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**Lots 35 & 36 Vacation of Lot Lines
Letter of Intent**

August 14, 2024

PCD File #

Planner: Vertex Consulting Services, LLC, Nina Ruiz
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Tax Schedule No: 4300000635
Acreage: 5.036 Acres
Zoning: RR-2.5 (Residential Rural)

Site Location, Size, Zoning:

Vertex Consulting Services, LLC, on behalf of Grandview Reserve Metro District 1, is respectfully submitting an application for a vacation of interior lot lines within the RR-2.5 zoning district. The proposed vacation meets the approval criteria included within Section 7.2.3.A.1.c of the Land Development Code.

Request:

A request for approval of a lot line vacation for lots 35 and 36 of the Saddlehorn Ranch Filing Number 3.

Justification:

The pages that follow address each one of the criteria included within Section 7.2.3.A.1.c of the El Paso County Land Development Code.

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;

Lots 35 and 36 will be utilized by the Grandview Reserve Metropolitan District No. 1 facilities. Although no structures will span the property line, the District will own and maintain both parcels with parking being on one parcel and structures being on the other.

The resolution of approval or the vacation plat adequately renames or renumbers the lot;
Section 7.2.5.C.3.a of the Code provides direction regarding renaming of lots after vacation of interior lot lines. The lot will be renamed 35A pursuant to this section.

The vacation of the lot line will not adversely affect the public health, safety, and welfare; and
The vacation will have no impact to the public health, safety, or welfare of the existing or future lot owners.

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the lot line has been resolved.
The vacation of lot line will not be in conflict with any CC&Rs.