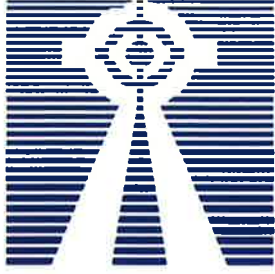


**ALESSI**  
AND ASSOCIATES, INC.



December 10, 2020

## Letter of Intent

**Lot line adjustment**  
**1350 & 1360 Rangely Drive**

**OWNER:** *Peter & Galina Bukhalo*  
1350 & 1360 Rangely Drive  
Colorado Springs, CO 80921-2692

**CONSULTANT:**

Joseph Alessi PLS  
Alessi and Associates, Inc.  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele: 719-540-8832                      fax# 719-540-2781

**SITE LOCATION:**

Property Address: 1350 & 1360 Rangely Dr.  
Colorado Springs, CO  
Property currently has a single family dwelling on each Lot  
The existing land uses in the area are of rural residential  
RR-5. The Two Lot subdivision proposes the adjustment in  
Lot line between Lot 4 and Lot 5. The sites are comprised  
of 5 Acres more or less each. Located off Sun Hills Drive,  
East of Glen Eagle Drive and South of Baptist Road.

*Legal description* – 1350 & 1360 Rangely Road,  
Lot 4, Block 6, Amended Plat of Lots 2, 3, & 4, Block 6,  
Sun Hills Subdivision No. 3 and Lot 5, Block 6 Sun Hills  
Subdivision No. 3, County of El Paso, State of Colorado.

**ZONING:**

Parcel # 6132002005, 6132002041 is currently zoned  
RR-5 – Rural Residential District.

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**REQUEST:** 1. Request to adjust Lot lines between Lots 4 and 5 to provide the construction of a new garage on 1360 Rangely Dr.

**JUSTIFICATION:** 1. The request complies and is in general conformance with the goals, objectives and policies of the Tri-Lakes Comprehensive Plan.

- a. Goal 1. To protect and enhance Tri-Lakes' wildlife, natural systems and unique landscape features-Proposed boundary line adjustment has no impact and will not change the surrounding wildlife, natural systems or landscape.
- b. Goal 2. To plan and provide for the park and recreational needs of the community.
- c. Goal 3. Encourage public safety at a level commensurate with local needs and circumstances-Proposed boundary line adjustment has no impact on public safety.
- d. Goal 4. To promote comprehensive planning and management approaches to preserve or improve the integrity of the drainage basins and minimize long-term, system-wide environmental impacts-The proposed property line adjustment will have an impact on the local drainage basins. The only change will be the construction of a garage.
- e. Goal 5. To provide efficient, safe, continuous and connective transportation system-The proposed property line adjustment will not change the existing transportation system.
- f. Goal 6. To ensure long-term water supply an protect area streams and groundwater from point and non-point sources of pollution and runoff-Each lot in the Proposes property line adjustment has an established well and septic system- No new services are needed.

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- g. Goal 7. Preserve the natural qualities of the Tri-Lakes Area and the individual character of each sub-area-The proposed property line adjustment will not have an impact on the natural qualities or character of the area. The existing dwellings and 5 acre sites are compatible within the area.
  - h. Goal 8. To support economic development that enhances a sense of community, is compatible with surrounding land uses, is sensitive to the natural landscape and is consistent with community expectations concerning preservation of the area's quality of life-The proposes property line adjustment has no impact or change on the sense of community or area's quality of life.
  - i. Goal 9. To preserve and enhance historical resources-The proposed property line adjustment has no impact on historical resources.
  - j. Goal 10. To encourage preservation of open space through creative planning and land use techniques such as clustering-The proposed property line adjustment has no impact on open spaces.
2. The proposed Boundary line Adjustment is in conformance With the requirements of the El Paso County Code
  3. The proposed Boundary line Adjustment is compatible with Existing and proposed Land Uses within the area
  4. Existing private water wells and individual sewer facilities are in existence and will not be affected by this boundary line adjustment.
  5. Current services remain in effect i.e. roads, police schools, recreation facilities and utility services.

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please refrain from making blanket statement and provide justification for how/why you meet the criteria. For example, for number 2 you could say that after the adjustment the lots will both be in compliance with all applicable regulations.

6. The property has a soil type of 32-Fortwingate-Rock outcrop complex, 15 to 60 percent slopes. The Fortwingate soil is moderately deep and well drained. Typically, the surface layer is reddish brown loam about 6 inches thick. Soils and geologic hazards do not prohibit the Boundary Line adjustment.
7. The boundary line adjustment will not interfere with the extraction of any known commercial mining deposit.
8. The design of the boundary line adjustment protects The natural resources or unique landforms
9. The proposed method for fire protection will adequately serve the boundary line adjustment
10. The boundary line adjustment is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environment resources, floodplain, airplane flight overlays or other constraints.
11. The proposed Lot line configuration will provide a building envelope for the placement of a garage with setback and code requirements to provide a conforming lot layout that will not adversely affect public health, safety and welfare. The boundary adjustment remains in conformity setback on existing structures, driveways, wells and septic systems.

## **APPROVAL CRITERIA:**

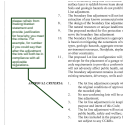
1. The lot line adjustment comply with this Code and the original conditions of approval associated with the recorded plat;
2. No non-conforming lots will be created in this lot line adjustment;
3. The lot line adjustment is in keeping with the purpose and intent of this Code;
4. The lot line adjustment will not adversely affect the public health, safety and welfare; and
5. The lots included in the property line adjustment are not subject to any CC&Rs.

# Letter of Intent\_V2.pdf Markup Summary

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## Callout (1)

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**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdruiz  
**Date:** 12/30/2020 1:16:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please refrain from making blanket statement and provide justification for how/why you meet the criteria. For example, for number 2 you could say that after the adjustment the lots will both be in compliance with all applicable regulations.