

Letter of Intent

35 Wuthering Heights Drive and 5 Rangely Drive

08/21

Owners: Charles Cothorn and Amy Cothorn
15170 Steinbeck Lane
Colorado Springs, CO 80921
Charles 719-432-6889
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Applicant: Springs Engineering, LLC
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Tax Schedule Nos.: 6131301020 and 6131301038

Site Information:

The site is located at the corner of Wuthering Heights Drive and Rangely Drive in Gleneagle in northern El Paso County. The site is zoned RS-6000

Lot Size:

35 Wuthering Heights Drive	20,028 sq. ft.
5 Rangely Drive	15,737 sq. ft.
Total	35,765 sq. ft. or 0.82 acres

LEGAL DESCRIPTION

Lot 1 Block 30 Donala Subdivision Filing No. 3 and Lot 2 Block 30 Donala Subdivision Filing No. 3, As recorded in El Paso County, Colorado

The above description contains 35,765 sq. ft. or 0.82 sq. ft. more or less.

Request and Reason:

To approve vacation of the Lot Line between Lot 1 and Lot 2 as described above. To maintain the address of 35 Wuthering Heights Drive for the resulting lot; the resulting lot will be numerated Lot 1 of Block 30 Donala Subdivision Filing No. 3.

The owner of the lots requests the vacation of the interior lot line to make a more buildable lot resulting in less impact to the existing terrain and vegetation. The resulting lot will meet the RS-6000 Zoning requirements and will enhance the neighborhood by reducing the effective density and traffic impacts. Utility and utility distribution are not negatively effected by the lot line vacation.

The request meets the criteria for lot line vacation and easement vacation outlined in Chapter 7 of the LDC as described below:

Section 7.2.3(A)(1)(c) Vacation of Interior Lot Lines, Approval Criteria

- The lot line is no longer necessary or needed for its original purposes for which it was established as determined by the owner of the two lots on either side of the lot line to be vacated; only one dwelling unit will be constructed.
- The resolution approval will result in a single lot designated Lot 1 of Block 30 Donala Subdivision Filing No. 3.
- The vacation of the lot line will not adversely affect the public health, safety and welfare.
- There are no CC&Rs or other restrictions that pose a conflict from the lot line vacation.

Section 7.2.3(A)(2)(c) Vacation of Utility or Drainage Easement, Approval Criteria

- Vacation of the interior lot line will include vacation of the platted easement either side of the interior lot line as designated in Donala Subdivision Filing No. 3 final plat. No utilities are in the subject easement. All utilities have been serving the neighborhood in excess of 40 years and no utility company found it necessary to serve the surrounding occupied lots by way of this easement. No drainage is conveyed to the easement.
- Vacation of the interior lot line and associated easement will not inhibit provision of public facilities. All utilities have been serving the neighborhood in excess of 40 years and no utility company found it necessary to serve the surrounding occupied lots by way of this easement.
- Vacation of the easement will not adversely affect the public health, safety and welfare.
- There are no utilities in the subject easement and therefore is not being used by the utility service providers in the area. No specific right is in effect.
- There are no CC&Rs or other restrictions that pose a conflict from the easement vacation.

Service providers/Utilities

Locates have been requested for the lots and there are no utilities in the exiting easement along the interior lot line; that lot line requested to be vacated. Service providers for the subject lot(s) are as follows:

Water	Donala Water and Sanitation District
Sewer	Donala Water and Sanitation District
Electric	Mountain View Electrical Association
Gas	Black Hills Energy
Police	El Paso County Sheriff's Department
Fire	Westcott Fire Protection District

Water and sewer services are stubbed into the property for connection without disturbance of the street. A fire hydrant exists along Wuthering Heights at the westernmost corner of the property. Tap fees have been paid for Lot 1 and will be transferred to the new Lot 1 designation.

Gas service is provided along the front property lines. Electrical service is provided along the rear property lines.

Traffic

Traffic generation for the new lot will be reduced over what was anticipated for Donala Subdivision Filing No. 3. because there will be one less dwelling unit producing trips.

There will be no negative traffic impact due to the action of the Lot Line Vacation.