

## Letter of Intent

The subject property of this requested action, assessor's parcel numbers 5412000002 and 4400000477 is in the SE ¼ Sec12, T14S, R65W and the SW ½ Sec7, T14S, R64W, at the NE corner of the intersection of HWY 94 and Corral Valley Road. The property is the composite of three un-platted sub-parcels, of approximately 2.25 acres, 21.4 acres and 12.61 acres for a total of 36.26 acres. They were all created by transactions which occurred and were recorded prior the adoption of C.R.S. 38-33-101 on July17, 1972. The property is zoned RR5.

The action requested by this submission is the reconfiguration by Boundary Line Adjustment of the three sub-parcels into three parcels of approximately 9.76 acres, 10 acres and 16.5 acres, under the provisions of the El Paso County Land Development Code, Chapter 7 Rules Governing Divisions of Land, Sections 7.2.2 Subdivision Exemptions, 7.2.2(B) (4) Boundary-Line Adjustments and 7.2.2(E) (4) Boundary Line Adjustments between Unplanted Parcels.

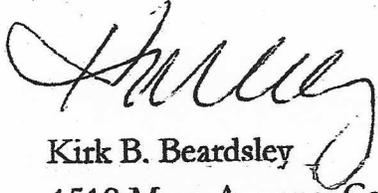
The existing private access easement across the property will remain in force and will not be impacted or affected in any way by this action. The three proposed parcels will be accessed from their frontage along Corral Valley Road and in all aspects conform to the provisions of the existing RR5 zone. They are compatible with the five acre plots of the Corral Bluffs neighborhood to their west and northwest as well as with the forty acre and larger parcels, to their north, south and east. This requested Boundary Line Adjustment is in full compliance with all of the previously cited provisions of Chapter 7 of the Land Development Code. More specifically, the parcels created, meet all of the criteria established under paragraph 7.2.2(E) (4) (c)

Criteria for Approval:

- The parcels were legally created
- No additional parcels will be created.
- The boundary adjustment will not adversely affect access, drainage, utility and access easements, or rights of ways serving the property or other properties in the area.
- The boundary line adjustment will not create a nonconformity.
- The boundary line adjustment will not result in a change to the water supply.
- The resultant parcels will meet all applicable standards of the zoning district.

- The deeds to be recorded will serve the purpose of transfer of title and recombination of land to result in legal parcels.

The exhibits accompanying and attached to this submittal provide all relevant and required information to establish the justification and approval of the requested action.



Kirk B. Beardsley

1518 Mesa Avenue, Colorado Springs, CO 80906  
719 634 18 18 h 303 489 9648 c

#### Notification of neighbors:

Prior to initiating the Boundary Line Adjustment/ Subdivision Exemption described in this Letter of Intent, the owners of properties adjacent to the subject site were notified. A description of the proposed action was delivered in person to Pace, Ferguson, Garcia, Shawcroft, Dodd and Kelenhofer and by certified mail to Morris, Fair Dinkum, and Vernon.

The cover letter to each, with accompanying details of this notice along with acknowledgements and certified mail receipts are included as Notice to Adjacent Property Owners attached to the Type A and B Application Form submitted on 1/24/23 to initiate the action.