



SECURITY WATER
ADMINISTRATION
BUILDING
ADMINISTRATIVE LOT
LINE ADJUSTMENT AND
VACATION

LETTER OF INTENT



MAY 10, 2024
KIMLEY-HORN AND ASSOCIATES

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APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT:

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AUTHORIZED REP:

Kimley-Horn and Associations
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SURVEYING:

Barron Land Surveying
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Colorado Springs, CO 80917

REQUEST

This request is for approval of an administrative lot line adjustment and lot line vacation relating to three parcels of land (6513214027, 6513214028 & 6513214023) totaling 1.7 acres (0.56, 0.86 & 0.28 acres) otherwise known as Lot 2, Block 2, Resubdivision of Reserved Lot and Lots 2, 3, 4, 5, 7, 8 and 9 of Block 2 of Security, Colorado Addition No. 1; and Lot 1, Block 1, Security Water and Sanitation District Subdivision No. 1; and that parcel of land as described under Parcel B of Book 3938, Page 305, all lying within the northwest quarter of Section 13, Township 15 South, Range 66 West of the 6th P.M.

As proposed, two parcels would remain.

PROJECT DESCRIPTION

At this time only a request for the approval of an administrative lot line adjustment and lot line vacation are being submitted. No development or redevelopment is proposed for the Site at this time.

PROPERTY LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The properties affected by the administrative lot line adjustment and lot line vacation are located at the southeast corner of Security Boulevard and Crawford Avenue and are currently addressed as 231 and 229 Security Boulevard.

The parcels are currently zoned as follows:

- 6513214027: RS-5000 CAD-O
- 6513214028: RS-6000 CAD-O
- 6513214023: RS-5000 CAD-O

The existing land use of Public Building / Public Utilities and Facilities on the site will remain.

Combination of Contiguous Lots or Parcels

Section 7.2.2.E(3) discusses the applicability of combining contiguous lots or parcels and the requirements are as follows:

- Not more than 1 residential dwelling is located on the lots or parcels to be combined
- The lots or parcels to be combined are located within the same zoning district; and
- The lots or parcels are owned in common ownership by the same person, persons or entity.

All three of these items apply to Parcels 6513214027 and 6513214023 which are proposed to be combined as a result of this application.

The following are the *Criteria for Approval* for a Combination of Contiguous Lots or Parcels:

- 1. The lots or parcels being combined are legal lots, except that an illegally-created lot or parcel may be combined with 1 or more existing legal lots if the PCD Director determines the resultant lot or parcel are consistent with the intent and purpose of this Code.**
 - a. It is our understanding that the two lots that are proposed to be combined are legal lots.
- 2. The combination agreement will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area.**
 - a. We do not believe that access, drainage or utility easements or rights-of-way serving the property will be negatively impacted by the combination agreement. The combination of the lots will allow future development of the public facilities at this site which will allow for better access between the two lots.
- 3. The combination agreement will not result in establishing a nonconformity.**
 - a. It is our understanding that the combination of the two lots will not result in establishing a nonconformity.
- 4. Where the lots or parcels are subject to any CC&Rs or other restrictions that the establishment of a zoning lot will not result in a conflict with the CC&Rs or other restrictions.**
 - a. It is our understanding that there are no CC&Rs that restrict the lots/parcels in question.

Lot Line Adjustment

Section 7.2.3.B(1) discusses the requirements of lot line adjustments. The approval criteria are as follows:

1. **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.**
 - a. The purpose of the lot line adjustment is to fix a non-conformity (existing building which overlaps a lot line). It is our understanding that this proposal will bring the subject parcels into conformance with the county code.
2. **No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased.**
 - a. The purpose of the lot line adjustment is to fix a non-conformity (existing building which overlaps a lot line). It is our understanding that this proposal will bring the subject parcels into conformance with the county code.
3. **The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code.**
 - a. The purpose of the lot line adjustment is to fix a non-conformity (existing building which overlaps a lot line). It is our understanding that this proposal will bring the subject parcels into conformance with the county code.
4. **The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare.**
 - a. It is our understanding that the public health, safety and welfare will not be adversely affected by this lot line adjustment.
5. **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.**
 - a. It is our understanding that there are no CC&Rs that restrict the lots/parcels in question.

Please contact me at (719) 284-7281 or mitchell.hess@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E.