

Letter of Intent

Sunrise Meadow Subdivision Lot Line Adjustment & Lot Combination (From 3 lots to 2)

Please add the following text "PCD File No. VR-217".

1. Owners/Applicants

Michael and Pamela Rokes
8155 Poco Rd
Colorado Springs, CO 80908
719-953-4746

Robert Harrell
8125 Poco Rd
Colorado Spring, CO 80908

2. The properties are located in northern El Paso County, a part of Sunrise Meadow subdivision at 9715 Alba View (Lot 2, 5.12 acres), 8125 Poco Rd (Lot 3, 5.03 acres), and 8155 Poco Rd (Lot 4, 5.26 acres). This is approximately .5 miles west of the intersection of Vollmer Rd and Poco Rd. Existing zoning for the lots is RR-5. No change to zoning is being requested.

3. The applicants are requesting vacation of the lot line between Lot 2, 9715 Alba View and Lot 4, 8155 Poco Rd leaving a single lot of 10.38 +/- acres with the address 8155 Poco Rd and renumbered to Lot 2. Also requesting a replat to align and straighten the lot line between Lot 3, 8125 Poco Rd and the new lot 2, 8155 Poco Rd.

4. Existing structures are a single-family residence on Lot 3, and a single-family residence and a 2 horse barn on lot 4. Each residence has an individual well accessing the Dawson Aquifer. Sewage is treated by individual septic systems. No new or additional structures are proposed for this vacation and replat.

5. No waivers are requested for this proposal.

Please provide justification for why the request complies with the review criteria listed in Chapter 7 of the LDC (see below):

(b)Applicability. Interior lot lines on a recorded plat may be vacated under the lot line vacation process where the:

- Vacation does not result in the combination of more than 10 lots;
- Vacation does not result in a violation or require a waiver of any provision of this Code or violate any condition or requirement of the original approval of the recorded plat; or
- Vacation is being conducted to create lots that conform with the minimum lot area requirements resulting from a rezoning of the property except where the rezoning was from 1 agricultural or residential classification to another.

(c)Approval Criteria. The PCD Director, in approving the vacation of interior lot lines, shall find:

- The lot line is no longer necessary for original purposes for which it was established or needed by those who have a right to it;
- The resolution of approval or the vacation plat adequately renames or renumbers the lot;
- The vacation of the lot line 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 removal of the lot line has been resolved.