

Vacation of interior lot line notification:

June 4, 2019

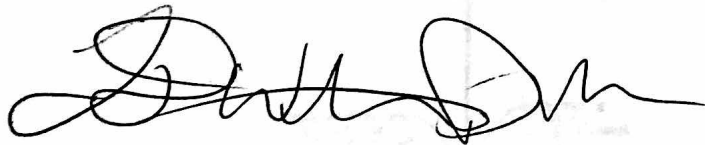
Dear Neighbor,

This letter is being sent to you because Lee Wilwerding is proposing a land use project in El Paso County at 14650 Eastonville Rd, Elbert Colorado, at the northwest corner of Eastonville Rd and Murphy Rd. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Lee Wilwerding (owner) at the property address with phone number 719-237-9585, or Stewart Mapes with Clark Land Surveying, phone number (719) 633-8533.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

14650 Eastonville Rd is zoned RR-5. On tax schedules it is identified as one lot. However, plats show it still as two lots with designation Carlson Subdivision Lot 3 and Carlson Subdivision Lot 4. The removal of the interior lot line will create a single lot of 13.51 acres. A drawing of the plan is included with this letter.

Thank you.



Lee Wilwerding, DVM

14650 Eastonville Rd

Elbert, CO 80106

719-237-9585 (phone calls only please if necessary, no text messages)

PETITIONER:
Lee C. Morley
14550 Eastonville Rd
Elbert CO 80106

Clark
Land Surveying Inc.
1000 14th St. Suite 100
Elbert, CO 80106
719-633-8533

Project No.
100478

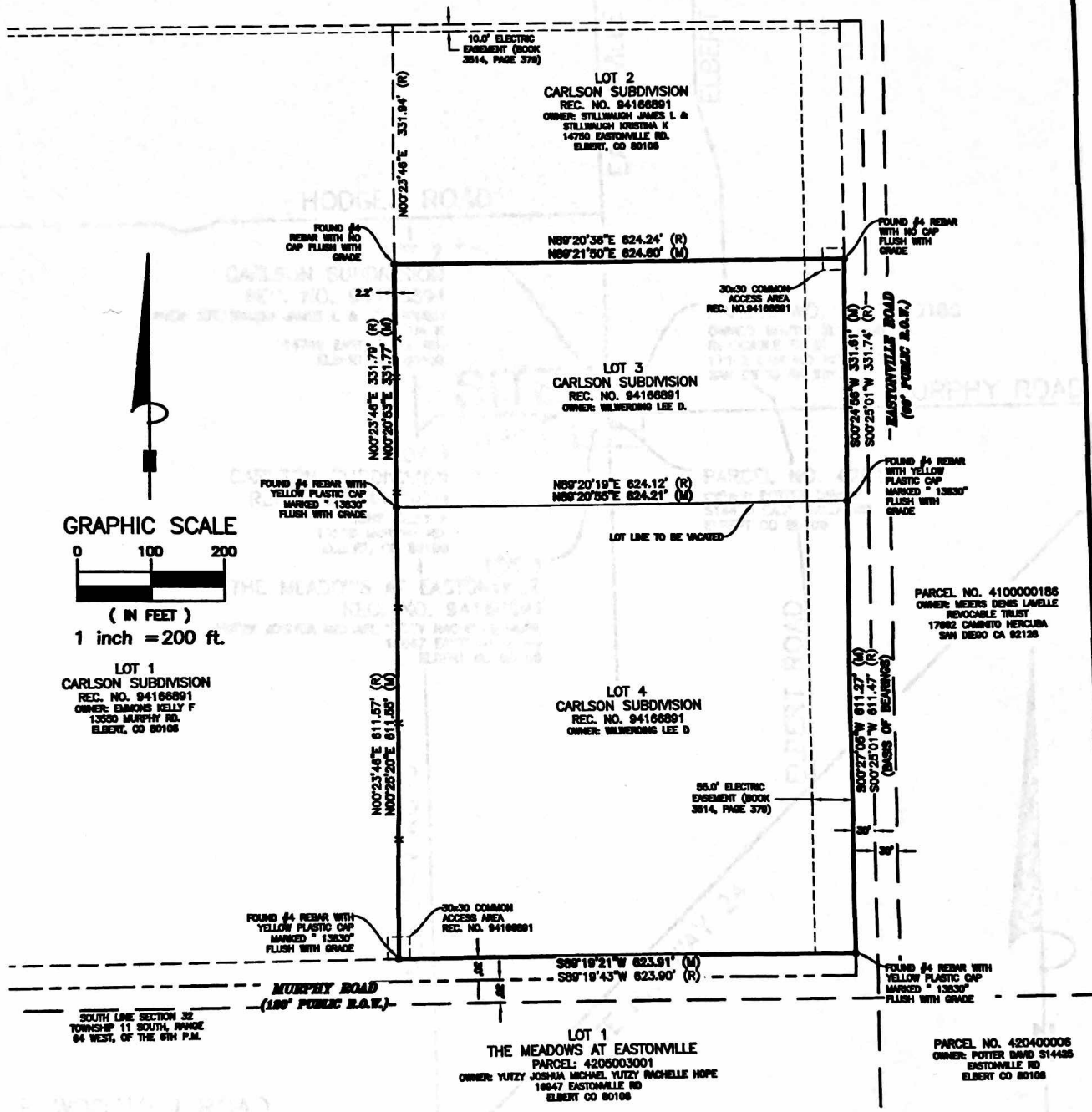
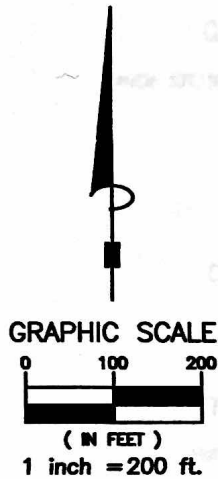
Client
Lee Wilwerding

Date
6/4/19

Scale
As Shown

VICINITY MAP

VACATION OF LOT LINE



PROPERTY DESCRIPTION:

Lot 3 & 4, Carlson Subdivision, As recorded under Reception No. 94166891 on December 12th, 1994 in the records of El Paso County, Colorado.

