

Letter of Intent
Red Rock Reserve Subdivision Filing No. 1C

Barbara
Barbra Hughes

4619 Redstone Ridge Road
Monument, CO

PCD File No. VR265

I am requesting your approval to replat this property to allow for a second house to be built on this property that will be occupied only by Barbra Hughes, or only by family members of Barbra Hughes.

Replatting to remove and/or modify an existing no-build area and drainage easement will not allow for a second house. This will not be granted or guaranteed with the subject request.

Thank you,
John Cressman

You can mentioned the future intention of the homeowner to pursue this use on the land, but please remove this from the current request description.

Please use the following checklist to add the minimum required info to the Letter of Intent:

LETTER OF INTENT

- ☐ Owner name and contact information for responsible party.

☐ Report preparer and contact information for responsible party.

☐ Applicant name (if not owner) and contact information for responsible party.

☐ Property address.

☐ Property tax schedule number.

☐ Current zoning of the property.

☐ A discussion detailing the specific request and size of the area included in the request.

☐ A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.).

☐ A detailed analysis summarizing how the request complies with each of the criteria of approval in Chapter 7 and Chapter 8 of the Land Development Code.

☐ A discussion summarizing the final plat consistency with any applicable preliminary plan and the associated zoning district standards.

☐ A discussion summarizing the provision of utilities.

☐ A discussion summarizing any proposed phasing.

☐ State if the subdivision will or will not include deferred sidewalks.

☐ A discussion detailing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.

☐ A discussion detailing the proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.).

☐ A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.

☐ A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.

☐ A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code.

☐ A discussion detailing any proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.

☐ A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

Approval Criteria.

The PCD Director, in approving the vacation of a utility or drainage easement, shall find:

• Vacation of the easement will not leave any lots or parcels without adequate utility or drainage easements;

• Vacation of the easement will not inhibit the provision of adequate public facilities or services to other property as required by this Code;

• Vacation of the easement will not adversely affect the public health, safety, and welfare;

• Vacation of the platted easement for utilities or drainage purposes has been approved by any individual or entity using the easement in question or holding rights to use the easement where a specific entity has been identified as holding the associated rights; and

• 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 easement has been resolved.