



May 8, 2024

LETTER OF INTENT

OWNER: Brenda Sanders
ADDRESS: 1582 Nokomis Drive Colorado Springs, CO 80915
SCHEDULE #: 5406414109
CONTACT INFO: Phone: (719) 201-4293
Email: judy@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)

Cimarron Westridge
Filing No 4A and 1A,
Lot 57A

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

vacate and replat lots
57 of

REQUEST:

We are requesting to amend the current recorded Plat to ~~combine~~ Lot 57 in Cimarron Westridge Fil. No. 1, ~~with~~ Lot 57A in Cimarron Westridge Fil. No. 4 for ~~zoning purposes~~. This will include vacating the existing property line shown on the Plat. These lots have been previously combined for tax purposes. The new single lot will be known legally as: ~~Lot 57A, Cimarron Westridge Fil. No. 4.~~ (replacing the original).

We are also requesting that with this Plat Amendment, the current easements between the properties be vacated for the purpose of constructing an addition on the existing single family home.

to establish
one lot
and
remove
easements
along
removed lot
line

delete yellow text

address
each of
these
purpose
and criteria;
leave Code
and write
answer
under each
purpose
and criteria

APPROVAL CRITERIA:

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.

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 a 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
- Vacation 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 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;

Your consideration of this request will be greatly appreciated.

- The vacation of the lot line will not adversely affect the public health, safety, and welfare; and

Respectfully Submitted

- 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.



Vinny Cucuzza and Behalf of the Property Owner

5/10/24

Date