



September 23, 2020

Letter of Intent

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

OWNER: *Peter & Galina Bukhalo*
1360 Ranglely 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 Ranglely 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 Ranglely Road,
Lot 4 and 5, Block 6, Amended Plat of Lots 2, 3, & 4,
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.

ALESSI and ASSOCIATES, Inc.

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1350 & 1360 Ranglely Dr.

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

JUSTIFICATION:

1. The request complies and is in general conformance with the goals, objectives and policies of the Tri-Lakes Comprehensive Plan.
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 and sewer facilities are in existence and will not be effected by this boundary line adjustment
5. Current services remain in effect i.e. roads, police schools, recreation facilities and utility services.
6. 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.

Cite specific goals and policies within the policy plan, the small area plan and the water master plan.

please address the approval criteria below

(c) Approval Criteria. The PCD Director, in approving a lot line/building envelope adjustment, shall find:

- The lot line/building envelope adjustment and any resultant lots comply with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;
- The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;
- The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the lot line/building envelope adjustment has been resolved.