



321 W. Henrietta Ave
Suite A
Woodland Park, CO 80863

September 4, 2024

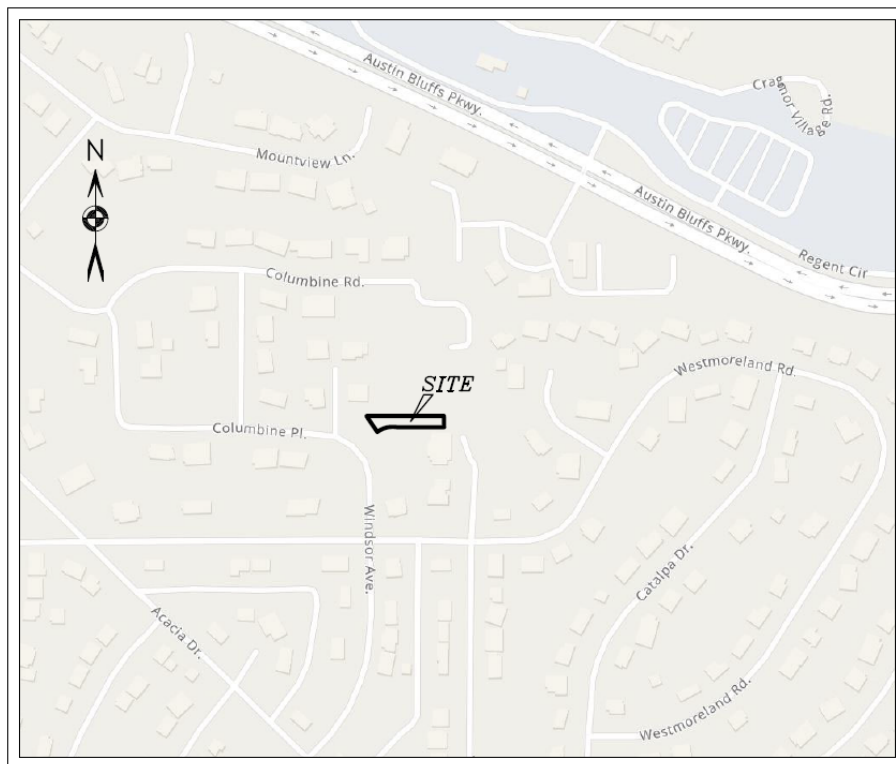
RE: Unnamed Street Vacation, South Range View Subdivision

On behalf of Tara Custom Homes (property owner/developer), Catamount Engineering is requesting approval of a Vacation Plat. The subject site is a 1.41 acre property near the intersection of Columbine Place and Windsor Avenue in the City of Colorado Springs. Although the parcel was previously vacated by the City of Colorado Springs, it was never assigned to adjacent parcel by the Assessor, and City staff has requested that we address the incomplete vacation with new application. The following project statement includes a clear description of the Vacation Plat and addresses the Review Criteria.

City items listed in *italic underlined* and the applicant's response or comments are in bold font.

Clear description of the proposed vacation.

The proposed vacation is a portion of undeveloped row created with the platting of South Range View Subdivision. The subject vacation parcel is bounded to the south by residential side lot lines, and to the north by vacant parcels proposed for residential development. There is no functional continuation of the existing ROW and easterly ROW connections have been previously vacated. Proposed northerly development is proposing access from northerly section of Columbine Road. Given proposed northerly ROW access and realignment of interior streets the proposed vacation parcel is not necessary for ROW and the request is to vacate this section of right of way. The parcel has been previously vacated and this action is complete assignment of the vacated parcel. This will not negatively impact existing access or proposed development access.



Justification based on the review criteria addressing why the proposed project should be approved;

1. The right of way is no longer needed for public transportation purposes;

The South Range View Subdivision has been constructed with no lots utilizing the existing ROW proposed for vacation. Previous vacations have eliminated connectivity of originally proposed ROW. The proposed (northerly) development is utilizing adjacent access to Columbine Road (northerly limits of project) for access. Grade prohibits connection to existing roadway network utilizing current design criteria. This will not negatively impact existing development or proposed future development access.

2. The vacation will not adversely impact use of the right of way for public utility and/or drainage purposes;

The vacation will not adversely impact use of the right of way for public utility and/or drainage purposes. No utility or drainage improvements exist within the portion to be vacated. No proposed public utilities or drainage structure within the vacated portion are proposed with future development.

3. The vacation will not adversely impact the uniform width of the remaining portions of the public right of way along the block frontage for which vacation is south;

The vacation will not adversely impact the width of existing public right of way. No portion of the exiting right of way is proposed for access.

4. Access to lots or properties surrounding the public right of way will not be adversely affected;

Access to lots or properties surrounding the public right of way will not be adversely affected. The right of way has never been constructed or utilized for access to existing adjacent lots. Future lot proposal does not include access from vacated portion of Right of Way.

5. The vacation is consistent with the purpose of this Subdivision Code.

The vacation is consistent with the purpose of this Subdivision Code.

Per the reasons and justification provided above we respectfully request approval of the Vacation Plat. If additional information is required, please contact me at via email at david@catamounteng.com or via phone at 719.436.2124.

Respectfully Submitted,



David L. Mijares, PE
President, Catamount Engineering