

Miranda Benson

From: Miranda Benson
Sent: Tuesday, February 3, 2026 10:24 AM
To: 'Donald Hull'
Cc: 'nuts316@msn.com'; 'agatlin@livsothebysrealty.com'
Subject: RE: 2815 HODGEN (Hull) & 2458 HODGEN (Woodbury)
Attachments: LOI Final Plat.pdf; Application Form Updated.pdf

Hello,

I have completed the EDARP project set up. Both Donald Hull and Doug Woodbury are set as “applicants”. An account invitation has been sent to Doug (you will need to click the link and create a password). Donald is set as “primary” contact for the project. If additional contacts need to be added, this can be done in the EDARP project by Donald.

I am attaching a helpful review checklist for a Letter of Intent used by Planners. Feel free to use this as you draft your document! This does not need to be returned as part of your submission.

Please reach out if you have any questions!

Thank you,



Miranda Benson

Associate Planner
EPC Planning & Community Development
2880 International Circle, Ste. 110
(719) 520-7940
<https://planningdevelopment.elpasoco.com>

Important Notice

It has come to our attention that applicants are receiving spam emails with invoices or requests for application fees. The spam emails end in “@usa.com”. These are phishing attempts. Disregard the emails and do not pay any invoice or amount due listed on the emails. You may report the emails to the following:

- To the FTC: Go to [ReportFraud.ftc.gov](https://reportfraud.ftc.gov) to file a complaint.
- To the IC3: Visit the FBI’s Internet Crime Complaint Center website at ic3.gov to report the phishing attempt.

Please note that requests for payment are only sent through Edarp and are only paid through Edarp or in-person. If you have any questions, please contact 719-520-6300.

From: Miranda Benson
Sent: Thursday, January 29, 2026 12:17 PM
To: Donald Hull <donnyhull@gmail.com>
Cc: nuts316@msn.com; agatlin@livsothebysrealty.com
Subject: RE: 2815 HODGEN (Hull) & 2458 HODGEN (Woodbury)

Thank you for taking the time to speak with me this morning.

Just to recap, we discussed adjusting the lot line between Lots 1 and 2 of McLean Subdivision (not involving your other property to the south, which is not platted). Both lots of the McLean Subdivision would maintain compliance with the dimensional standards of the Land Development Code (i.e., 5-acre minimum).

This is the EDARP link to the McLean Subdivision project:
<https://epcdevplanreview.com/Public/ProjectDetails/194919>

I will get started on creating an EDARP ("EPC Dev Plan Notifications") applicant profile for both you and your neighbor! Once I get verification that your account has been verified, I will be able to create the Vacation and Replat Lot Line Adjustment (VR-) project file for you!

The required documents will include at a minimum:

- Application
- Letter of Intent
- Final Plat Drawing (to show "as existing" and "as proposed", revised name: "McLean Subdivision Filing No. 1A". The revised lots will be called "Lot 1A" and "Lot 2A")
- Legal Description (MS Word required)
- Closures Sheet (Survey)
- Title Commitment (Current within 1 year)
- Deed
- Declaration of Water Covenants for "McLean Subdivision Filing No. 1A"

Regarding the Declaration of Water Covenants for "McLean Subdivision Filing No. 1A", you will be resubmitting the existing agreement (in EDARP link above, remove any previous recording receipts and file numbers) with a revised "Exhibit A" to show the new Lot 1A and Lot 2A configuration. After submittal and review, this will be taken to the Clerk and Recorder by my office (along with the new plat and any other documents needed for recording).

Additional documents may be requested after review of the submitted documents. This is common. Rather than denying a project, we will reopen the project for edits or supplemental materials. Comments will be provided regarding any requested changes.

Here is the [Land Development Code section](#) that we will use when reviewing this project. Copying and pasting the criteria into your Letter of Intent (Word document) is encouraged. Then, you can add a sentence or two specifically explaining how your proposal meets that criteria.

7.2.3. Actions Vacating or Altering a Recorded Plat **(B) Alterations to Recorded Plats.**

(1) **Lot Line/Building Envelope Adjustment.**

(a) **Purpose.** The purpose of this Section is to provide for a realignment of a lot line or building envelope, or replatting of several lots (e.g., 3 lots into 2 lots), in which the original subdivision is not substantially modified and additional lots are not created; however, tracts may be created provided the declared use of the tract does not include a structure.

(b) **Applicability.** An approved lot line/building envelope adjustment plat or map and any correction deeds shall be required to realign any lot lines or adjust a building envelope on a recorded subdivision plat.

