To: El Paso County Planning and Development Date: 11 May 2020

Sub: Letter of intent to Vacate interior lot line between parcels and relocate drainage easement at 1670 Spring Valley Drive

To Whom it May Concern,

We are writing to indicate our intent to vacate the interior lot line between parcels and relocate the drainage easement for our property located at 1670 Spring Valley Dr. Colorado Springs, CO 80921. We became aware of a Violation of Zoning and Land use through correspondence we received in US mail. We were unaware that this interior lot line still existed and were unaware that the drainage easement depicted on the plat was so far removed from the actual physical drainage location. Thus, we are writing to express our intent to remove the lot line and properly depict the easement.

We purchased lots 5 and 6 LOT 5 & 6 BLK 3 PLEASANT VIEW ESTATES FIL NO 2 in 2015 and combined the lots through the El Paso County Assessor Office. We had a barn built on what we thought was the removed lot line. The barn also falls within the depicted easement which is actually over 60 feet from the actual drainage. The barn now houses horses for Elite Equine Rescue, an IRS accredited non-profit organization that operates on donations, fundraising, grants and boarding/rehab income from clients. Gina has been operating Elite Equine Rescue on this property since 2018 and we are pursuing special use approval.

The lot line is no longer necessary for its original purposes for which it was established (dividing properties owned by separate individuals) or needed by us. The vacation plat included in the project adequately renames or renumbers the lot. The vacation of the lot line will not adversely affect the public health, safety, or welfare. Our subdivision, Pleasant View Estates, has no HOA and we are not subject to any Covenants, Conditions, and Restrictions (CC&Rs) or other restrictions that might conflict with the removal of the lot line. Vacation of the recorded line will not leave any lots or parcels without adequate utility or drainage easements, vacate road rights-of-way or access easements needed to access other property or inhibit the provision of adequate public facilities or services to other property. Vacation of the recorded plat is also consistent with the Master Plan.

We are not requesting removal of or adjustment to the size of the drainage easement on the property. We are only asking to have the drainage easement redrawn to accurately depict the physical location of the drainage. The change in the location of the easement on the drawing will have no bearing on actual drainage on the property or for neighboring properties.

Please let us know if there is anything further that we can provide to assist in gaining approval for this request. Feel free to call at your convenience to discuss the issue in further detail at (808)291-5328.

Sincerely,

David and Gina Hluska