

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.

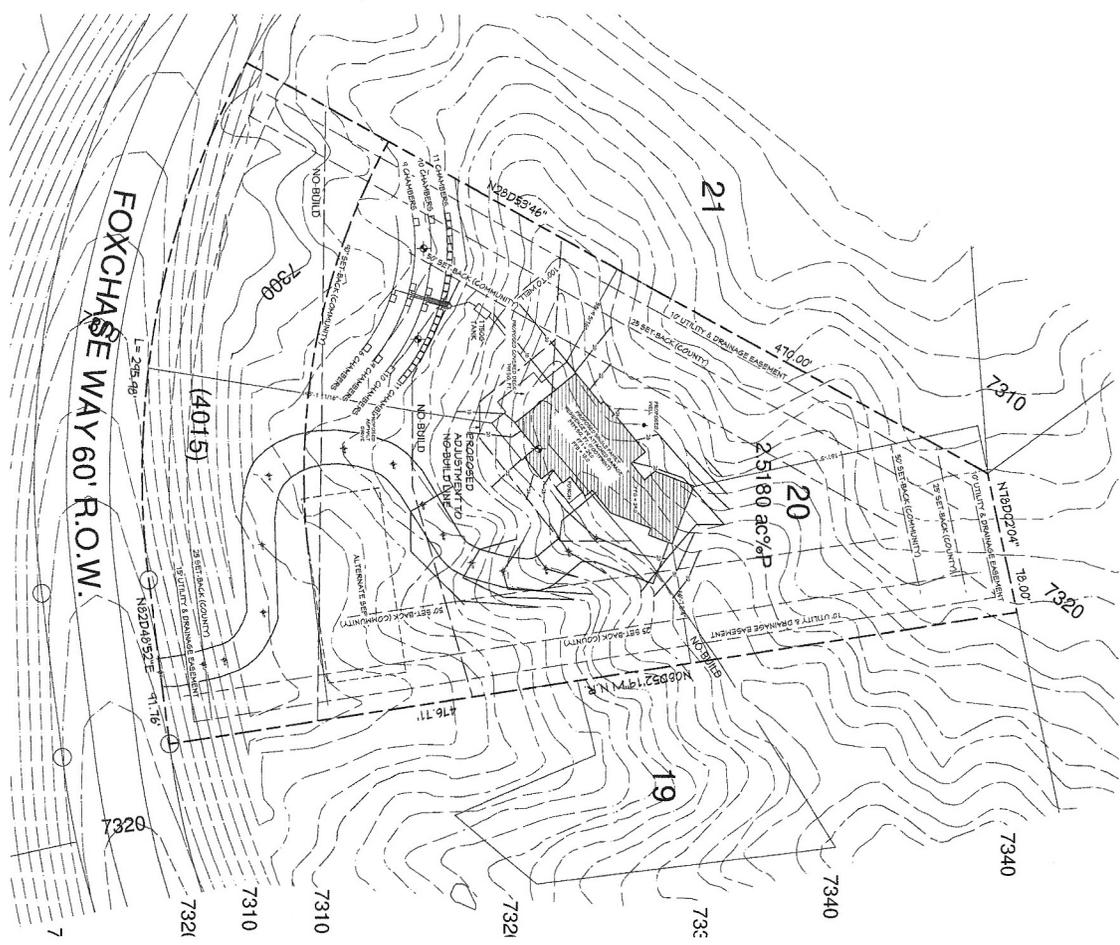
For questions regarding this specific project, you may contact me at (719) 425-0330, email to [info@villagree.com](mailto:info@villagree.com) or write to Villagree Homes, LLC, at the address above. You may also contact Kevin O'Leary, LWA Land Surveying, with the information above.