1. Basis of bearings is the East line of Lot 4, Carlson Subdivision, monumented on its north and south end with a found #4 rebar with yellow plastic cap, marked "13830", flush with grade as shown, and measured to bear S00°27'05"W at a distance of 611.27'.
2. Field work for this survey was completed on May 23, 2019.

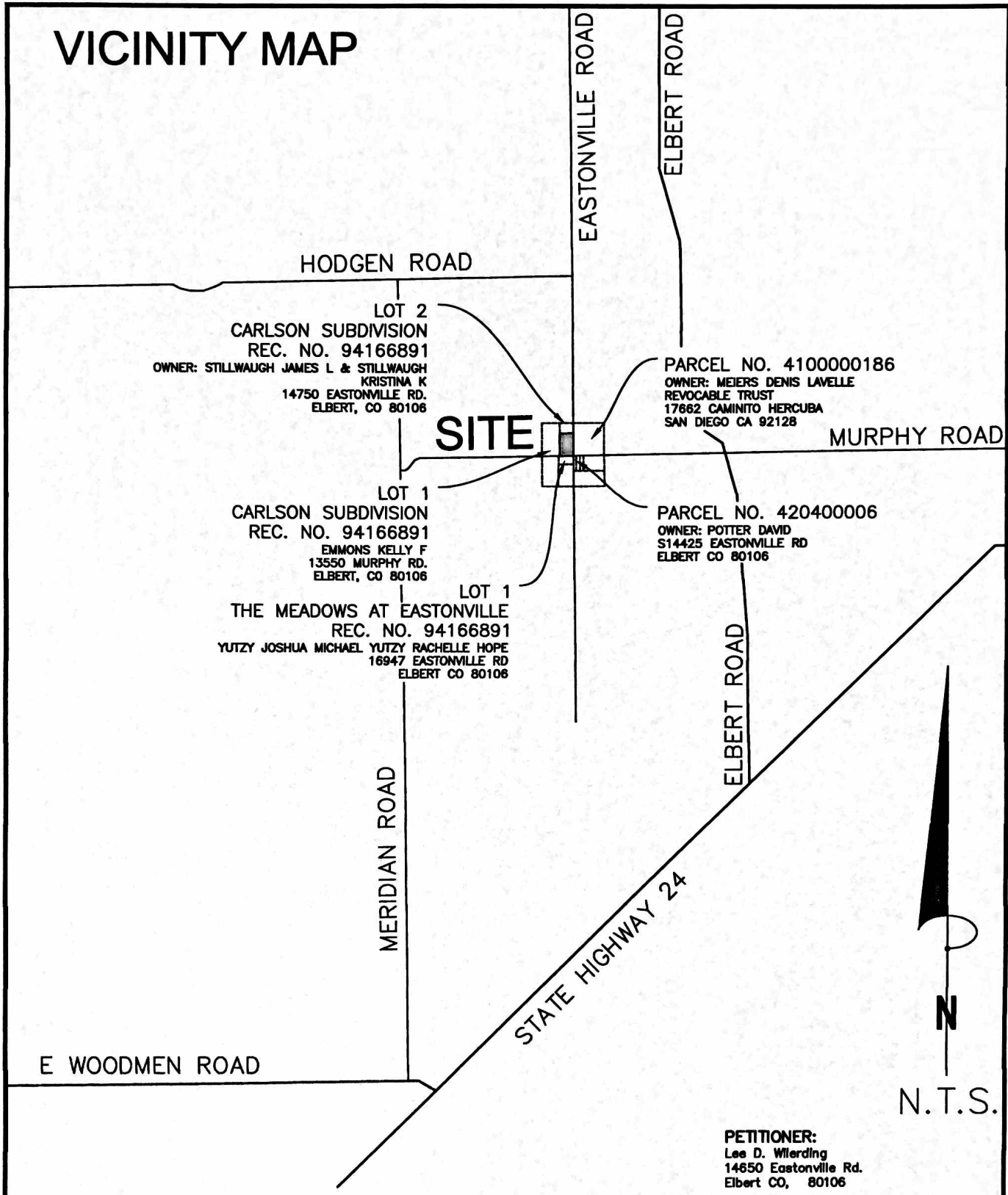
PETITIONER:

Lee D. Wierding
14650 Eastonville Rd.
Elbert CO, 80106

Project No: 190428	Drawn: PLZ	Date: 05/28/2019
	Check: SLM	Sheet 1 of 2

Clark 
Land Surveying, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarkls.com

VICINITY MAP



N.T.S.

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 Lee D. Wierding
 14650 Eastonville Rd.
 Elbert CO, 80106

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Project No: 190428	Drawn: PLZ	Date: 05/28/2019
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