

Please include the following information at the top of this letter:

- Owner/Applicant name
- Property address
- Parcel number: 7116101027
- Zoning District: RR-2.5
- Project number: VR267

To Whom it May Concern;

Property in question has always been two lots (Lots 34 & 35 of Sundance Estates, Monument CO). The property is owned by my wife Eva's IRA. We are in the process of selling both lots, separately, and have had a survey done as part of this process. The lot to the north, with a home on it, is under contract. The survey determined that the driveway for the lot to the north (Lot 35) was partly on the lot to the south (Lot 34). The prospective purchaser of Lot 34 would like this rectified without using an easement. This would involve either rerouting the driveway so it was entirely on Lot 35, which would involve removing a line of mature trees that provide privacy for both lots, or revising the lot line so that the entire driveway remains on Lot 35. All parties would prefer this latter solution. We have submitted a survey with a proposed lot line revision that would accomplish this and also revises the lot line further to the east, which maintains the same lot size for both parcels. We are asking the county to allow this change, and to record the proposed changes (currently labeled Lots 34A in 35A in the submitted replat document).

Any questions please contact me at matthornung47@gmail.com or 719-232-2345. Thank you for your prompt consideration of this matter,
Matt Hornung

Just to clarify any confusion the property in question has for many years had two addresses (3615 Summertime Ct / 3475 Peak View Blvd), both Monument CO, 80132.

Please include a statement that stormwater runoff from the proposed lots will not adversely impact neighboring or downstream properties.

Please include a statement that this application is exempt from a traffic impact study per ECM B.1.2.D.

Please discuss how the request meets the approval criteria of Section 7.2.3.B.1.c.

(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.