(c) **Approval Criteria.** The PCD Director, in approving a lot line/building envelope adjustment, shall find:

- 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;
- No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;
- The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;
- The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs [Covenants, Conditions, & Restrictions] 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.

(d) **Completed Action.** A lot line or building envelope adjustment shall be considered completed and in effect when an approved amended plat and correction deeds or other document approved by the PCD Director amending the plat is filed for recording with the Clerk and Recorder.

Thank you,



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From: Donald Hull <donnyhull@gmail.com>
Sent: Wednesday, January 28, 2026 4:50 PM
To: Miranda Benson <MirandaBenson2@elpasoco.com>; agatlin@livsothebysrealty.com
Subject: Re: Move property lines PPRBD

It will be joining the existing parcel (Parcel [6128100010](#) (2770 Reveille Dr)), NOT subdividing into a new parcel.

Thank you for your help!

Get [Outlook for iOS](#)

From: Miranda Benson <MirandaBenson2@elpasoco.com>
Sent: Wednesday, January 28, 2026 4:10:45 PM
To: donnyhull@gmail.com <donnyhull@gmail.com>; agatlin@livsothebysrealty.com <agatlin@livsothebysrealty.com>
Subject: RE: Move property lines PPRBD

Hello,

I understand this to be your request:

Property owner, "Hull", owns property at parcel number 6128100010 (2770 Reveille Dr). Hull would like to purchase approximately 7 acres from the northeaster property, owner "Woodbury", at parcel number 6128101006 (2458 Hodgen Rd). The subject area is shown in the green box of your image below.

Parcel 6128100010 (2770 Reveille Dr) is unplatted (legal parcel prior to 1972), 22.11 acres. Zoned RR-5.

Parcel 6128101006 (2458 Hodgen Rd) is platted (15442, Lot 2 McLean Subdivision), 18.41 acres. Zoned RR-5.

Will the 7 acres be its own lot (creating a new lot), or will this 7 acres be joined with an adjacent property?

Thank you,



Miranda Benson

Associate Planner
EPC Planning & Community Development
2880 International Circle, Ste. 110
(719) 520-7940
<https://planningdevelopment.elpasoco.com>

From: Donald Hull <donnyhull@gmail.com>

Sent: Tuesday, January 27, 2026 9:07 PM

To: Ashleigh Gatlin <agatlin@livsothebysrealty.com>; PLNWEB <PLNWEB@elpasoco.com>; nuts316@msn.com

