

Letter of Intent

Sunrise Meadow Subdivision Lot Line Adjustment & Lot Combination (From 3 lots to 2) PCD File No. VR-217

1. Owners/Applicants

Michael and Pamela Rokes
8155 Poco Rd
Colorado Springs, CO 80908
719-963-4746

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. All sewage treatment systems maintain a minimum of 10 feet from the nearest lot line. No new or additional structures are proposed for this vacation and replat.

5. No waivers are requested for this proposal. 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 the Land Development code or violate any condition or requirement of the original approval of the recorded plat. Vacation of the lot line will not adversely affect the public health, safety, and welfare.

Michael D Rokes

Pamela S Rokes

Robert R Harrell