

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

**WHEREAS**, Lee D Wilwerding is the current property owner of Lots 3 and 4 of Carlson Subdivision, El Paso County, Colorado;

**WHEREAS**, said Lots 3 and 4 are contiguous parcels separated by a common lot line under common ownership; and

**WHEREAS**, Lee D Wilwerding has requested that the two (2) lots be combined for building and development purposes by vacating the aforementioned interior lot line; and

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

**WHEREAS**, the proposed vacation does not substantially modify the original final plat of the Carlson 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 interior lot line common to Lot 3 and Lot 4 Carlson Subdivision, El Paso County, Colorado and the easements located along that lot line are hereby vacated.

**AND BE IT FURTHER RESOLVED** that all other terms, limitations and conditions of the Carlson 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 Exhibit A and attached hereto.

**AND BE IT FURTHER RESOLVED** that the property is hereafter known as **Lot 3 A Carlson Subdivision**, El Paso County, Colorado.

APPROVED this 17th day of September 2019.

El Paso County Planning and Community Development Department



Craig Dossey, Executive Director

Exhibit A: Vacation Map

