

Red Rock Reserve Subdivision Filing 1B
A Vacation and Replat of lots 20 and 21
Letter of Intent

Owners:

First National Bank of Las Animas
c/o Quentin D. Leighty, CFO
581 HWY 105
Monument, CO 80132
719-481-0008

Matthew Rohrer
PO Box 783
Palmer Lake, CO 80133
719-505-6821

Surveying Consultant:

LWA Land Surveying, Inc.
953 E. Fillmore Street
Colorado Springs, CO 80907
719-636-5179 (Kevin O'Leary)

SITE LOCATION, SIZE AND ZONING:

Lots 20 and 21, Red Rock Reserve Subdivision in the southeast quarter of the southwest quarter of section 8, township 11 south, range 67 west of the 6TH P.M., EL PASO COUNTY, COLORADO, and shown on the subdivision plat

Thereof recorded at reception number 206712320 of the El Paso County records.

The described tract containing 5.00 acres, more or less. Each lot containing 2.5 acres, more or less.

Also known as 4640 & 4660 Redstone Ridge Rd, Monument, CO 80132

These lots are currently zoned RR-2.5 and will remain zoned RR-2.5.

REQUEST:

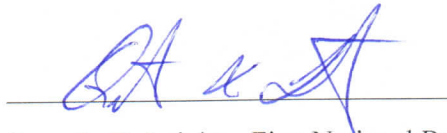
A request for a Vacation and Replat of lots 20 and 21 in the Red Rock Reserve Subdivision. The Replat will adjust the lot line between lots 20 and 21.

JUSTIFICATION:

The proposed Vacation and Replat will allow driveway access from the cul-de-sac for lot 20 and then lot 21 will be granted an easement for utilities as shown. Owner of lot 21 prefers this method instead of granting lot 20 an access and utility easement for a driveway. The current access to lot 20 at the lot line is not considered feasible given the topography. The lot 21 owners water tap (and other utilities) are located at the lot line near the cul-de-sac so they see benefit in the reduced cost to pull utilities once lot 20 constructs a driveway. This also allows for greater privacy for both lot owners as well as less traffic on Redstone Ridge beyond the cul-de-sac.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

There are no existing structures on these lots. Gas, Electric, Phone, and Water are currently available within the easements and right-of-way. These lots are accessed by Redstone Ridge Road and that will continue to be the case. The owner of lot 20 intends for the driveway access to come from the existing cul-de-sac while the owner of lot 21 intends to access their driveway directly north of the Forest View acres water facility on Redstone Ridge Road. Utilities to both sites are intended to be pulled at the same time via the proposed easement, mainly beneath the new driveway off the cul-de-sac.



Quentin D. Leighty, First National Bank of Las Animas