



VACATION OF LOT LINES AND PUBLIC EASEMENTS 2021 Application Form (Revised 1/1/2021)

Project # \_\_\_\_\_

Lot Line Fees:

Table with 2 columns: Action and Fee. Rows include: Vacate an Interior Lot Line without an Easement (\$51.00), Vacate lot line With an Easement (\$114.00), Vacate a Public Easement (\$114.00), Establish a Public Easement (\$114.00).

1. Applicant Information

- a. Name(s)
b. Phone
c. Mailing Address
d. E-Mail Address

2. Property Information

- e. Street Address
f. Legal Description
g. Zoning of the Tract

3. Vacation Request Information

- a. Describe Request
b. Describe Purpose of Request

4. Lot Line and Easement Vacation

- a. First step - Applicant must go to IREA's office at 800 N. Hwy 67 to process IREA's paperwork.
b. The proposed vacation will result in a single contiguous tract of land, with a new legal description.
c. A consolidation of lots may result in having to cap a sewer line. Please call City Utilities at 719-687-5212 to ensure this is completed.
d. The proposed vacation will not adversely affect any legal right of an adjoining property owner or person.
e. The proposed vacation is in conformance with the goals and objectives of the City's Comprehensive Plan and applicable zoning regulations.
f. The deeds for each lot must be in the same "tenancy."
g. Signatures on the "Notice of Vacation" must be notarized the same as on the deed of the property. For example, if a married name is used, please sign as Mary Smith (on the deed) a/k/a (also known as) Mary Smith Jones.
h. Once a lot line is vacated, it cannot be re-established except through the City's subdivision regulations and process per the Municipal Code.
i. Upon approval by the City of Woodland Park, the attached Vacation Notice will be completed and recorded with the Teller County Clerk and Recorder.

**5. Establishing Public Easements**

a. A legal description and exhibit prepared by a surveyor shall be submitted with the application.

**6. Submittal Requirements**

The following information must be submitted with the application:

Applicant Check	City Check	Submittal Requirement
		<b>Application Fees</b> As outlined on page 1.
		<b>Recording/Publication Fees</b> Teller County Clerk and Recorder charges fees to record documents. You will be billed for these costs plus publication costs incurred by the Planning Department. <i>Recording fees: \$13.00 for first page, \$5.00 for each page thereafter, plus \$2.00 e-file fee.</i>
		<b>Proof Of Ownership</b> Warranty deed or title policy. The deeds for each lot must be in the same "tenancy."
		<b>Exhibit/Drawing</b> An exhibit or drawing showing the proposed lot line vacation. The exhibit shall be drawn on 8 1/2"x 11" paper.

**7. Certification**

I (we) do hereby declare and affirm that I am/we are the owner(s) of the subject property and request the proposed lot line or easement change.

 Signed \_\_\_\_\_ Date \_\_\_\_\_

 Signed \_\_\_\_\_ Date \_\_\_\_\_

<b>City Use Only</b>	
1.	Submission _____, 20____, taken by _____ Fee Received _____, 20____, taken by _____
2.	Review and Approval from the utility service companies IREA (electric) <input type="checkbox"/> _____ Black Hills (natural gas) <input type="checkbox"/> _____ Century Link (phone) <input type="checkbox"/> _____ Baja Cable (cable TV) <input type="checkbox"/> _____
3.	Lot line vacation Notice recorded by Teller County on _____ with Reception # _____