



January 27, 2022

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RE: Vacation Plat  
Colorado Springs, CO

## Vacation Plat

### PROJECT STATEMENT

#### **Description:**

The Vacation Plat submittal is a right of way Vacation of a portion of Chelton Road Right of Way between Lots 27, 28 & Lot 29, Block 4, Highland Hills Subdivision No. 2 in the City of Colorado Springs. Recorded, August 9, 1962, in Plat Book D-2 at Page 59. Currently the wood fence located on Lot 28 is an encroachment onto the undeveloped right of way. The fence encroachment has existed for many years. The existing 24 foot asphalt roadway currently is not entirely located within the platted right of way, although the City of Colorado Springs owns the land currently occupied by the existing roadway.

#### **Justification:**

The proposal is to vacate that portion of roadway adjacent and between Lots 27, 28 and Lot 29. The 60 ft. width public right of way originally platted exists as Chelton Road. Basically the purpose of the vacation is to provide public access along the existing roadway currently maintained and dedicated to the City of Colorado Springs.

The vacation of the public roadway will bring the existing wood fence on Lot 28 into compliance and remove the fence encroachment. The improved boundary of Lots 27, 28 and Lot 29 will not be affected by the Vacation Plat.

This request will have no adverse impact on the neighborhood, traffic or utilities. The property is Zoned R1-6 – min. 6,000 sq.ft. Residential. The proposed vacation of a portion of the public street does not change the current location of the roadway and is consistent with the characteristics of the R1-6 Zone. This proposal will not have a negative affect the current zoning and neighborhood.