



Chuck Broerman
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El Paso County, CO



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CERTIFICATE OF AMENDMENT TO PLAT RESTRICTION

WHEREAS, *Falcon Estates Filing No. 4, Subdivision No. 1* (the "Subdivision Plat") was approved by the City of Colorado Springs Community Planning and Development Department on August 30, 1995 and the final plat recorded in the Records of the El Paso County Clerk and Recorder's Office in Plat Book H-5, Page 74; and

WHEREAS, the approved and recorded Subdivision Plat includes a plat note restriction, specifically as depicted and labeled on sheet 1 of 2 which states:

75' No Build Area

(the "Plat Note"): and

WHEREAS, Gregory & Sheri Bianchi has requested that the Plat Note be removed or amended; and

WHEREAS, the Planning and Community Development Department has the authority to remove plat restrictions and conditions, as specified in Section 7.7.503 of the City of Colorado Springs City Code of 2001, as amended; and

WHEREAS, the Planning and Community Development Department has examined the application and other documents presented to the Planning and Community Development Department; and

WHEREAS, the Planning and Community Development Department, based upon such examination, has determined that the application meets the standards set forth in City Code Section 7.7.503.

NOW, THEREFORE:

The Planning and Community Development Department approves the application based upon the finding that the Plat Note is no longer necessary or applicable as provided in City Code Section 7.7.503.A, and amends the Plat Note as follows:

1. 75' No Build Area, as depicted and labeled on sheet 1 of 2, as established on the Falcon Estates Filing No. 4, Subdivision No. 1 final plat which reads as follows:

75' No Build Area

is modified to remove or amend the 75' No Build Area only.

2. 75' No Build Area, as depicted and labeled on sheet 1 of 2 henceforth shall state:

"An accessory structure "shed" shall be allowed within the 75' No Build Area on Lot 2, Block 3"

3. This Certificate of Amendment to Plat Restriction is approved for recordation in the records of the El Paso County Clerk and Records Office.

Dated at Colorado Springs, Colorado this 28th day of July, 2022

BY: _____

[Signature]
Manager of City Planning

ATTEST:

[Signature]
City Clerk



Approved as to form by the City Attorney's Office –