

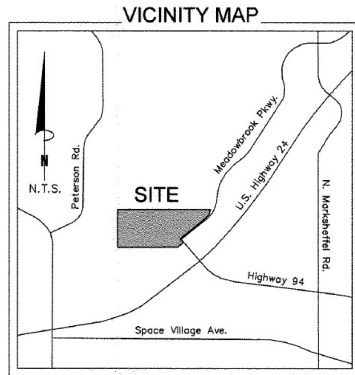
Letter of Intent

Owner/Applicant Information:

Richmond American Homes
4350 S. Monaco Street Denver, CO 80237
Office: 720.977.3881
Cell: 303.889.9145
Fax: 303.488.4843

Site Location, Size and Zoning:

Site Location:



Size and Zoning:

This Site is approximately 32 acres and the current zoning of the parcel is RS 5000. Per the El Paso Development Code in Section 5.4.2, Table 5-4, the setbacks are as follows:

Front (to garage): 25'
Front (to living): 25'
Side (interior): 5'
Side (corner): 15'
Rear: 25'

General Description:

Richmond American Homes "RAH" is submitting an application to request an administrative relief of the current setback and coverage ratio for Meadowbrook Crossing Filing 1 and the Filing 2. RAH's is requesting a 20% relief for both the setback and coverage ratio on the lots that RAH's currently owns. The requested adjustment of setbacks outlined above to consist of as follows:

Front: 25.0' to 20.0'
Side (interior): 5'
Side (corner): 15'
Rear: 25.0' to 20.0'

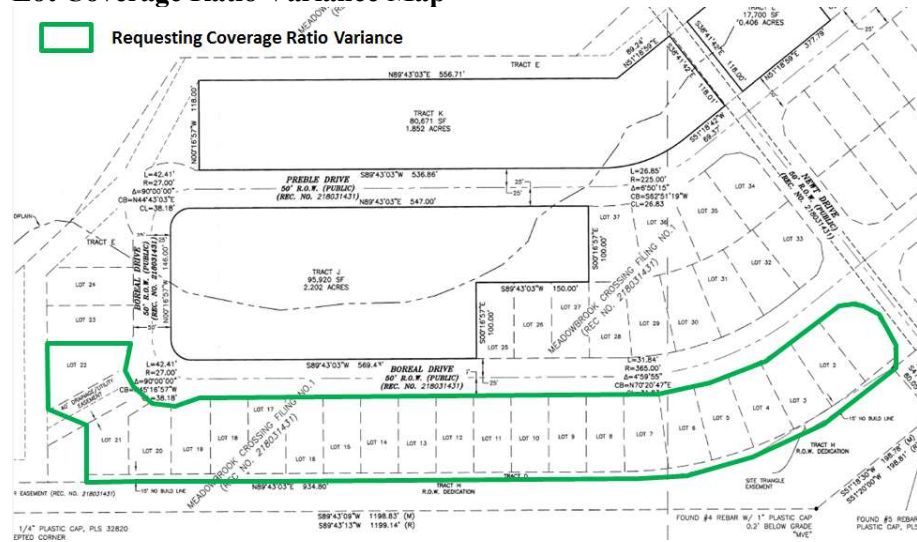
The lots are outlined in red and green are currently owned by Richmond American Homes. There are a total of 114 single family dwellings that are split between two builders. Richmond American Homes is requesting the relief on 57 Lots of the 114 total Lots in the Meadowbrook Crossing subdivision. Please reference the red and green polygons on the map below to understand which lots in each filing that Richmond American Homes is requesting the relief for.



