

CATHEDRAL PINES SUBDIVISION FILING NO 3, LOT 20
AN AMENDMENT TO LOT 20, CATHEDRAL PINES SUBDIVISION FILING NO. 3
El Paso County, CO

August 1, 2017

OWNERS:

Joseph & Genevieve Matchette
2324 Craycroft Dr.
Colorado Springs, CO 80920

SURVEYING CONSULTANT:

LWA Land Surveying, Inc.
953 E. Fillmore Street
Colorado Springs, CO 80907
Kevin O'Leary (719) 636-5179

APPLICANT:

Villagree Homes, LLC
8585 Criterion Dr. #62704
Colorado Springs, CO 80962

Dear Neighbors,

This letter is sent to you because Joseph and Genevieve Matchette are proposing a land use project in El Paso at the below referenced location. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the below referenced contact. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Specifically, the project is for: A vacate of a portion of the No-Build area located on lot 20, Cathedral Pines Subdivision Filing No 3. Address: 4015 Foxchase Way.

This project is currently zoned PUD and will remain PUD. Proposed is the adjustment of a portion of the existing no-build area to accommodate a single-family residence.

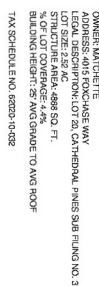
The no-build area was originally put into place to require the owner to address drainage and soils issues in the no-build area. These have been addressed by a surveyor, an engineer, and with an engineered site and drainage plan. The centrum dictating the home location on this lot by the developer also borders this no-build area. Please see the attachments showing the current no-build area, the requested adjustments to the no-build area on the plat and a copy of the site plan showing the centrum for house location by the developer along with location of the projected home to be build on this lot.

For questions regarding this specific project, you may contact me at (719) 425-0330, email to info@villagree.com or write to Villagree Homes, LLC, at the address above. You may also contact Kevin O'Leary, LWA Land Surveying, with the information above.

