



July 10, 2024

LETTER OF INTENT

**OWNER:** Brenda Sanders

**ADDRESS:** 1582 Nokomis Drive Colorado Springs, CO 80915

**SCHEDULE #:** 5406414109

**CONTACT INFO:** Phone: (719) 201-4293 [owner] or (719) 459-3106 [Vinny with Anthony Homes]  
Email: [vinny@homesbyanthony.com](mailto:vinny@homesbyanthony.com)

**SITE LOCATION:** Property Address: 1582 Nokomis Drive Colorado Springs, CO 80915

Legal Description: Lot 57 Cimarron Westridge Fil. No. 1 TOG W/ Lot 57A  
Cimarron Westridge Fil. No. 4

Zoning: RS-6000 CAD-0

Property Size: 11,349 Square Feet (0.26 Acres)

Property Details: Site currently has one single family residence constructed on  
Lot 57 in Fil. No. 1

**REQUEST:** We are requesting to amend the current, recorded Plat to vacate and replat lots 57 of Cimarron Westridge Fil. No. 1, and lot 57A in Cimarron Westridge Fil. No. 4 to establish one lot and remove easements along removed lot line. These lots have been previously combined for tax purposes. The new single lot will be known legally as: **Cimarron Westridge Filing No 4A and 1A, Lot 57A** (replacing the original).

## APPROVAL CRITERIA:

### 7.2.3. Actions Vacating or Altering a Recorded Plat

(a) **Purpose.** The purpose of establishing standards for the vacation of platted lot lines is to allow for the removal of lot line that will not substantially modify the originally platted subdivision.

(b) **Applicability.** Interior lot lines on a recorded plat may be vacated under the lot line vacation process where the:

- Vacation does not result in the combination of more than 10 lots;
- Vacation does not result in a violation or require a waiver of any provision of this Code or violate any condition or requirement of the original approval of the recorded plat; or
- Vacations is being conducted to create lots that conform with the minimum lot area requirements resulting from a rezoning of the property except where the rezoning was from 1 agricultural or residential classification to another.

(c) **Approval Criteria.** The PCD Director, in approving the vacation of interior lot lines, shall find:

- The lot line is no longer necessary for the original purposes for which it was established or needed by those who have a right to it;
- The resolution of approval or the vacation plat adequately renames or renumbers the lot;
- The vacation of the lot line will not adversely affect the public health, safety, and welfare; and
- 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.

1. The properties have been combined since 1972 for tax purposes. Taxes have been paid for both properties.
2. These changes to the recorded plat will have no negative impact or other dimensional standards.
3. This amendment is consistent with Filing 1 and Filing 4.
4. This is not a detriment to the public health and welfare.
5. This is not increasing the number of lots in the subdivision, instead it is increasing the size of one lot, therefore allowing an increased building area.
6. This change is internal to only this one lot, and one property owner.
7. This change will not affect the CC&Rs, and have been reviewed for such.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Vinny Cucuzza', written over a horizontal line.

7/10/24

Vinny Cucuzza and Behalf of the Property Owner

Date