

**ADMINISTRATIVE VACATION OF A LOT LINE WITHIN
UNINCORPORATED EL PASO COUNTY, COLORADO**

WHEREAS, C S CPS LLC, are the current property owner of Lots 22 and 23 of Springs East Airport, Filing No. 1 Subdivision, El Paso County, Colorado; and

WHEREAS, the property consists of two (2) contiguous lots separated by a common lot line under common ownership; and

WHEREAS, C S CPS LLC, has requested that the two (2) lots be combined for building and development purposes by vacating said common lot line; and

WHEREAS, the proposed vacation of the common lot line can be accomplished by utilizing an administrative procedure; and

WHEREAS, the proposed vacation of the common lot line does not substantially modify the original final plat of the Springs East Airport, Filing No. 1 Subdivision; and

WHEREAS, the Planning and Community Development Executive Director has made the following findings:

1. The lot line is no longer necessary for original purposes for which it was established or needed by those who have a right to it;
2. The resolution of approval or the vacation plat adequately renames or renumbers the lot;
3. The vacation of the lot line will not adversely affect the public health, safety, and welfare; and
4. Where the lots or parcels are subject to any covenants, conditions, and restrictions (CC&Rs) that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the lot line has been resolved.

NOW, THEREFORE, BE IT RESOLVED that the common lot line to Lots 22 and 23 of Springs East Airport, Filing No. 1 Subdivision, El Paso County, Colorado are hereby vacated as depicted on Exhibit A;

AND BE IT FURTHER RESOLVED that all other terms, limitations and conditions of the Springs East Airport, Filing No. 1 Subdivision plat remain valid and in effect.

AND BE IT FURTHER RESOLVED that this vacation of the above-mentioned common lot line is graphically depicted on a Vacation Map marked as Exhibit A and attached hereto.

AND BE IT FURTHER RESOLVED that the property is hereafter known as **Lot 22A Springs East Airport, Filing No. 1A Subdivision, El Paso County, Colorado.**

APPROVED this 21ST day of October 2021.

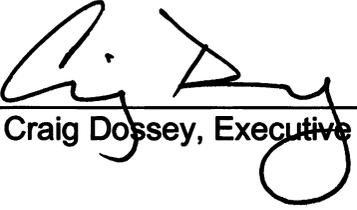
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El Paso County, CO



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El Paso County Planning and Community Development Department

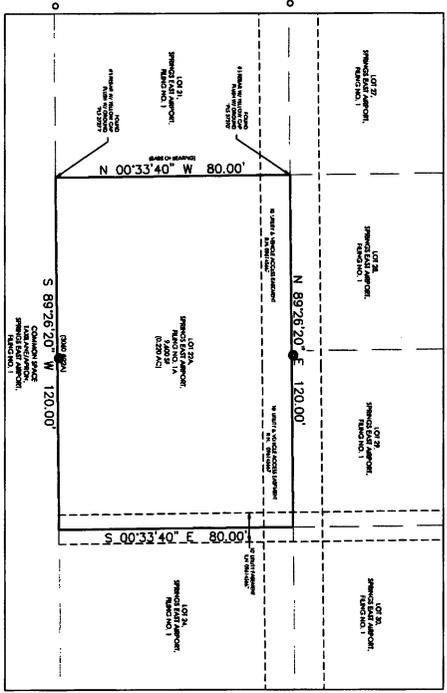
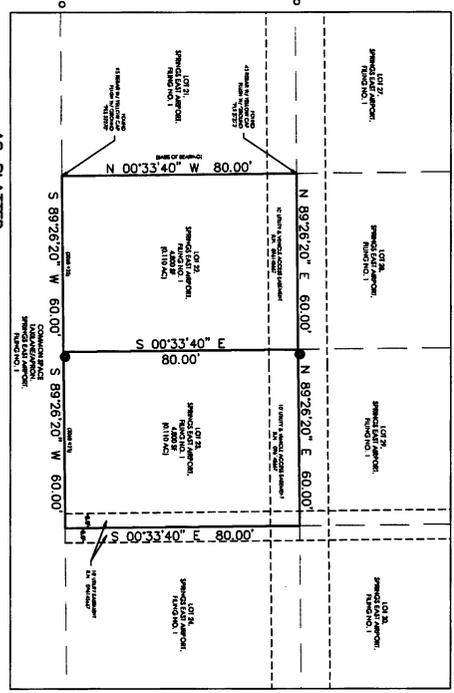


Craig Dossey, Executive Director

Exhibit A: Vacation Map

SPRINGS EAST AIRPORT FILING NO. 1A

A RE-PLAT OF LOTS 22 & 23, SPRINGS EAST AIRPORT FILING NO. 1, A PORTION OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- EXISTING
- ROUND CORNER AS SHOWN
- SET IN REAR W/ ALUMN C/P FLUSH WITH THE FRONT.

Owner/Applicant:
C3 CRS, LLC
Manager of C3 CRS, LLC/Responsible Party:
Contact Information:
10133 Stanton St
Colorado Springs, CO 80907
719.433.9833
christian@crsllc.com
Property:
3860 Flying View, Lot 22, Colhan, CO 80808
Tax Schedule No:
3335101056

PCD File No. V212

FOR THE RECORD, THE FOLLOWING IS A SUMMARY OF THE INFORMATION PROVIDED FOR AND IN SUPPORT OF RECORDING THIS INSTRUMENT. THE ACTION BEING TAKEN IS THE RE-PLATTING OF LOTS 22 AND 23 OF SPRINGS EAST AIRPORT FILING NO. 1, A PORTION OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE INSTRUMENT IS BEING RECORDED ON THE DATE OF RECORDING.

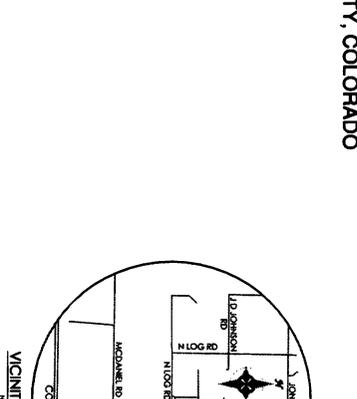
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NO.	REV.	DESCRIPTION	DATE
1	PCD Comments		08/08/21
2	PCD Comments		09/01/21

DATE	DATE	DATE	DATE
11/14/2021	08/08/21	09/01/21	2/27/21

OWNER: C3 CRS, LLC
MANAGER: Christian
PROPERTY: 3860 Flying View, Lot 22, Colhan, CO 80808
TAX SCHEDULE NO.: 3335101056

SPRINGS EAST AIRPORT FILING NO. 1A
FOR: C3 CRS, LLC



KNOW ALL MEN BY THESE PRESENTS
THAT C3 CRS, LLC, a Colorado limited liability company, being the owner of the following described lots 22 & 23, Springs East Airport, Filing No. 1, El Paso County, Colorado, containing a calculated area of 6,320 square feet or less.

- NOTES**
1. ALL LOTS SHOWN ON THIS MAP ARE BASED ON THE METRIC OF LOT 22 FROM PLAT SPRINGS EAST AIRPORT FILING NO. 1, SPRINGS EAST AIRPORT, FILING NO. 1, EL PASO COUNTY, COLORADO.
 2. LOTS 22 & 23, SPRINGS EAST AIRPORT, FILING NO. 1, EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 6,320 SQUARE FEET OR LESS.
 3. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF C3 CRS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED LOTS 22 & 23, SPRINGS EAST AIRPORT, FILING NO. 1, EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 6,320 SQUARE FEET OR LESS.
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