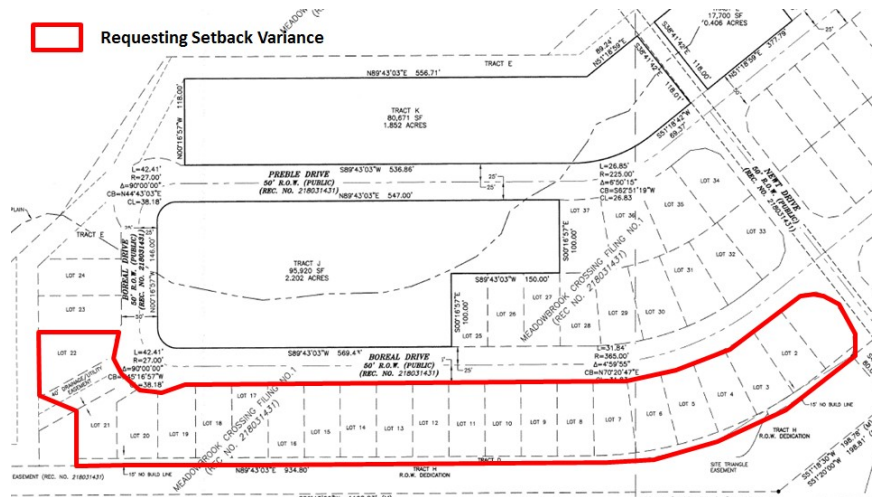
The lots that RAH's filing the variance application for setback reduction and coverage ratio are located within two legal filings. Please reference the maps below to further delineate the lots for each filing.

Filing 1:

Lot Coverage Ratio Variance Map

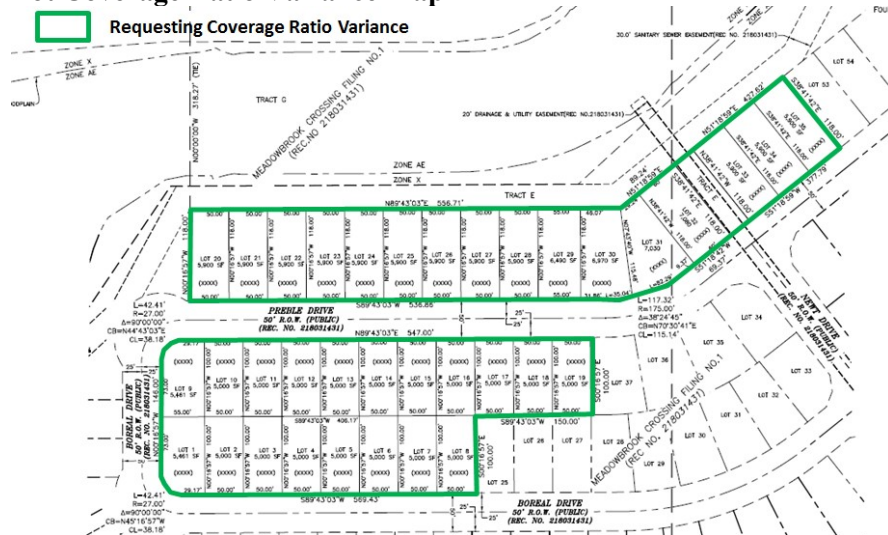


Lot Setback Variance Map

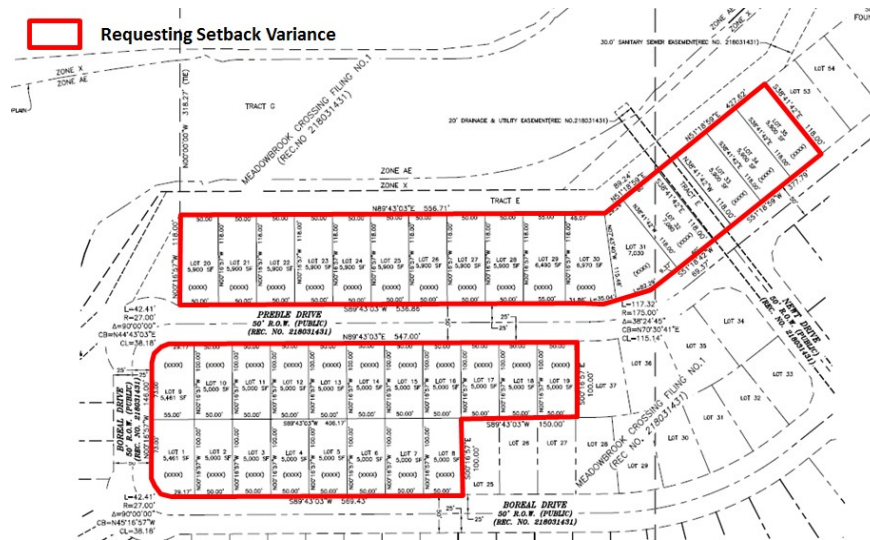


Filing 2:

