



July 2, 2025

Ryan Howser, AICP  
Principle Planner  
Planning & Community Development  
El Paso County, Colorado  
719.520.6049

**Re: Mayberry Filing No. 3A – Vacation and Replat**

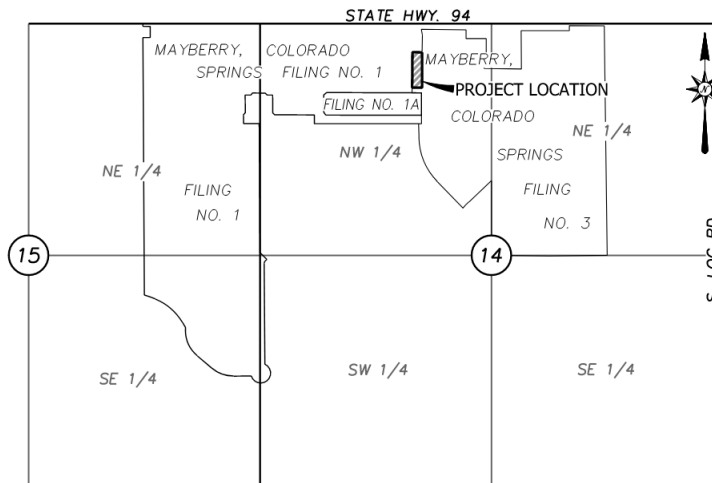
***LETTER OF INTENT***

**Owner/Applicant:**  
**Mayberry Communities, LLC**  
**22108 Cattlemen Run**  
**Calhan, CO 80808**  
**719.922.9181.**

**Consultant:**  
**R&R Engineers-Surveyors**  
**1635 West 13<sup>th</sup> Avenue #310**  
**Denver, CO 80204**  
**303.753.6730**

**Location:**

Mayberry Filing No. 3A is a replat of lots 7 through 14, Mayberry, Colorado Springs Filing No. 3. The total area of Filing No. 3A is 1.02 acres zoned as PUD.



**VICINITY MAP**

Section 14 and E 1/2, Section 15  
T14S-R63W of the 6th Principal Meridian  
-Not to Scale-

**Request:**

Mayberry Communities, LLC is requesting approval for the replat of Filing 3 as it pertains to lots 7, 8, 9, 10, 11, 12, 13, and 14 located on the west side of Atchison Way and south of Cattlemen Run. Mayberry Filing No. 3A, a replat of the approved final plat for Mayberry Filing No. 3, will alter the lot line configuration for the existing lots 7, 8, 9, 10, 11, 12, 13, and 14 to better support house plans on this street. Please refer to the comparison table below:

1635 WEST 13TH AVENUE, STE. 310  
DENVER, COLORADO 80204  
PH 303.753.6730

Address	Filing 3		Filing 3A	
	Lot #	Area (SF)	Lot #	Area (SF)
496 Atchison Way	7	6758	7A	7072
484 Atchison Way	8	5234	8A	5234
472 Atchison Way	9	5040	9A	5040
460 Atchison Way	10	5040	10A	5040
448 Atchison Way	11	5040	11A	5040
436 Atchison Way	12	5040	12A	5040
424 Atchison Way	13	5040	13A	5040
412 Atchison Way	14	7318	14A	7005

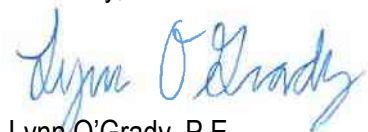
#### Vacate/Replat Approval Criteria Discussion

In accordance with the requirements of Section (c) Approval Criteria for the vacation of interior lot lines, the following findings are provided in support of this replat request for Mayberry Filing 3:

- The lot line is no longer necessary for original purposes for which it was established or needed by those who have a right to it:**  
 The interior lot lines proposed for vacation are no longer necessary to serve their original purpose. During construction, two homes were built in locations that encroached into required setbacks due to unanticipated site constraints. The proposed replat adjusts the lot lines to reflect the as-built conditions of the two homes on lots 8 and 9, and no utilities or easements (aside from internal lot drainage/utility easements) are affected by this adjustment.
- The resolution of approval or the vacation plat adequately renames or renumbers the lot:**  
 The replat includes updated lot designations to reflect the changes to lot configuration and boundaries. All lots will be clearly identified on the replat with revised lot numbers consistent with County recording standards.
- The vacation of the lot line will not adversely affect the public health, safety, and welfare:**  
 The adjustment of the lot lines and associated vacation will not impact public health, safety, or welfare. No changes to access or utilities are proposed or required. The reconfiguration ensures that the existing homes comply with all applicable zoning and building regulations moving forward.
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the lot line has been resolved:**  
 The proposed replat has been reviewed in the context of any applicable Covenants, Conditions, and Restrictions (CC&Rs). No conflicts are anticipated as a result of the reconfiguration. Should any issues arise, they will be addressed in coordination with the applicable homeowners' association or governing body.

Please feel free to contact me with any questions or concerns.

Sincerely,



Lynn O'Grady, P.E.  
 Project Manager  
 R&R Engineers-Surveyors, Inc.