

Land Development Code 7.2.2.(E)(4) link for Boundary Line Adjustment criteria for approval: (copy/paste) [https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH7RUGODILA_7.2S_USUEXOTACCRMOPRBOINPR#:~:text=Clerk%20and%20Recorder.-\(4\),Boundary%20Line%20Adjustment%20between%20Unplatted%20Parcels.,-\(a\)](https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH7RUGODILA_7.2S_USUEXOTACCRMOPRBOINPR#:~:text=Clerk%20and%20Recorder.-(4),Boundary%20Line%20Adjustment%20between%20Unplatted%20Parcels.,-(a))

Please address this criteria point:

- The boundary line adjustment will not result in a change in the water supply for either lot;

Boundary Line Adjustment Between Parcels

Hello, Please add: PCD File No.: EXBL262

We are formally requesting approval for a boundary line adjustment between two parcels:
Parcel No. 7600000053 and Parcel No. 7600000051, which we own.

This Boundary Line Adjustment is requested to reconfigure the boundaries of an existing 20-acre parcel to facilitate a partial conveyance between adjoining property owners while retaining the portion necessary for continued access and existing infrastructure associated with the applicant's remaining property.

This adjustment will:

- Create a more logical and functional parcel configuration for both properties.
- Align property boundaries with existing land use, including the area containing existing cattle pens shown on the draft survey.
- Allow conveyance of the portion containing the existing cattle pens, along with the portion located south of the main road.
- Retain the northwestern portion of the applicant's remaining contiguous property, easements or future access agreements.
- Preserve the portion of the parcel containing the existing permitted constructed well associated with the retained property.
- Reduce ambiguity regarding long-term boundaries between adjoining owners.

The current well is on the southern property. Will modifying the boundary line to include the well on the northern property effect the southern property's water right?

The ingress egress easement/private right of way decree did not appear to create "Parcel A-1, B-1, C-1" as independent parcels. The Map Exhibit calls them independent parcels. Please correct. (And remove reference to Parcel A)

This adjustment will not:

- Create any new parcels.
- Adversely affect access, utility easements, rights of way, or drainage.
- Increase any existing nonconforming use.
- Compromise applicable planning or zoning requirements.
- Result in additional development.

Add sentence: Both parcels are within the A-5 zoning district and currently meet the minimum area of 5 acres. Following the Boundary Line Adjustment, both parcels will remain in conformance with the minimum area requirement of the A-5 zoning district.

Additional findings:

- No changes to drainage are required to neighboring or downstream property.
- This request is limited to boundary line adjustment.
- The property is not located within the 08041C0925G, effective December 1, 2010.

Add sentence: "Parcel B" is currently land locked (nonconforming). Following the Boundary Line Adjustment, "Parcel B" will have direct access and frontage to Little Turkey Creek Rd and have a minimum front lot width > 200 ft for the A-5 zoning district.

Sincerely,
Rocky Dysart
Laura Hunter

Owner, Parcel No. 7600000053 and Parcel No. 7600000051
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Please discuss and state who maintains Little Turkey Creek Road and who will be responsible for maintenance of the private road contained within the boundary line adjustment map area.

EX: private road (as discribed in book, page) maintenance is the responsibility of the individual property owner(s) where contained within their respective property boundaries.