

City of Cripple Creek



Planning and Community Development
337 E. Bennett Ave – P.O. Box 430, Cripple Creek, CO 80813
719-689-3905 ckrochta@cripple-creek.co.us

VACATION OF INTERIOR LOT LINE(S) CHECKLIST

Information Regarding the Vacation of Lot Line Process:

- All the lots to be vacated are zoned residential; and the vacation of the lots will not result in any condition that is incompatible with the character of the neighborhood or result in any violation of these Subdivision Regulations, the zoning regulations of the City or any other applicable law or regulation; and
- Adequate access exists to the vacated lot and such vacation will not result in an impairment of access to any other property.
- No more than five lots will be vacated into one lot upon granting of the application; and the proposed vacation does not adversely affect adjacent property owners or holders of easements.
- The vacation of lot line process is a permanent combination and cannot be reversed or resubdivided later.

Required Application Checklist Materials:

Application Form: together with the additional materials required

Fee: Two Checks, one for application fee \$80.00 to the City of Cripple Creek and the second check \$13.00 is for Recording to Teller County Clerk & Recorder

Copies of Deeds: in the same name and tenancy. If the lots to be vacated are not owned outright by the Applicant, then documentation in addition to the deeds showing ownership, any liens, mortgages, easements, agreements, or contracts that run with the land. This is most commonly in the form of a Commitment for Title Insurance or a Title Ownership and Encumbrance Report (O&E)

Notice to Lien-holder: Applicant to provide lien-holder their intent to vacate property lines and obtain signature on the application of the approving authorized representative of the Bank or receive an agreement statement from the Bank

Certified Copy of Taxes Paid: from the Teller County Treasurer's Office indicating that all taxes have been paid for all lots proposed to be vacated.

Upon approval by the City of Cripple Creek, a VACATION NOTICE will be completed and recorded with the Teller County Clerk and Recorder.

Property owner will contact the following utility providers for written approval of the lot line vacation and provide a copy of the approval to the City.

<u>Company</u>	<u>Contact</u>	<u>Phone</u>	<u>Email</u>
<input type="checkbox"/> Black Hills Energy	Troy Bedford	719-546-5860	troy.bedford@blackhillscorp.com
<input type="checkbox"/> Colorado Natural Gas	Howard Wirtz	800-720-8193x304	hwirtz@coloradonaturalgas.com
<input type="checkbox"/> Lumen aka Century Link	David Wondrow	303-506-0415	david.wondrow@lumen.com
<input type="checkbox"/> Cripple Creek Public Works	Steve DiCamillo	719-689-2125	sdicamillo@cripple-creek.co.us
<input type="checkbox"/> Forethought	Kidd Filby	303-815-1837	kidd.filby@corp.forethought.net