

PROJECT STATEMENT

GREG & SHERI BIANCHI

1115 CRAGIN RD

COLORADO SPRINGS, CO 80920

RE PRESERVATION AREA/EASEMENT ADJUSTMENT

DEAR SIR OR MADAM,

WE PROPOSE TO MOVE THE NO BUILD PRESERVATION AREA BACK TO THE 10' UTILITY EASEMENT THAT CURRENTLY EXISTS. THIS IS A DECREASE FROM 75'. WE WOULD LIKE TO BUILD A 12X16 SHED IN OUR BACK YARD.

THIS EASEMENT ONLY IMPACTS A 5 ACRE STRIP ALONG THE REAR PROPERTY LINE THAT RUNS ALONG CRAGIN RD. CURRENTLY ONLY 8 PARCELS ARE IMPACTED BY THE EASEMENT. IN OUR RESEARCH THERE DOES NOT APPEAR TO BE ANY DISCUSSION AS TO WHAT THE PURPOSE OF THIS EASEMENT IS ACTUALLY FOR. THIS NO BUILD AREA WAS CREATED BACK IN 1995. SINCE 1995, 5 HOUSES HAVE BEEN BUILT ALONG THIS EASEMENT ON 1035 CRAGIN (1995), 1045 CRAGIN RD(2008),1115 CRAGIN RD (2014), 1125 CRAGIN RD ((1997), 1135 CRAGIN RD(1997).

ALL THE PROPERTY OWNERS HAVE MADE LAND IMPROVEMENTS OVER TIME TO MITIGATE EROSION, VIA LANDSCAPING AND FENCING. I PROPOSE THAT THE EASEMENT NO LONGER SERVES ANY PURPOSE. BECAUSE OF THE UTILITY LINE RUNNING ALONG THE BACK OF THE PROPERTY I UNDERSTAND THE NEED FOR A 10' PUBLIC UTILITY EASEMENT THAT CURRENTLY EXISTS, BUT NOT A PRESERVATION AREA NO BUILD ZONE.

RESPECTFULLY

A handwritten signature in black ink, appearing to read 'G. Bianchi', written over a white background.

GREG BIANCHI