Sincerely,



Elaine Cawlfeld, Villagree Homes, LLC



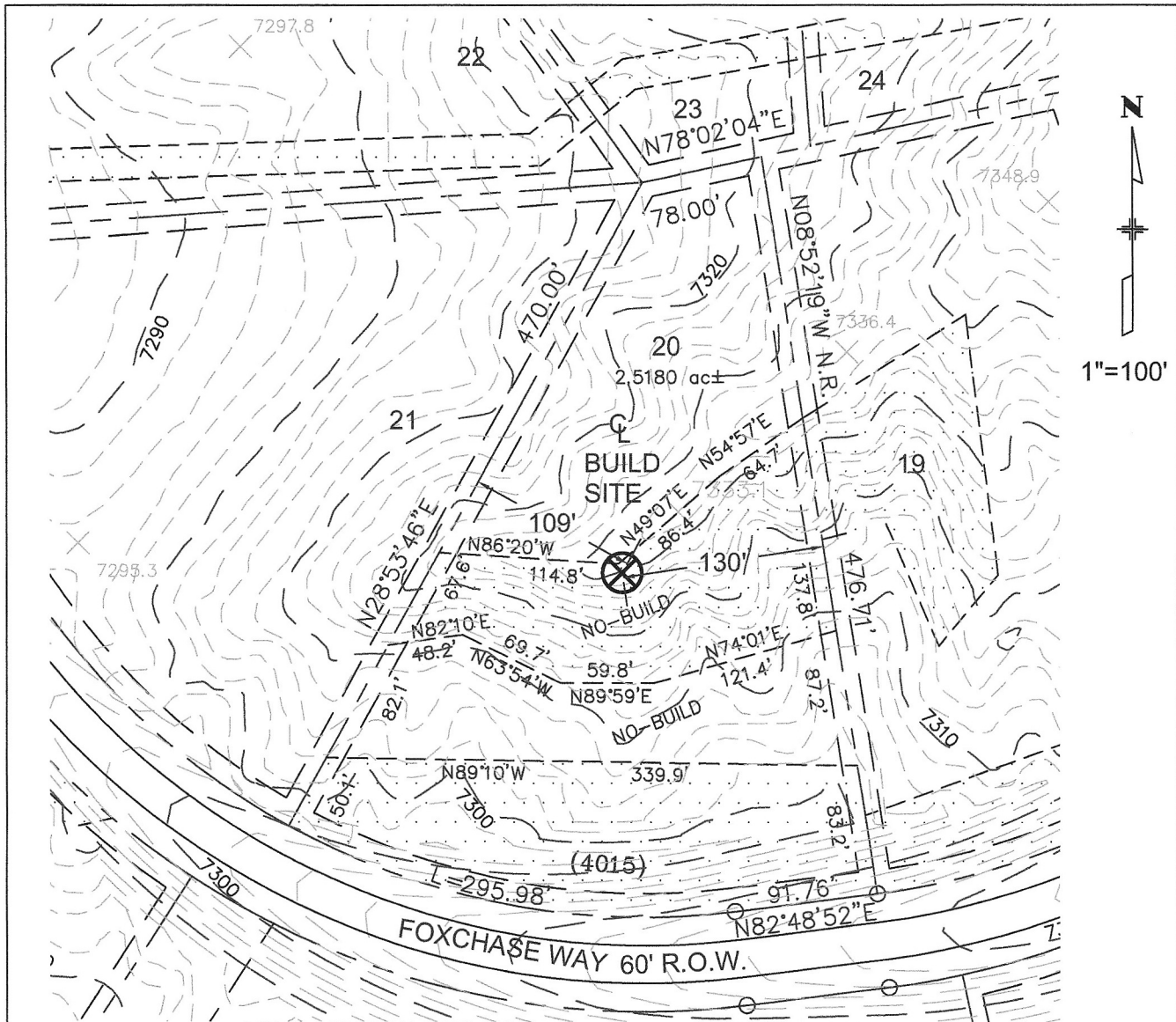
 $T^* = 30$

Revisions	

Job No.
DDD Services
JOBNUMBER
Contractor

Subject
SITE PLAN

**Design,
Drafting &
Documentation
Services**
COMPUTER-AIDED-DESIGN
P.O. BOX 77162
COLO. SPRINGS, CO 80970 719/637-0522



LOT 20, CATHEDRAL PINES FILING NO. 3, EL PASO COUNTY, COLORADO;
 EASEMENTS AS SHOWN FOR PUBLIC UTILITIES AND DRAINAGE;
 SIDE AND REAR ARE 10 FEET IN WIDTH, FRONT IS 15 FEET IN WIDTH.
 THE SUBDIVISION BOUNDARY IS 30 FEET IN WIDTH.
 CONTOUR INTERVAL IS TWO FEET.
 THE ROADWAY CONTOURS SHOWN ARE BASED ON DESIGN DRAWINGS
 AND SHOULD BE FIELD VERIFIED.
 THE HATCHING INDICATES THE DRAINAGE AREAS AND AREAS WHERE
 THE EXISTING GROUND SLOPES EXCEED 30 PERCENT. THESE AREAS
 ARE DESIGNATED NO-BUILD ON THE RECORDED PLAT.
 THIS LOT IS SUBJECT TO THE NOTES ON THE RECORDED PLAT.

