

March 9, 2021

Philip & Valerie Sexton
440 Struthers Loop
Colorado Springs, CO 80921-2408
719-488-0777

RE: Letter of Intent for Replat Lot 47 & Lot 48 Chaparral Hills Subdivision

El Paso County
Planning & Community Development Department
Attn: Ryan Howser
2880 International Circle
Colorado Springs, CO 80910

1. Owner/Applicant:
 - a. Philip and Valerie Sexton
440 Struthers Loop
Colorado Springs, CO 80921-2408
 - b. Consultant/Surveyor
Thomas S. Marr/Marr Land Surveying
CO PLS 30106
719-660-8623
2. Site Address: 490 and 440 Struthers Loop, Colorado Springs, CO 80921
 - a. 490 - Lot 47, 5 acres zoned RR-2.5: Residential Rural (2.5acres)
 - i. Schedule number: 7136003010
 - b. 440 - Lot 48, 5 acres zoned RR-2.5: Residential Rural (2.5acres)
 - ii. Schedule number: 7136003001
3. Request and Justification:
 - a. The request to El Paso County is to grant a replat of these two lots. The purpose of the replat is to add approximately 2 acres of land from Lot 47/490 Struthers Loop to Lot 48/440 Struthers loop. This simply amounts to the changing of the boundary line between both lots. When the replat has been completed Lot 47/490 Struthers Loop will become approximately 3 acres and Lot 48/440 Struthers Loop will become approximately 7 acres. As the zoning for this subdivision requires lots to be 2.5 acres or greater, the resulting replat will meet all zoning requirements.
 - b. This replat meets the criteria of the Land Development Code, Section 7.2.3(B)(2) Plat Amendment.
 - i. This replat amendment/request complies with this Code, and the original conditions of approval associated with the recorded plat.

- ii. The requested changes to the recorded plat are insubstantial.
 - iii. The proposed plat amendment is in keeping with the purpose and intent of this Code.
 - iv. The approval will not adversely affect the public health, safety, and welfare and these lots are not subject to any CC&Rs or other restrictions.
4. All existing facilities, structures, roads, etc. will have no impact by the proposed boundary change. The property that is affected is empty field land.
5. There are no waivers required as this does not violate any zoning or CC&Rs within the Chaparral Hills subdivision.

Summary of Intent:

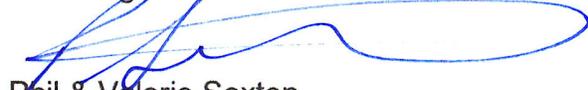
We, Philip and Valerie Sexton, own both Lot 46 (490 Struthers Loop) and Lot 47 (440 Struthers Loop) in the Chaparral Hills subdivision. Each lot contains a single family home on each property. We wish to increase the lot size of Lot 47 by taking approximately 2 acres of land which has no improvements on it from Lot 46 and adding it to Lot 47. This land is an open field with no improvements, structures, etc.

This is a minor change to the two lots and involves simply moving the property/boundary line on the north side of Lot 47/South side of Lot 46 north approximately 160-170 feet. This movement will have no impact on the Chaparral Hills subdivision or the Struthers loop road and does not impact any structures on either Lot.

When the property line has been adjusted this will leave Lot 46 (490 Struthers Loop) with approximately 3 acres of land and Lot 47 (440 Struthers Loop) with approximately 7 acres of land. As Chaparral Hills subdivision is zone RR-2.5: Residential Rural (2.5 acres) the resulting change will be in full compliance with the smallest Lot 46, being greater than 2.5 acres (approximately 3 acres in total). As stated, above, this replat meets the criteria of the Land Development Code, Section 7.2.3(B)(2) Plat Amendment and is an insubstantial change.

We appreciate your consideration and will make every effort to provide you any documentation required in a timely fashion. Thank you for your assistance.

Best Regards,



Phil & Valerie Sexton