

**Apaloosa Drive Road Vacation**  
**Letter of Intent (Amended Final Plat)**

**May 2026**

**PCD File V253**

**Applicant:** Julie Michaud  
5625 Apaloosa Drive  
Colorado Springs, CO 80923  
(719) 499-3892

**Engineer/Planner:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422

**Surveyor:** Compass Surveying & Mapping, LLC  
3253 West Carefree Circle  
Colorado Springs, CO 80917  
(719) 354-4120

**SITE LOCATION:** Apaloosa Drive

**SIZE:** 122,685 SF

**ZONING:** A-5 CAD-O

**TAX SCHEDULE NUMBERS:** 6313001002, 6313001003, 6313001004, 6313001005, 6313001006, 6313001007, 6313001010, 6313001011, 6313001012, 6313001013, 6313001014, 6313001060, 6313001061

**INTRODUCTION:** The owners of Lots 5-17 of Templeton Heights Subdivision request to have their section of public dead-end dirt road (Apaloosa Drive) vacated and turned private. This road has been maintained by the residents of Templeton Heights for the last 25 years as it is not able to be maintained by the County. In order to protect the road and its maintenance, the residents wish to vacate the road so that they have control over its use. The residents wish to limit the amount of traffic on the road that could result from high density development which is planned next to their properties. The residents also wish to maintain the rural lifestyle of their 5 acre lots.

**PROPOSAL:** The application covered by this Letter of Intent includes a Right-of-Way Vacation Plat for the properties listed.

**EXISTING AND PROPOSED FACILITIES:** There are existing utilities located within the Apaloosa Drive Right-of-Way, but non additional utilities or structures are proposed.

**DEVIATION REQUESTS:** A deviation request is being made for this project asking that the hammerhead turnaround being built for the Summit View subdivision directly west of the proposed site be permitted as the roadway termination for the public portion of Apaloosa Drive.

**TRANSPORTATION:** All properties involved in this project achieve access to public roads through Apaloosa Drive.

**TRAFFIC:** A traffic memo is not required for this project.

**DRAINAGE:** A Final Drainage Report is not required for this project.

**UTILITIES:** Existing utilities provide services for all lots in this subdivision. No additional utilities are proposed.

**GEOLOGY AND SOILS:** A soil, geology and geohazard study are not required for this project.

**MINERAL DEPOSITS:** The El Paso County Master Plan for Mineral Extraction shows eolian deposits in the general area of Apaloosa Drive.

**CRITERIA FOR APPROVAL:**

Vacation of a Plat with Rights-of-Way

***The plat complies with this Code and the original conditions of approval of the recorded plat.*** All original conditions of approval of the recorded plat are complied with.

- ***No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.*** No nonconforming lots are created with this Vacation.
- ***The action does not fall within the intent and purpose of the subdivision regulations.*** This plan does not conflict with any subdivision regulations.
- ***The approval will not adversely affect the public health, safety, and welfare.*** Fire access or other safety concerns will not be affected by this plan.

- ***No land is left, by reason of this vacation, without an established public right-of-way or private access easement connecting the land with an established public road.*** All land remains connected to an established public road.
- ***A dedication or intent to dedicate has been established, where necessary.*** Dedications will not be necessary with this Vacation.
- ***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 vacation of the plat has been resolved.*** No conflicts with CC&Rs or other restrictions are created by this Vacation.