

## **Letter of Intent**

Owner/Applicant: Mark McMillen  
15220 Bronco Drive  
Colorado Springs, CO80921  
719-930-5445

Site Address/PID: 0 Bronco Drive, PID 7132002029  
Colorado Springs, CO 80921

Site Area: 4.10 acres

Zoning: RR-5

provide the book and  
page or reception  
number here and on  
the site plan

We are requesting Administrative Relief to allow eventual use of PID 7132002029 as a buildable lot. The subject parcel is adjacent to our home of 25 years and at 4.10 acres is within 20% of the RR-5 zoning size requirement. It was created in January 1972 by previous owners and was never properly completed. We have completed a survey that codifies boundaries and updates the legal description. Also, an Access Easement has been granted and recorded across our home lot (PID 7132002026), providing direct, level access to the subject parcel. As a buildable lot, the subject parcel eventually achieves its highest use and value.

There are no impacts to any existing structures or roads. There are currently no improvements on the property and no additional waivers should be required outside of Administrative Relief.

Thank you for your consideration,

Mark McMillen

This Letter of Intent is not reflecting the site plan. In 1972 there was a lot line adjustment from the south lot line and moved to the north where the subject parcel is. If the lower 5 acres is to remain then this application would involve a Vacate Replat to create a new lot with a fee of \$3,737. The process would need to be completed first before any administrative relief can be offered for this lot