



May 8, 2024

LETTER OF INTENT

OWNER: Brenda Sanders
ADDRESS: 1582 Nokomis Drive Colorado Springs, CO 80915
SCHEDULE #: 5406414109
CONTACT INFO: Phone: (719) 201-4293
Email: judy@homesbyanthony.com

SITE LOCATION: Property Address: 1582 Nokomis Drive Colorado Springs, CO 80915
Legal Description: Lot 57 Cimarron Westridge Fil. No. 1 TOG W/ Lot 57A
Cimarron Westridge Fil. No. 4
Zoning: RS-6000 CAD-0
Property Size: 11,349 Square Feet (0.26 Acres)
Property Details: Site currently has one single family residence constructed on
Lot 57 in Fil. No. 1

REQUEST: We are requesting to amend the current recorded Plat to combine Lot 57 in Cimarron Westridge Fil. No. 1, with Lot 57A in Cimarron Westridge Fil. No. 4 for zoning purposes. This will include vacating the existing property line shown on the Plat. These lots have been previously combined for tax purposes. The new single lot will be known legally as: **Lot 57A, Cimarron Westridge Fil. No. 4.** (replacing the original).
We are also requesting that with this Plat Amendment, the current easements between the properties be vacated for the purpose of constructing an addition on the existing single family home.

APPROVAL CRITERIA:

1. The properties have been combined since 1972 for tax purposes. Taxes have been paid for both properties.
2. These changes to the recorded plat will have no negative impact or other dimensional standards.
3. This amendment is consistent with Filing 1 and Filing 4.
4. This is not a detriment to the public health and welfare.
5. This is not increasing the number of lots in the subdivision, instead it is increasing the size of one lot, therefore allowing an increased building area.
6. This change is internal to only this one lot, and one property owner.
7. This change will not affect the CC&Rs, and have been reviewed for such.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted



Vinny Cucuzza and Behalf of the Property Owner

5/10/24

Date