Subject: Re: Move property lines PPRBD

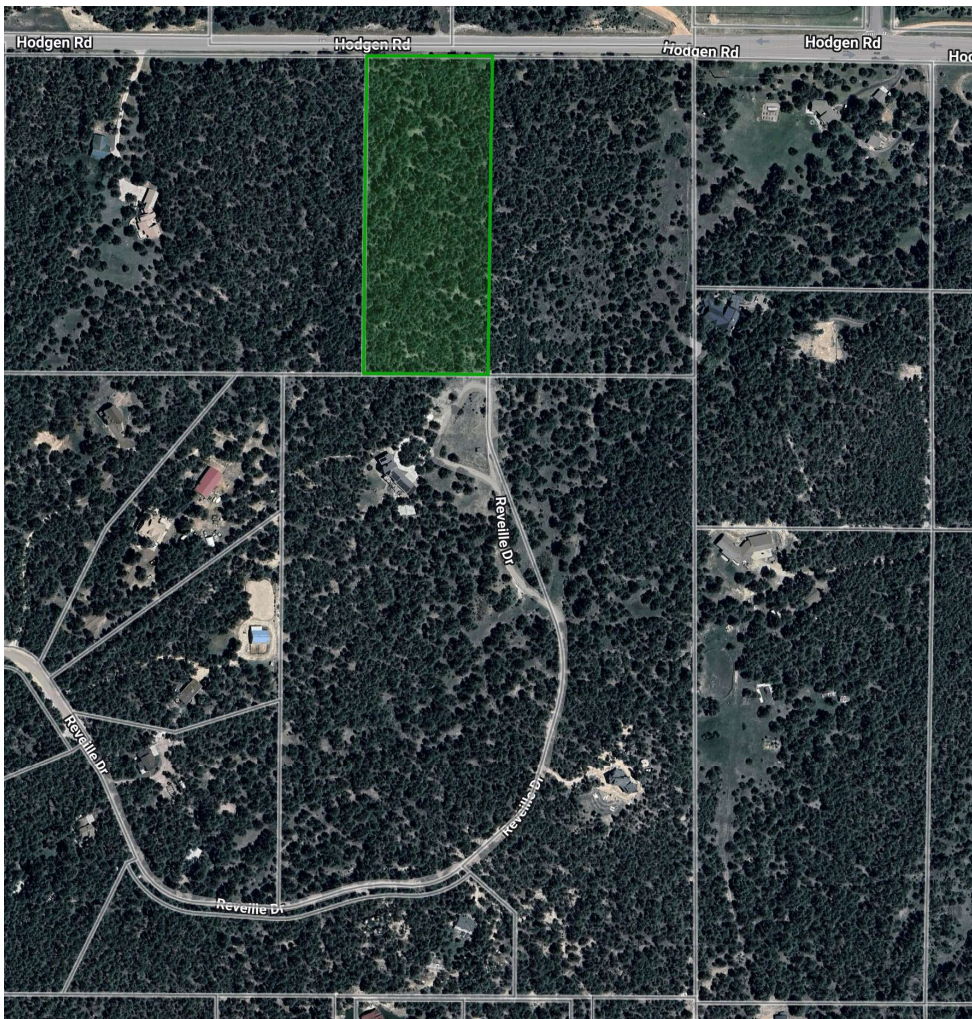
Hello Ms. Hills,

Thank you for responding. Currently, my wife and I own parcel #6128100010 (22.11 acres) which abuts our neighbor's property to the northeast parcel #6128101006 (18.4 acres). Our intention is to purchase approximately 7 acres (and pro rata share of water rights) from our neighbor's parcel moving their western property line approximately 350 ft to the east. I have included a screenshot of the two parcels below. The area in question is the green shaded area (currently part of parcel #6128101006)

What are the steps we need to take to make this happen?

Thank you for your assistance.

Best regards,
Donald Hull
7193321339



From: Ashleigh Gatlin <agatlin@livsothebysrealty.com>

Sent: Tuesday, January 27, 2026 11:29 AM

To: PLNWEB <PLNWEB@elpasoco.com>

Cc: Donald Hull <donnyhull@gmail.com>

Subject: Re: Move property lines PPRBD

Good morning,

I am drafting this email to get my client, Donald Hull, connected with the right department for changing property lines on property that he wishes to buy from a neighbor.

Can you please advise.

With Kindness,

Ashleigh Gatlin | Broker Associate

LIV Sotheby's International Realty

agatlin@livsothebysrealty.com

direct +1 719.433.5334

102 N. Cascade Ave. Ste. 110 | Colorado Springs, CO 80903

From: Ashleigh Gatlin
Sent: Saturday, January 17, 2026 10:00 AM
To: Donald Hull <donnyhull@gmail.com>
Subject: Move property lines PPRBD

Good morning!

Below is some basic first steps for the property line adjustment that I found on google. I can contact the county Tuesday when they reopen and get some actual steps for you from them.

>>>>

Steps to Adjust Your Property Line (General Process)

1. **Hire a Surveyor:** A licensed land surveyor must create a survey map showing existing and proposed boundaries, with new legal descriptions, say [Pikes Peak Regional Building Department](#) and [CountyOffice.org](#).

Shawn Richards
Eagle Land Surveying Inc.
<http://www.eaglelandsurveyinginc.com/>

** I've used Shawn many times for surveys. Sometimes his communication is slow but if you include me in the process I'll help communicate. He is reasonably priced and local.

Apex Land Surveying
and Mapping LLC

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918

[719-318-0377](tel:719-318-0377)

** Here's another local surveyor I found online.

2. **Talk to Neighbors:** Get written consent from affected neighbors to avoid future disputes.

** I would draft something that communicates the adjustment in property lines with neighbors signatures if possible. You may want to seek legal advice for this. I can refer you to a real estate lawyer if you would like.

3. **Apply for a [Boundary Line Adjustment \(BLA\)](#):** Submit the survey, descriptions, and application to your county's planning or land services department (e.g., El Paso County Planning).

** <https://coloradosprings.gov/document/propertyboundaryadjustment-8.2017.pdf>

This is what I found briefly looking online for a property line adjustment. I can call the county Tuesday and get some guidance.

4. **Get Approval:** The county reviews for zoning compliance.
5. **Record the Change:** File the approved adjustment with the County Clerk and Recorder.

With Kindness,

Ashleigh Gatlin | Broker Associate
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agatlin@livsothebysrealty.com
direct +1 719.433.5334
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