

HADDEN HEIGHTS FILING NO. 2
A VACATION AND REPLAT OF LOT 18, HADDEN HEIGHTS
LETTER OF INTENT

Owners:

Jose and Mary Contreras
10684 Ross Lake Drive
Peyton, CO 80831

SURVEYING CONSULTANT:

Pinnacle Land Surveying Co., Inc.
121 County Road 5
Divide, CO 80814
719-687-7360 (John Towner)

SITE LOCATION, SIZE AND ZONING:

A portion of the South One-half (S1/2) of Section 13, Township 13 South (T13S), Range 65 West (R65W) of the 6TH P.M., County of El Paso, State of Colorado, at the intersection of Eggar Drive and Eggar Court. The Lot. contains 5.105 acres more or less and is consistent with the size of the surrounding subdivisions and properties. The lot is currently zoned RR-5 and will remain zoned RR-5 for single family residence.

REQUEST:

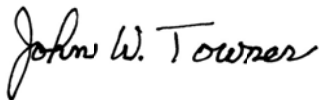
A request for a Vacation and Replat of Lot 18, Hadden Heights in order to remove the plat note "PARK AREA DEDICATED TO PUBLIC USE" and create one (1) single family lots of 5 acres as deeded. This deeded lot will be consistent with the size and use of the surrounding subdivisions and properties.

JUSTIFICATION:

Lot 18 was sold as real property by El Paso County per Resolution No. 81-65 in 1981. The lot was then split into two (2) parcels deeded and sold separate in 1982. The West half of Lot 18 (Parcel No. 5313001011) currently has a single family residents, all utilities, well, septic and driveway. The East half of Lot 18 (Parcel 5313001010) currently has an existing well (permit 191102) approve by the Colorado Department of Water Resources. The Vacation and Replat of Lot 18, Hadden Heights will bring this deeded property into compliance with the El Paso County Regulations.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.

The East half of Lot 18 (Parcel 5313001010) currently has an existing well (permit 1911023) approve by the Colorado Department of Water Resources. Gas, Electric, Phone and Cable are currently available within the easements and Right-of-Way. Eggar Drive is an existing dedicated County Road providing access to this property and is paved. This existing right-of-way serves the adjoining properties and is dedicated to the County. Plans for a single family residence have been presented to El Paso County Development Services Department.



John W. Towner (Pinnacle Land Surveying Company, Inc.)