANUAL EXEMPTION B.1.2.D FOR GREATER THAN 100 ADT TRIPS PER DAY AND GREATER THAN 10 PEAK HOUR TRIPS.

THE EL PASO COUNTY'S ROAD IMPACT FEE WILL BE PAID AT THE TIME A BUILDING PERMIT IS "PULLED" ON THE PROPOSED LOT 1.

THE PROPOSED TWO LOT SUBDIVISION IS CONSISTENT WITH THE CHARACTER OF THE NEIGHBORHOOD AS DEPICTED ON THE MASTER PLAN FOR THE SUBJECT PROPERTY. THE MAJORITY OF SURROUNDING RESIDENCES ARE THE 2.5 ACRE LOT SIZE, WHICH IS THE SAME SIZE AS THESE TWO LOTS WILL BE. ACCESS WILL BE ON TWO COMPLETELY DIFFERENT STREETS. THE LARGE SIZE OF THE EXISTING LOT (5.06 ACRES) ALLOWS IT TO BE APPROPRIATE FOR THIS DIVISION TO BE APPROVED. THE PROPOSED LOTS FIT PERFECTLY WITHIN THE ZONING DISTRICT STANDARD OF A 2.5 ACRES LOT SIZE.



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HANCOCK SUBDIVISION III

A REPLAT OF LOT 39, CHAPARRAL HILLS
IN THE NE 1/4 OF SECTION 36, T 11 S, R 67 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT BILL AND WICKI HANCOCK LIVING TRUST, BILLY G HANCOCK AND WICKI L HANCOCK, TRUSTEES, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LOT 39, CHAPARRAL HILLS AS RECORDED IN PLAT BOOK 1-2 AT PAGE 2 UNDER RECEPTION NUMBER 824585 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO. SAID LOT CONTAINS 5.06 ACRES, MORE OR LESS.

OWNERS' CERTIFICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HANCOCK SUBDIVISION III". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS' EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, BILL AND WICKI HANCOCK LIVING TRUST, BILLY G HANCOCK, TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, A.D.

BILL AND WICKI HANCOCK LIVING TRUST, BY BILLY G HANCOCK, TRUSTEE

STATE OF COLORADO
COUNTY OF EL PASO

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY BILLY G HANCOCK AS TRUSTEE OF THE BILL AND WICKI HANCOCK LIVING TRUST

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IN WITNESS WHEREOF:

THE AFOREMENTIONED, BILL AND WICKI HANCOCK LIVING TRUST, WICKI L HANCOCK, TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, A.D.

BILL AND WICKI HANCOCK LIVING TRUST, BY WICKI L HANCOCK, TRUSTEE

STATE OF COLORADO
COUNTY OF EL PASO

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY WICKI L HANCOCK AS TRUSTEE OF THE BILL AND WICKI HANCOCK LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OR SURVEYING OF LAND.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2026

CHRISTOPHER THOMPSON
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907

P.L.S. NO. 19623

COUNTY APPROVAL:

THIS PLAT "HANCOCK SUBDIVISION III" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

"HANCOCK SUBDIVISION III" IN ITS ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 824585

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THIS PROPERTY IS SUBJECT TO ALL REQUIREMENTS, NOTES, CONDITIONS, COVENANTS AND OBLIGATIONS AS DEPICTED ON THE RECORDED PLAT OF CHAPARRAL HILLS AS RECORDED UNDER RECEPTION NUMBER 824585 OF SAID COUNTY RECORDS.

NOTES:

- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD RAPIDLY THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES, THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NUMBER 23-337) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE § 3.3.2 AND § 2.2.2 DUE TO THEIR LENGTH. SOME OF THE DRIVEWAYS MUST BE APPROVED BY THE FIRE DISTRICT.
- NO BASEMENTS OR UNHABITABLE BELOW GRADE AREAS ARE ALLOWED UNLESS SITE SPECIFIC GROUND WATER MONITORING CONDUCTED OVER A FULL ANNUAL CYCLE DEMONSTRATES A MINIMUM 3-3 FEET OF VERTICAL SEPARATION BETWEEN THE LOWEST FLOOR ELEVATION AND GROUNDWATER, OR SITE GRADING HAS DEMONSTRABLY MITIGATED SHALLOW GROUNDWATER CONDITIONS.
- SITE SPECIFIC SOILS AND FOUNDATION INVESTIGATIONS MUST BE CONDUCTED BEFORE THE ISSUANCE OF BUILDING PERMITS. THESE INVESTIGATIONS SHOULD INCLUDE BORINGS, LABORATORY TESTING AND GEOTECHNICAL ANALYSIS TO CONFIRM THE STABILITY OF FOUNDATIONS, ASSESS THE FEASIBILITY OF BASEMENTS AND DESIGN APPROPRIATE SUB-SURFACE DRAINAGE AND STRUCTURAL SYSTEMS.

WILD FIRE PLAT NOTES:

THIS PROJECT IS IN A LOW/MODERATE HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.

- LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FEET CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FEET OF CHIMNEY OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS.
- MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF LOW HAZARD AREAS IF SITE PLANS ARE SUBMITTED PRIOR TO THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE. AFTER THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE, MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF HIGH HAZARD AREAS.
- HIGH HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING, NON-COMBUSTIBLE SIDING/DECORING, EAVES AND OVERHANGS, A DEFENSIBLE SPACE OF 30 FEET IRRIGATED, 100 FEET FUEL TREATMENT, SELECTED FIRE RESISTANT TREES WITHIN 30 FEET OF STRUCTURES, AND SELECTED THINNING OF TREES AND SHRUBS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUEL. ALL TREES AND SHRUBS PRUNED OR DEAD MATERIAL, NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FEET OF CHIMNEY OUTLETS.
- WATER SUPPLIES FOR FIRE PROTECTION SHALL BE SUPPLIED PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE OR IF THERE IS AN ADOPTED FIRE CODE FOR THE FIRE DISTRICT THE PROJECT IS IN.
- MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED IN CONTINUUM FOR THE EXISTENCE OF THE STRUCTURE.
- DEFENSIBLE SPACE AND MITIGATION SHALL BE IN ACCORDANCE WITH THE APPROVED WILDLAND FIRE AND HAZARD MITIGATION PLAN.

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ P.M. _____ DAY OF _____, 2026, A.D., AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEHER, EL PASO COUNTY CLERK AND RECORDER

FEE _____

BY _____ DEPUTY

SURCHARGE: _____

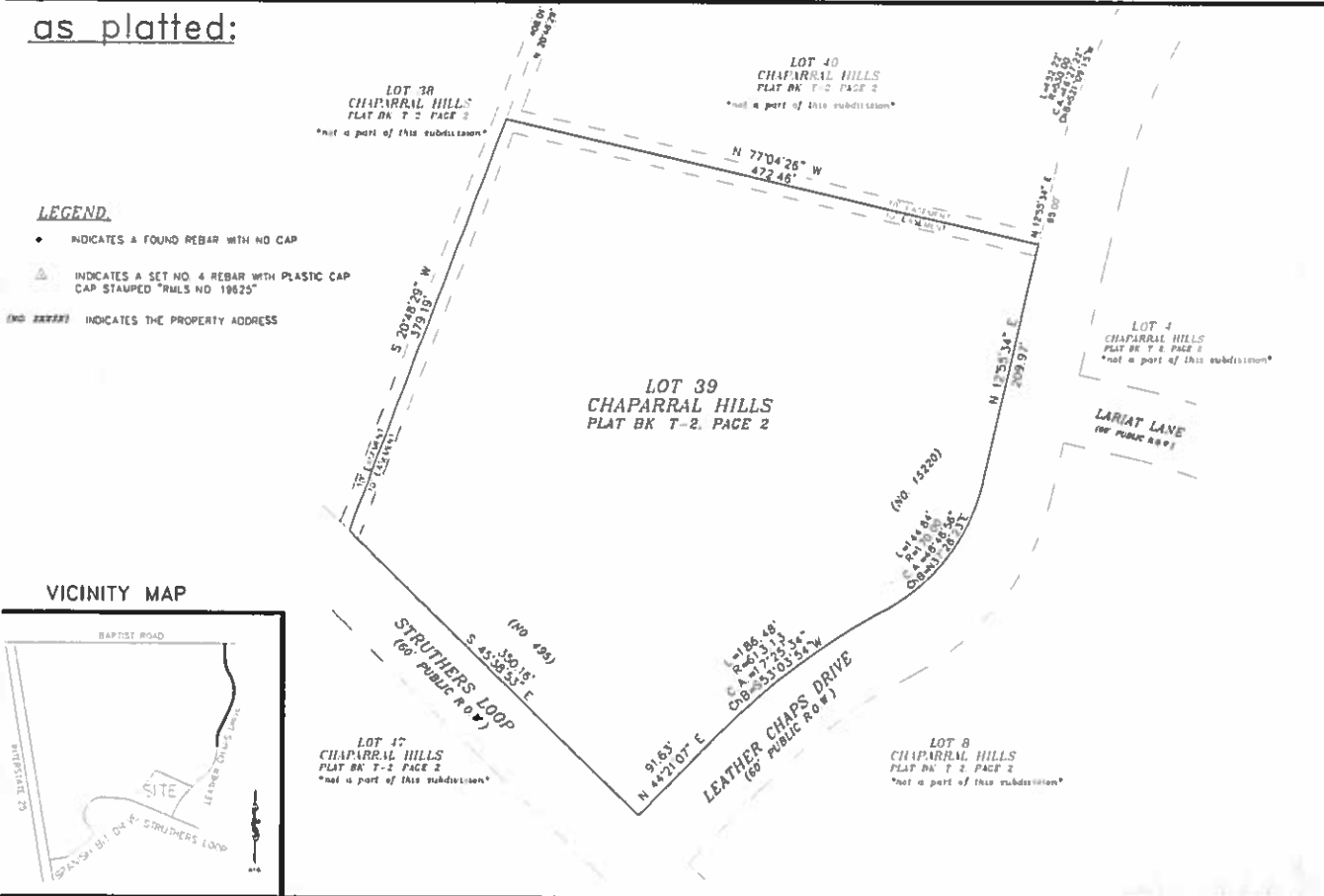
PCD FILE NO. VR254



HANCOCK SUBDIVISION II

A REPLAT OF LOT 39, CHAPARRAL HILLS
IN THE NE 1/4 OF SECTION 36, T 11 S, R 67 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

as platted:



as replatted:



SCALE: 1" = 50'
JOB NO.: 45052
MAY 5, 2026
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