Sincerely,



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Elaine Cawlfeld, Villagree Homes, LLC



SITE PLAN

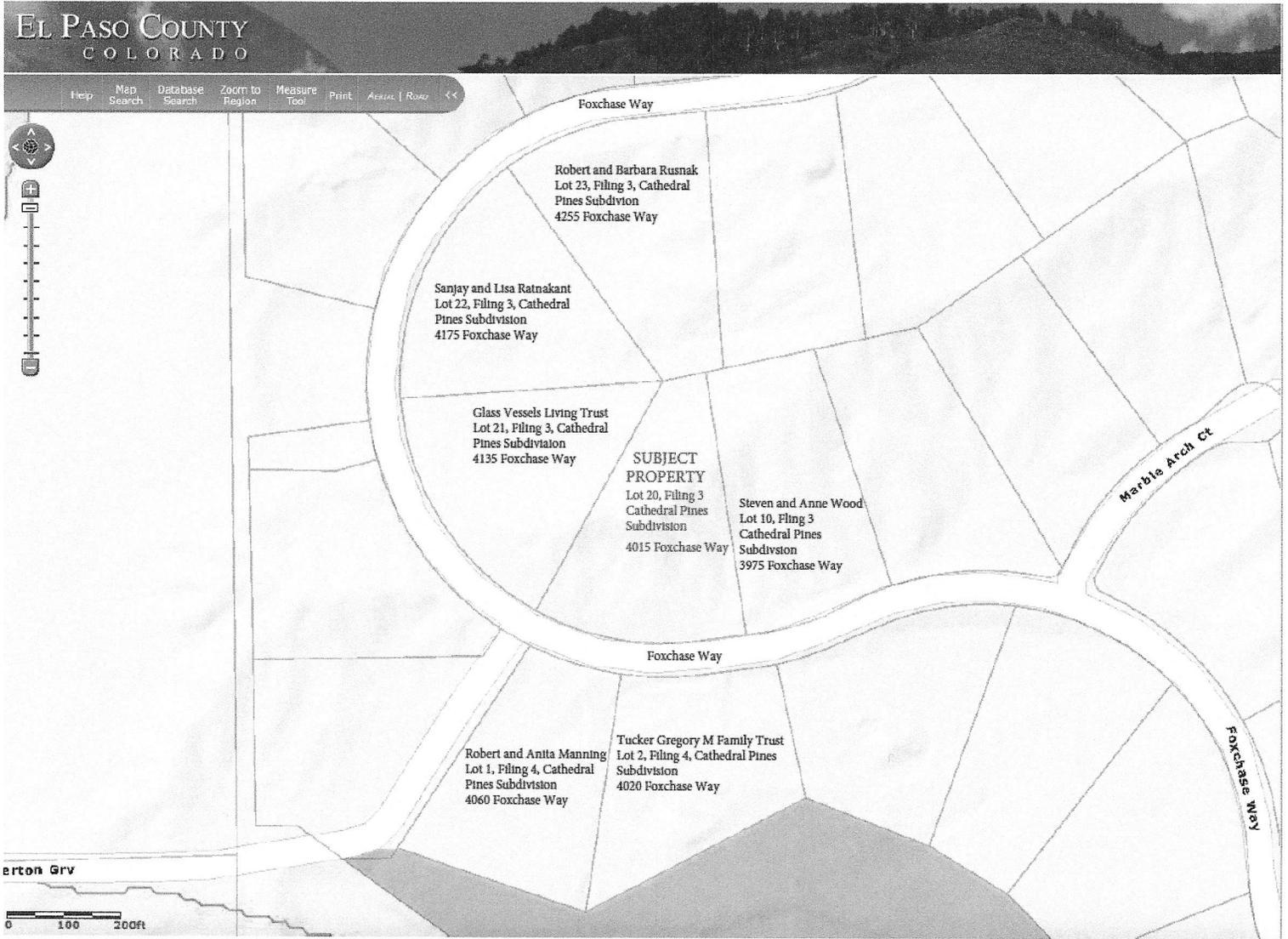
1" = 30'

**SITE DATA**  
 OWNER: MATCHETTE  
 PROJECT: 4015 FOXCHASE WAY  
 LEGAL DESCRIPTION: LOT 25, CATHEDRAL PINES SUBD PLANNING NO. 3  
 LOT SIZE: 2.29 AC  
 LOT AREA: 100,488 SQ. FT.  
 % OF LOT COVERED: 4.4%  
 BUILDING HEIGHT: 25' AVG. GRADE TO AVG. ROOF  
 TAX: SCHENL. E. NO. 8820-10-02

Sheet 1 of 6	Revisions <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							Release Date Date	Job No. JOB NO. CONTRACT NO.	Project <b>THE MATCHETTE RESIDENCE</b> <b>4015 FOXCHASE WAY</b>	Subject <b>SITE PLAN</b>	



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



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

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City, State, ZIP+4® CO SPR, CO 80908

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**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