

J+M Investments, LLC
By Jay D Stoner, Member
5655 Bridlespur Ridge Place
Colorado Springs, Colorado 80918
970-566-4891
jay@idicolorado.com

August 16, 2022

El Paso County Development Services
2880 International Circle
Suite 110
Colorado Springs, Colorado 80910

Please revise to "PCD File
No. VR-22-011".

EA Number EA21111

Subject: Kettle Creek Estates Property Line Adjustment

My neighbor and I want to do a property line adjustment between our two lots that basically gives my neighbor the property along the east side of Kettle Creek and gives me the property along the west side of Kettle Creek. That way, my neighbor owns the property underneath their private drive that connects to Old Ranch Road. This also gives me 5.2 acres of land to ultimately subdivide into two 2.5+ acre lots that front onto Otero Avenue.

My neighbor's address is 2295 Old Ranch Road, and my property address is 10245 Otero Avenue. The combined acres of both properties are 156.861 acres and is located on the southeast corner of Old Ranch Road and Otero Avenue. All of the property is zoned RR-2.5 and is legally defined as Lots 7 and 8, Block E, Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue.

fix typo

Lot 7 Information

Owner: Powroy Family Living Trust; Mark Powers and Lisa Krier Co-Trustees
2295 Old Ranch Road
Colorado Springs, CO 80908
Assessor's Parcel Number: 6228005030
Existing Zoning RR-2.5

There is currently the owner's home in on this site with a private driveway that crosses Lot 8 to connect to Old Ranch Road.

Lot 8 Information

Owner: J+M Investments, LLC; Jay D Stoner, Member
5655 Bridlespur Ridge Place
Colorado Springs, CO 80918
Assessor's Parcel Number: 6228005033
Existing Zoning RR-2.5

This site is currently vacant and has one domestic well.

History

This site was subdivided in December of 1959. The area at that time was rural. Lot sizes in the area were 5 acres. Since that time, most of the area has been rezoned and subdivided in to smaller, 2.5+/- acre lots.

Areas surrounding the site are the city limits of Colorado Springs to the east and north. To the west and south of the site are 2.5+ acre lots that are zoned RR-2.5.

Request and Justification

Our intent is to adjust the property line to allow the potential of subdividing the 5.2-acre west site into two 2.5+ acre lots that front on to Otero Avenue. Also, to allow the east property to own the land under their private drive that connects to Old Ranch Road. The lots will be consistent with the RR-2.5 Zoning with respect to lot layout, land use, lot size, minimum setbacks, water supply, and wastewater disposal.

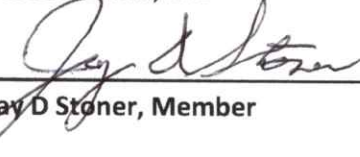
Code Criteria Development Code 7.2.3.B.1

The proposed property line adjustment will not require and changes or modifications to the existing plat approvals for this area. This change will not adversely affect the public health, safety and welfare. All proposed lots will comply with all zoning and lot development requirements. There is no HOA, CCRs or any other restrictions that will be changed, added or modified.

We ask that El Paso County grant approval of the proposed property line adjustment. Please contact me with any questions.

Respectfully,

J+M Investments, LLC

By: 
Jay D Stoner, Member

- Driveway access permits are required for all access points within unincorporated El Paso County. Please add a statement confirming owner will apply for a driveway access permit for new lots prior to construction of a driveway.

You need to provide an explanation of how each of the criteria points in Sec. 7.2.3.B.1.c is being met. This should be a fairly straightforward 1-2 sentences per bullet point but don't simply restate the criteria and say it will be met. Actual justification is needed.

- 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.