

## Letter of Intent

1/19/21

Owner:

C S CPS, LLC  
Christian Pence, Manager  
1013 Stanton St  
Colorado Springs, CO 80907  
719-433-9653

Site:

3060 Flying View Lots 22 and 23

Calhan, CO 80808

.22 acres (9,600 SF)

Parcel 3335101056 contains lots 22 and 23 (4,800 SF each).

The lot is zoned PUD and is restricted to aviation use only

This request is to vacate the interior lot line between lots 22 and 23 and to construct 3 buildings for the purpose of storing aircraft parts and projects. The proposed structures conform to the building restrictions and requirements set forth in the Springs East Airport Filing No. 1 Development Plan, recorded November 15, 1996 at reception number 96145548 and the Amendment to Development Plan, recorded September 12, 1997 at reception number 97106987.

Lots 22 and 23 are vacant with no existing structures and the proposed storage buildings will be the only structures on the lot. All access roads and aircraft taxiways are already established in the Spring East Airport Filing No. 1 Final Plat, recorded November 19, 1996 under reception number 96145667. These lots are dry lots and do not allow for a well or septic, although electric is available, it will not be utilized in these structures. There will not be any plumbing in the building and restrooms are available in the terminal building for property owners' use.

The combined lots are 120' wide and 80' deep. Lot coverage is 10%. 100% of improved space will be utilized as storage of aircraft parts and projects. The non-improved area of each lot will be covered in native grasses and landscaping will be consistent with the airport environment.



Christian Pence  
Manager  
C S CPS, LLC

Please add the following to the letter of intent:

- Owner email for responsible party
- Applicant name (if not owner), contact telephone number, and email for responsible party
- A summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter
- A discussion detailing anticipated traffic generation and access, unless a separate traffic study is required and is being provided.
- Please address the following criteria in this letter:
  - The lot line is no longer necessary for original purposes for which it was established or needed by those who have a right to it;
  - The vacation of the lot line will not adversely affect the public health, safety, and welfare; and
  - Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the lot line has been resolved.