



**FREMONT COUNTY
BOUNDARY LINE ADJUSTMENT / LOT LINE ADJUSTMENT /
VACATION OF INTERIOR LOT LINE APPLICATION**

A Lot Line Adjustment (LLA) is normally an administrative process which allows for the adjustment of lot lines and adjoining easements between two or more adjacent properties, at least one of which has been legally platted as a lot of record.

A Boundary Line Adjustment (BLA) is normally an administrative process which allows for the adjustment of property lines and adjoining easements between two or more adjacent properties. All properties shall be a metes and bounds legal description.

A Vacation of Interior Lot Line (VILL) is normally an administrative process which allows for the vacation of interior lot lines and adjoining easements between two or more adjacent platted lots of record. A Vacation of Interior Lot Line application may be approved based on review of the Planning Director, where the proposed vacation does not substantially modify the originally platted subdivision

Under certain circumstances, approval of any application may require review by the Fremont County Planning Commission and approval by the Fremont County Board of County Commissioners. In such a circumstance an additional review fee is required.

The applicant shall provide **one (1) original document, one (1) copy, and an electronic copy (either CD or flash/thumb drive)** and all of its attachments at the time of application submittal. Also, an electronic copy (PDF) of all documents and drawings shall be supplied at time of submittal. **Only complete applications will be accepted.** After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies that must be addressed by the applicant, Department comments and or questions about the application.

An application fee set by the Board of County Commissioners (Board) shall accompany this application. Contact Planning and Zoning Department for fee amount.

The Department of Planning and Zoning, Planning Commission, and or Board of County Commissioners may require additional information, documentation or evidence as deemed necessary by the same regarding this application.

Please mark which application you are applying for:

Lot Line Adjustment Boundary Line Adjustment Vacation of Interior Lot
Line and/or Easements

Once the property is established as "a" and "b", be sure to use the same reference throughout the application. This form was designed to accommodate two properties, if additional properties are involved please provide information on additional pages as attachments.

1. Please provide the name, mailing address, telephone number and e-mail address for each property owner of each property involved in the LLA/BLA/VILL application:

a. Name: Travis Cove

Mailing Address: 1055 York Ave., Canon City, CO 81212

Telephone Number: 303-324-9994 Facsimile Number: _____

Email Address: wolvespk48326@yahoo.com

b. Name: Bob N. Rundell and Dawn E. Rundell

Mailing Address: 1049 York Ave., Canon City, CO 81212

Telephone Number: 719-275-5762 Facsimile Number: _____

Email Address: _____

c. Consulting Firm Name: Colorado Land Surveyors Inc.

Mailing Address: 184 S. Tiffany Dr., Unit 106, Pueblo West, CO 81007

Telephone Number: 719-542-9169 Facsimile Number: 719-542-9183

Email Address: socolandsurvey@gmail.com

2. The proposed plat title is COVE/RUNDELL BOUNDARY LINE ADJUSTMENT

3. The total number of properties involved prior to this application are 2

4. The total number of lots as a result of this application are 2

5. Ratification:

As per the Fremont County Subdivision Regulations (XIV., F., 4.) an executed Ratification, Consent and Release Form (*forms are provided by the Department for execution*) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a LLA/BLA/VILL application prior to final approval by the Department. Will any property involved in this application require a form to be executed and submitted? Yes No

6. What is the current Zone District for each involved property? Zone verification may be completed through the Planning and Zoning Office prior to application submittal.

a. This property is located in the AE Agricultural Estates Zone District.

b. This property is located in the AE Agricultural Estates Zone District.

7. In accordance with the Fremont County Zoning Resolution (2.4.3), properties involved in a LLA/BLA/VILL that are not located in the same Zone District must process a Zone Change Application if the property receiving land is proposed to be enlarged by more than twenty-five

percent of the existing land area. Will this application require a zone change process? Yes No. If yes, then the zone change must be completed prior to approval of this application.

8. A submittal fee of \$ 600.00 is attached to this application (Check # _____ cash)

By signing this application you are certifying that the above information is true and correct to the best of your knowledge and belief. It also serves as your acknowledgment that you understand that if any information provided in or attached to this application is untrue or inaccurate this application may be rendered null and void.

Fremont County Subdivision Regulations contain all descriptions of requirements for each application. Lot Line Adjustment and Boundary Line Adjustment can be found in section XIV. Vacation of Interior Lot Line & Utility Easement can be found in Section XIII.

The applicant has reviewed all regulations in regards to the necessary requirements and understands the impact of this application.

a. Property "a" Owner Signature  Date 3-30-2023
b. Property "b" Owner Signature  Date 3/30/23

Required Attachments:

- Application Current Deeds Application Fee _____
- Title Commitment (dated within 30 days of submittal)
- _____ Copies of all exceptions from Schedule B of title Commitment
- _____ Ratifications (will be required prior to recording, form will be provided by county to applicant)
- Plat (LLA / VILL) Deeds (BLA)
- Plat/Map w/ Improvements or Improvement statement
- _____ Utility / Easement Notifications (certified mail receipts)
- _____ Closure sheets for each lot
- _____ Electronic copies (on CD, Flash Drive or email to county, verify address prior to sending)

Rundell-

LEGAL DESCRIPTION:

All that portion of Block 20, Orchard Park Subdivision described as follows:

Lot 18 and all that part of Lot 19 lying South and West of the following described 3 courses to wit:

Commencing from the Northeast corner of Lot 18, Block 20, Orchard Park Subdivision, said corner being marked by a No. 4 rebar with plastic cap PLS 20142, N00°10'31"W, a distance of 10.05 feet to the Point of Beginning; Thence S89°53'42"W, a distance of 307.60 feet to the West line of the Easterly 3/4 of Lot 19; Thence N00°08'34"W along said Westerly line to a point; Thence S88°49'33"W along a line being 40 feet Southerly of and parallel with the North line of said Lot 19, a distance of 102.73 feet to the Point of Terminus.

The above described parcel of land contains 1.24 Ac±

Cove-

LEGAL DESCRIPTION:

All that portion of Block 20, Orchard Park Subdivision described as follows:

Lots 20-24 and all that part of Lot 19 lying North and East of the following described 3 courses, to wit:

Commencing from the Northeast corner of Lot 18, Block 20, Orchard Park Subdivision, said corner being marked by a No. 4 rebar with plastic cap PLS 2014, N00°10'31"W, a distance of 10.05 feet to the Point of Beginning; Thence S89°53'42"W, a distance of 307.60 feet to the West line of the Easterly 3/4 of Lot 19; Thence N00°08'34"W along said Westerly line to a point being 40 feet Southerly of and parallel with the North line of said Lot 19; Thence S88°49'33"W along a line, a distance of 102.73 feet to the Point of Terminus.

The above described parcel of land contains 5.77 Ac±