

# Nighthawk Design

a Hawk Companies, Inc. Business  
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## BOARD OF ADJUSTMENT OWNER LETTER OF INTENT

Friday, March 24, 2017

ATTN:

**Nina Ruiz**

Project Manager/ Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
[\(719\) 520-6300](tel:7195206300) (Main)  
[\(719\) 520-6313](tel:7195206313) (Direct)

CC: BRUCE CUMMINS and BARBARA AMOS

Mailing Address:  
5615 BUTTERFIELD DR  
COLORADO SPRINGS CO 80923-8721  
PH: 719-640-3357  
Re: LETTER OF INTENT

5375 SILVER DRIVE  
COLORADO SPRINGS, CO, 80918  
Tax Schedule #: **6323103006**  
Legal Description: **LOT 3 BLK 11 PARK VISTA ESTATES ADD**  
Vacant Residential Lot: **22,800 Sq. Ft.**  
County Zoning: **RR-0.5**

### **REQUEST AND JUSTIFICATION**

**We are requesting an allowance for a 20'-0" REAR YARD SETBACK where a 25'-0" REAR YARD SETBACK is required. Representing a 20% relief from the REAR YARD SETBACK, due to the unique nature of the lot. The lot in question has an extremely steep grade from West (Silver Dr. Side) to East (Rear Setback Side), in order to have an adequate "Rise to Run" slope percentage for the driveway for access to the house we have "pushed" the Home Site as far East as possible, to allow for a driveway that is useable and can be better maintained in inclement weather. Furthermore, this has allowed for the appropriate amount of septic (On-Site Waste Treatment Facility) field distances and square footages in order to satisfy County requirements with the Engineered septic design required, due to the Extreme nature of the Site Soils conditions. Septic Note: We are currently pursuing Colorado Springs Utilities water and sewer connections for this site although that when that final determination will not be made (if it's allowed) is unknown.**

**See attached PROPOSED SITE PLAN (for detailed site information)**

**See attached PLAT (for subdivision information)**

Respectfully Submitted,

Rodney B. Wiebe



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