



BH² LAND SURVEYING, LLC

P.O. Box 20399
Colorado City, CO 81019
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Letter of Request for Map Amendment and Road Vacation and Dedication Tracts B1, L2, B2, L3, B3, Cuchara Mountain Park Estates Filing #4*

Date: November 3, 2022

Owners: JJH Property 3, LLC, 3327 Springridge Cir, Colorado Springs, CO 80906, Jon & Jen Hotaling owners. 303-725-7550

Owners Representative: BH2 Land Surveyors, 4301 Valverde Way, #2, Colorado City, CO. 719-676-2072

Request and reason for the Map Amendment, Road Vacation and Dedication:

- Rearrangement of the common lines between Tracts B1, L2, B2, L3, and B3 to create more usable and buildable lots.
- Vacation and dedication of a portion of Teton Ridge Drive and Yosemite Lane for better use of the land.
- Dedication of a 50-foot, Public Access Easement (Walk it Out) for foot, bicycle, and ski access only (except for the use of landowners and maintenance vehicles) along east side of Lot E. Said Easement is for the benefit of Cuchara Mountain Park users to have access to San Isabel National Forest.
- A 20-foot Public Access easement along the west end of Lot D, from the South end (Walk it Out) to the North line of San Isabel National Forest for foot, bicycle, and ski access to the San Isabel National Forest, lying south of the above-described Tracts of land.
- Establishment of gates at the location shown on the attached plat to maintain landowner privacy.
- Dedication of Lot E and the easement portion of Lot D for public space/use for the benefit of Cuchara Mountain Park users.

Current Zoning: Urban residential

Legal Description: Tracts B1, L2, B2, L3, B3 Cuchara Mountain Park Estates Filing #4

Parcel Numbers: 122419, 122424, 122420, 122425, 122421

Existing Utilities that serve the parcels: None.

Existing Structures: None.

Additional Requests and Supporting Documentation, per JJH Property 3, LLC

- A Request for property tax exemption of Lots E and D, as long as they remain undeveloped. At which point said Lots are developed said tax exemption will become void. Also, in exchange for the perpetual easements, as long as E and D remain undeveloped and E and D's easement are accessible for Cuchara Mountain Park public space/use.



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- A request that Huerfano County pay up to 25% of total survey cost (\$6000 to \$12000) in exchange for the dedication of 50-foot Public Access Easement (Walk it Out) and the use of Lots E and D, as public space/use.
- Future construction of off-grid Single-Family residence and garage on Lots B, C and F, in the next (1 to 10 years).
- Proposed Rearrangement could reduce current multi-family residential density by up to 50%.
- *Supporting documentation and explanation provided by JJH Property 3, LLC. (See Attached Exhibit 1)

Please feel free to contact us if you have any questions of concerns.

Sincerely,

William S. Bechaver
BH2 Land Surveying, LLC

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