

March 21, 2019

Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Normand E. & Patricia M. Lefebvre
11855 Shorthorn Rd
Peyton, CO 80831

Subject: Letter of Intent

1. This letter is being sent because Normand E. and Patricia M. Lefebvre are proposing a land use project in El Paso County at the referenced address (see item #3). This information is being provided prior to a submittal with the county. Please direct any questions on the proposal to the referenced contact in item #2. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal. (Certified Mail Recipients Attachment #1)

2. For questions specific to this project, please contact:

Normand Lefebvre
11855 Shorthorn Rd
Peyton, CO 80831
Phone: 386-871-7335

3. Site address:

11855 Shorthorn Rd
Peyton, CO 80831

4. This variance is required as our home will exceed the maximum structure allowed for the current lot size 6321 sqft.

Square Footage of House:	2032.2 SQ.FT.
Covered Front Entry:	20.0 SQ.FT.
Garage:	469.5 SQ.FT.
Total:	2521.7 SQ.FT.
Max. Allowed:	2528.4 SQ.FT.

The requested additional structures will increase the total square footage by:

Covered Porch:	170 SQ.FT.
Rear Deck:	240 SQ.FT.
Total:	410 SQ.FT.

Verify SF of rear deck. On the site plan exhibit it is 24 x 12 which would be 288 SF. Revise Letter of Intent Accordingly.

The construction of the proposed structures, the front covered porch and rear deck do not encroach on existing easements or established setback requirements, (See Item 7 Adjacent Properties, Attachment #2).

5. The drawing of our home with the proposed 11'x17' covered porch and a 12'x24' rear deck. (Attachment #2)
6. Waiver Requests. NA
7. Adjacent properties (Attachment #3 example #3)
Home owners at 11845 Shorthorn Rd, 6512 and 6522 Gelbvieh Rd. have approved of the proposed construction. (Attachment #4)

Sincerely,


Normand E. Lefebvre

- Attachment 1: Certified Mail Recipients Attachment #1
- Attachment 2: Proposed Drawing, with Adjacent Properties
- Attachment 3: Adjacent Properties, Example 3
- Attachment 4: Approval of Property Owners Item#7

