

# **REUNION HOMES INC.**

PO Box 75309  
Colorado Springs, CO 80970  
Tel: (719) 344-8238

July 7, 2019

## **Notice to Adjacent Property Owners**

**Lots 110 and 111 in The Vistas Filing No. 1 at Meridian Ranch**

This letter is being sent to you because Reunion Homes Inc is requesting El Paso County to approve modifications of the side lots lines between Lots 50-54, and the side lot lines between Lots 110 and 111 in The Vistas Filing No. 1 at Meridian Ranch, as described in the attached Letter of Intent, and is requesting reduction of the lot width for Lots 110 to less than the previously plated width. Lot 111 will increase in width. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact listed below. Prior to any decision on this proposal a notification will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, a file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to this project please contact:

Reunion Homes Inc.  
Attention: Grant Langdon  
PO Box 75309, Colorado Springs, CO, 80970  
(719) 344-8238

Attached is a copy of the Letter of Intent describing the proposed application and the proposed plan.

Sincerely  
Reunion Homes Inc.

GCNL/wm  
encl.

## LETTER OF INTENT

### REPLAT/LOT LINE ADJUSTMENT LOTS 110 AND 111 IN THE VISTAS FILING NO. 1 AT MERIDIAN RANCH

#### APPLICANT:

Reunion Homes Inc  
Attention Grant Langdon  
PO Box 75309, Colorado Springs, CO, 80970  
(719) 344-8238

#### OWNER:

Reunion Homes Inc  
Attention Grant Langdon  
PO Box 75309, Colorado Springs, CO, 80970  
(719) 344-8238

#### SITE LOCATION, SIZE AND ZONING:

The site is Lots 110 and 111 in The Vistas Filing No. 1 at Meridian Ranch. The lots front Peachleaf Drive and Alpine Daisy Drive. The total area of the lots is 12,922 square feet and is zoned PUD for single family residential use.

#### REQUEST AND JUSTIFICATION:

The request is for adjust the common side line between lots 110 and 111 in order to cure a side yard encroachment by the existing dwelling on lot 111.

The properties are developed urban residential lots that are serviced by paved roads, curb and sidewalks on two frontages, and has full urban utilities. The existing lots are fully platted. The proposed lots will be consistent in area with existing lots in the plat.

The authority for this request is 7.2.3(B)(1) and (2), and 5.5.1(B)(1) of the El Paso County Development Code.

A traffic impact study was already submitted and accepted for The Vistas Filing No. 1 at Meridian Ranch.


#### EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:

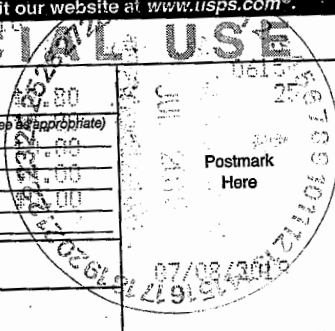
The property is a developed urban residential lot that is serviced by paved roads, curb and sidewalks on all frontages, and has full urban utilities. Homes consistent with other homes in the neighborhood will be built, but no other facilities are planned.

#### WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:

None



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p><b>UTL INC.</b>  <b>3575 KENYON ST.</b>  <b>SAN DIEGO CA</b>  <b>92110-5350</b></p> <p>2.   9590 9402 4882 9032 0893 82</p>		<p>A. Signature  <b>X</b> <i>Nancy C. Lane</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Nancy C. Lane</i> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. <i>from service label</i></p> <p>7019 1120 0000 6671 7819</p>		<p>Restricted Delivery</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	