Lot Coverage Ratio Variance Map



Lot Setback Variance Map:



Request and Justification:

Richmond American Homes (RAH) has encountered some lot fit issues with our proposed product in our new subdivision Meadowbrook Crossing. We purchased our lots and are having lot fit issues. More specifically fitting our ranch product on all of the lots. RAH's is interested in filing a variance application under your mechanism of Administrative Relief as outlined in section 5.5.1 of the Land Development Code. The variance that RAH's is seeking is a 20% reduction in setback and coverage requirements for all the lots at Meadowbrook that are owned by RAH's as outlined above for both Filing 1 and 2.

The new Setback outlined is as follows for each lot:

- Front: 20.0'
- Rear: 20.0'

The adjustment of Coverage Ratio is as follows for each plan:

Expected coverage per plan				(45T, 50R)	(50T, 55R)
Ranch or Two-story	Plan	Elevation	coverage sf	MIN LOT SQFT	var MIN SF
R	R901.1	ABCDE	1901	3802.0	3456.4
R	R901.1	F	2033	4066.0	3696.4
R	R902.1	ABC	2087	4174.0	3794.5
R	R902.1	DE	2189	4378.0	3980.0
T	R903.1	ABC	1288	2862.2	2576.0
T	R904.1	ABCDE	1450	3222.2	2900.0
T	R915.1	ABCD	1490	3311.1	2980.0
R	R921.1	ABCD	2288	4576.0	4160.0
R	R921.1	EF	2400	4800.0	4363.6

If this variance or relief is not granted this would limit the subdivision to one model that we would be able to construct in the community. That will create a monotony issue that will be very detrimental to the appeal of the community as well as be a detriment to the overall public good. We would only be able to construct two story homes and unfortunately that is not an affordable product to the prospective buyers in this market.

Criteria for Administrative Relief:

1. A replat would be detrimental to the community and the project for a number of reasons. First and foremost, RAH has already sold homes within the community and cannot cancel the contracts. Secondly, the project location is constrained and the ability to increase lot size is not a practical solution without impacting the streets and the overall intent of the community. As a reminder the community has already finished horizontal development.
2. Granting the variance would reduce/eliminate monotony and allow RAH's to create a visual appealing community that will be better for residents and the County.
3. RAH's doesn't believe that by granting this variance it will have negative impact on surrounding land owners. We are/will be the majority of the surrounding owners and there is commercial use to the south of the project.
4. Granting the variance will not increase density as prescribed in the plat but rather provide more variation of product type and offering.

Existing and Proposed facilities and Improvements:

Currently all the subdivision improvements have been completed and in the future there will new homes built on the finished lots.

Richmond American homes accepts the proposed administrative relief from El Paso County described herein:



The rear yard setback relief can be applied to all parcels. The front yard setback and lot coverage relief shall be processed when a residence is being reviewed during a residential plot plan application and shall comply with the following regulations:

There shall be no more than three parcels in a row that will receive administrative relief for front yard setback relief and no less than two parcels in a row that do not receive administrative relief of the front yard setback, thus avoiding a monolithic front yard streetscape.

The parcels that do not have the benefit of front yard setback relief shall be granted administrative relief of lot coverage of up to a maximum of 55 percent if single-story, and a maximum of 50 percent if two-story.

The parcels that do receive administrative relief of front yard setback will be granted administrative relief of lot coverage of up to 50 percent if single-story, and a maximum of 45 percent if two-story.