

Letter of Intent

(Section 7.2.3 A2 El Paso County LDC)

Purpose: Vacate a portion of the utility and drainage easement created by the Grandwood Ranch Subdivision Plat as recorded at reception number 221714778 of the El Paso County Records. This vacation will only correspond to the portions of Lots 25 and 26 that were subsequently quitclaimed by reception numbers 222151977 and 222151978 of the El Paso County Records to the adjacent owner. (Arrowwood)

Criteria:

1. This vacation will not leave the properties without adequate public utility easements. A 12'x14' portion of the original Grandwood Ranch 30' wide easement will remain on Lots 25 and 26. Arrowwood has a 30' public utility easement along its south line.
2. Vacation of this easement will not preclude adequate public facilities to other properties due to the fact adequate public easements will remain as described above.
3. The vacation of this easement will not adversely affect public health, safety, and welfare.
4. The vacation of this easement has been approved by the utility companies involved in the development of Grandwood Ranch Subdivision and the engineer of record has approved the vacation of the drainage portion of the easement. The El Paso County Department of Public Works has tentatively approved the vacation of the drainage portion based on the letter from the engineer of record.
5. There are not any conflicts with the Grandwood Ranch Homeowners Association and the associated Covenants, Conditions and Restrictions.