

LETTER OF INTENT

REPLAT/LOT LINE ADJUSTMENT LOTS 50-55, 93 and 94 THE GLEN FILING No. 7

APPLICANT:

Reunion Homes Inc
Attention Adam Erway
PO Box 38939, Colorado Springs, CO, 80937
(719) 213-7073

OWNER:

Glen Development CO.
3 Widefield Blvd, Colorado Springs CO, 80911-2126

SITE LOCATION, SIZE AND ZONING:

The site is Lots 50-55,93 and 94 in The Glen Filing No. 7. The lots front Peachleaf Drive and Alpine Daisy Drive. The total area of the lots is 63,293 square feet and is zoned RS-6000 for single family residential use.

REQUEST AND JUSTIFICATION:

The request is to adjust the internal line between lots 50-55 and the internal lots lines between lots 93 and 94 to allow wider homes to be built on some of the lots.

The properties are developed urban residential lots that are serviced by paved roads, curb and sidewalks on two frontages, and has full urban utilities. The existing lots are fully platted. The proposed lots will be consistent in area with existing lots in the plat.

The authority for this request is 7.2.3(A) of the El Paso County Development Code. This adjustment of the internal lines is in compliance with the above stated code as:

- the vacationing of the lot lines does not result in the combination of more than 10 lots.
- Vacation does not result in a violation or require a waiver of any provision of the above stated code or violate any condition or requirement of the original approval of the recorded plat.

A traffic impact study was already submitted and accepted for The Glen Filing No. 7.

The proposed lot line adjustments have been reviewed by Meridian Metropolitan Service District, Mountain View Electric Association and Century Link and they have indicated no objections to the proposed lot line adjustments.

add Widefield Water and Sanitation.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:

The property is a developed urban residential lot that is serviced by paved roads, curb and sidewalks on all frontages, and has full urban utilities. Homes consistent with other homes in the neighborhood will be built, but no other facilities are planned.

WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:

None

Markup Summary

dsdkendall (1)

original approval of the recorded plat.

re The Glen Filing No. 7.

eridian Metropolitan Service District,
y have indicated no objections to the

IS, ETC:

add Widefield Water
and Sanitation.

ced by paved roads, curb and sidewalks on
with other homes in the neighborhood will

Subject: Callout

Page Label: 1

Author: dsdkendall

Date: 8/14/2018 4:14:48 PM

Color: ■

add Widefield Water and Sanitation.