

June 20, 2026

McLean Subdivision Lot Line Adjustment

This is a letter of intent to move a lot boundary line between two lots within the same subdivision in El Paso County Colorado. This will involve lots 1 and 2 of the McLean Subdivision.

Owners:

1)Donald James Hull Living Trust AND Linda Marie Larriva Hull Living Trust
McLean Sub Lot 1 (Address 2415 Hodgen Road, Colorado Springs, 80921; schedule #6128101005; Plat # R15442; Zoning RR-5)
Responsible party: Donald Hull (Trustee),
Address: 2770 Reveille Drive, Colorado Springs, 80921
Email: donnyhull@gmail.com
Phone: 719-332-1339

2)Woodbury Family Trust
McLean Sub Lot 2 (Address 2458 Hodgen Rd, Colorado Springs, 80921; schedule #6128101006; Plat # R15442; Zoning RR-5)
Responsible party: Doug Woodbury (Trustee),
Address: 2915 Hodgen Rd, Colorado Springs, 80921
Email: nuts316@msn.com
Phone: 719-440-4223

Request:

Move the eastern boundary of Lot 1 (which is the western boundary of Lot 2) 338.5 feet to the east. This will effectively increase the size of Lot 1 from 20.25 acres to 27.02 (referred to as Lot 1a) and decrease the size of Lot 2 from 18.41 to 11.64 (referred to as Lot 2a).

Justification:

This request complies with Criteria for Approval in Chapter 7 and the Subdivision Designs Standards in Chapter 8 of the Land Development Code

Narrative:

This request complies with Criteria for Approval in Chapter 7 and the Subdivision Designs Standards in Chapter 8 of the Land Development Code as the resulting new lots (Lot 1a and Lot 2a) will both remain far above the minimum lot size of 5 acres for RR-5 zoning. It complies with the existing county master plan. There is no change needed to existing services (roads, police/fire protection, schools and utilities). There are no county sewer services effected by this plan, and the pro rata share of existing water rights will be transferred with the approved change. There is no known environmental impact of this request, and it does not interfere with known commercial mining deposits.

This boundary line change will not create a new subdivision. It will not result in an increase in the number of lots or inhabitants within the existing subdivision. This request does not include deferred sidewalks. There are no constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) effected by this request. There are no changes to area traffic patterns or access created by this request. There are no proposed waivers to approval criteria in Chapter 7 of the Land Development Code associated with this request. There are no proposed deviations from the County's Engineering Design Standards associated with this request. This proposal creates no conflicts with the CC&R that require resolution.

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.*

The proposed plan realigns lot lines and does not create additional lots or substantially modify the existing Mclean subdivision. It will not result in an increase in the number of lots or inhabitants within the existing subdivision

*(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.*

Adjusted legal Description and adjustment plat prepared by Apex Land Surveying enclosed with this application.

*(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;*

The resulting new lots (Lot 1a and Lot 2a) will both remain far above the minimum lot size of 5 acres for RR-5 zoning. It complies with the existing county master plan.

- *No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;*

No nonconforming lots are created

- *The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;*

It complies with the existing county master plan. There is no change needed to existing services (roads, police/fire protection, schools and utilities). There are no county sewer services effected by this plan, and the pro rata share of existing water rights will be transferred with the approved change. There is no known environmental impact of this request, and it does not interfere with known commercial mining deposits.

- *The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and*

There are no constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) effected by this request. There are no changes to area traffic patterns or access created by this request. There are no proposed waivers to approval criteria in Chapter 7 of the Land Development Code associated with this request

- *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.*

There are no proposed deviations from the County's Engineering Design Standards associated with this request. This proposal creates no conflicts with the CC&R that require resolution.



Donald J Hull, Applicant

8/7/2026

Date