

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 and will not be impacted by the replat.

A drainage study was already submitted and accepted for The Vistas Filing No. 1 at Meridian Ranch and will not be impacted by the replat.

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

APPROVAL CRITEREA:

The lot line/building envelope adjustment and any resultant lots comply with the El Paso County Development Code, and the original conditions of approval associated with the recorded plat.

No nonconforming lots are created.

The lot line/building envelope adjustment is in keeping with the purpose and intent of the El Paso County Development Code.

The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare.

The lot line adjustment will not conflict with any CC&Rs or other restrictions to which the lots are subject