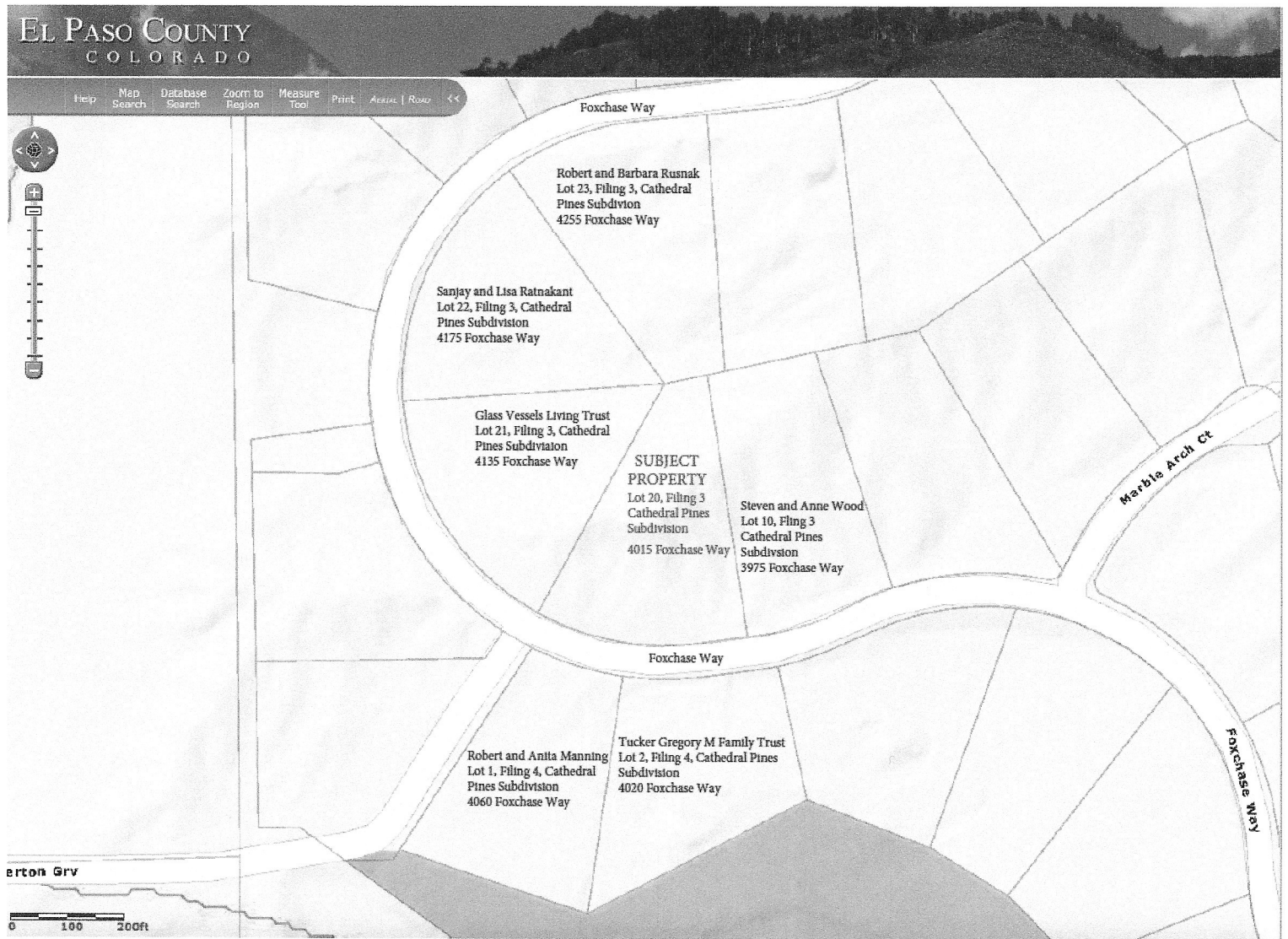
CATHEDRAL PINES FILING NO. 3

**LOT 20
SITEPLAN**

DWG: CPEL3-HS-ST
 SCALE: 1" = 100'
 DATE: 6-02-07
 DRAWN BY: KMO
 CHECKED BY:
 PROJECT: 05037

LWA LAND SURVEYING, INC.
 2906 BEACON STREET
 COLORADO SPRINGS, CO 80907
 TELEPHONE (719) 636-5179 FAX (719) 636-5199

ADJACENT OWNERS VICINITY MAP
CATHEDRAL PINES SUBDIVISION FILING NO. 3 LOT 20
AN AMENDMENT TO LOT 20, CATHEDRAL PINES SUBDIVISION FILING NO. 3



1449 2565 1000 0251 5102

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Street and Apt. No., or PO Box No. 4255 Foxchase Way
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and Apt. No., or PO Box No. 4175 Foxchase Way
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Street and Apt. No., or PO Box No. 3975 Foxchase Way
City, State, ZIP+4® CO SPR CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ADJACENT OWNERS LIST
CATHEDRAL PINES SUBDIVISION FILING NO. 3 LOT 20
AN AMENDMENT TO LOT 20, CATHEDRAL PINES SUBDIVISION FILING NO. 3

OWNERS:

Joseph and Genevieve Matchette
2324 Craycroft Way
Colorado Springs, CO 80920

ADJACENT OWNERS:

Robert and Barbara Rusnak
4255 Foxchase Way
Colorado Springs, CO 80908

Sanjay and Lisa Ratnakant
4175 Foxchase Way
Colorado Springs, CO 80908

Glass Vessels Living Trust
4135 Foxchase Way
Colorado Springs, CO 80908

Steven and Anne Wood
3975 Foxchase Way
Colorado Springs, CO 80908

Robert and Anita Manning
4060 Foxchase Way
Colorado Springs, CO 80908

Tucker Gregory M Family Trust
4020 Foxchase Way
Colorado Springs, CO 80908