

LETTER OF INTENT
Vacation and Replat of Lot 35, Flying Horse North Filing No. 1
November 2018
Revised January 2019

Owner /Developer: PRI #2 LLC
6385 Corporate Drive Suite 200
Colorado Springs, CO 80919

Engineer: Classic Consulting Engineers & Surveyors
619 North Cascade
Colorado Springs, CO 80919
(719) 785-0790

SITE LOCATION, SIZE, ZONING: Lot 35 contains 7.341 acres and lies within the recently approved Flying Horse North No. 1 subdivision plat. Replatting of lot 35 is following the original intent of the Planned Unit Development Plan for Flying Horse North approved in December of 2016. The site is zoned PUD.

REQUEST: To replat Lot 35 into 2 separate lots. Each lot will have an area in excess of the required 2 acre minimum. No changes are being made to road rights of way.

INTRODUCTION: The Flying Horse North PUD was approved by the El Paso County Board of county Commissioners in December of 2016. The PUD included the 2 lots that are proposed. The approved preliminary plan for Flying Horse North combined these 2 lots into one for a potential lot buyer. The lot buyer has backed out of the purchase.

PROPOSAL: PRI #2 now wishes return to the original layout for the site. This application is to replat lot 35 into 2 lots. An amended preliminary plan will be submitted under a separate application to show these 2 lots and combine 2 lots in another location within the preliminary plan in order to maintain the total lot count of 283 lots.

JUSTIFICATION: Conformance with the El Paso County Policy Plan

Flying Horse North Filing No. 1A conforms with goals and Policies of the El Paso County Policy Plan. All previous conditions that apply to the approvals for Flying Horse North Filing No. 1 will be adhered to with this subdivision as they pertain to this site.

INFRASTRUCTURE: Grading of the Flying Horse Filing No. 1 subdivision is near completion. Roads providing access to the site are presently under construction utilizing plans approved with Flying Horse Filing No. 1. Utilities, including electric, gas and communication, are also being installed. The lots will be served by individual well and septic.