

## Letter of Notice to Adjacent Property Owners

September 15, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a land use project in El Paso County at the referenced location: lot 15 of Springs at Waterview Filing No. 1, otherwise known as 4817 Wolf Moon Drive. Please direct any questions on the proposal to the referenced contacts below. 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 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. Adjacent properties requiring notification are lots 14 and 16 of Springs at Waterview Filing No. 1, the owner of Tract B, and 4768 and 4772 of Gami Way on the other side of Escanaba Drive.

For questions specific to this project, please contact the owner:

Richmond American Homes  
Represented by: Jason Pock  
Director of Entitlements  
4350 S. Monaco Street, Denver, CO 80237  
Office: (720) 977-3827  
Cell: (720) 335-8854  
Fax: (303) 488-4831  
Email: [Jason.Pock@mdch.com](mailto:Jason.Pock@mdch.com)

You may also contact the applicant/consultant:

Hayley Young, PE  
B&J Surveying, Inc.  
6841 S. Yosemite Street; Suite 100  
Centennial, CO 80112  
Phone: 303.850.0559  
[hyoung@bjsurvey.net](mailto:hyoung@bjsurvey.net)

Site Location:

The lot for which this notification is referencing is lot 15 of Springs at Waterview Filing No. 1, otherwise known as 4817 Wolf Moon Drive. A vicinity map of the subdivision is enclosed for reference. Said parcel 5507206052, lot 15, is 6461 Square Feet. The current zoning of the parcel is RS 5000.

Request and Justification:

The purpose for this application is to request administrative relief from the front and rear lot setback for Lot 15 of Springs at Waterview Filing No. 1 Subdivision. The subdivision has a typical buildable depth of 50', however the buildable depth on the right side of the lot is only 22' due to the

shape of the lot. The homebuilder does not have any plans in their plan line-up that will fit on this lot without Administrative Relief. This does not negatively impact any adjacent lots and allows for practical use of this lot.

The requested adjustment of setbacks outlined above to consist of as follows:

Front: **20.0'** (20% reduction)

Side (interior): 5'

Rear: **20.0'** (20% reduction)

Existing and Proposed Facilities:

Subdivision infrastructure has been completed, including roads and walk surrounding the lot. Utility stubs have been provided to the lot. The lot has been graded to over-lot conditions and there is an existing electric ped within the lot boundaries. A house is planned on the lot per the specifications of the site plan which shows final proposed grading conditions.

No other waivers or requests are anticipated. Please see enclosed Vicinity Map showing Adjacent property owners and site plan for further information.

Sincerely,



Hayley Young, PE  
B&J Surveying, Inc.

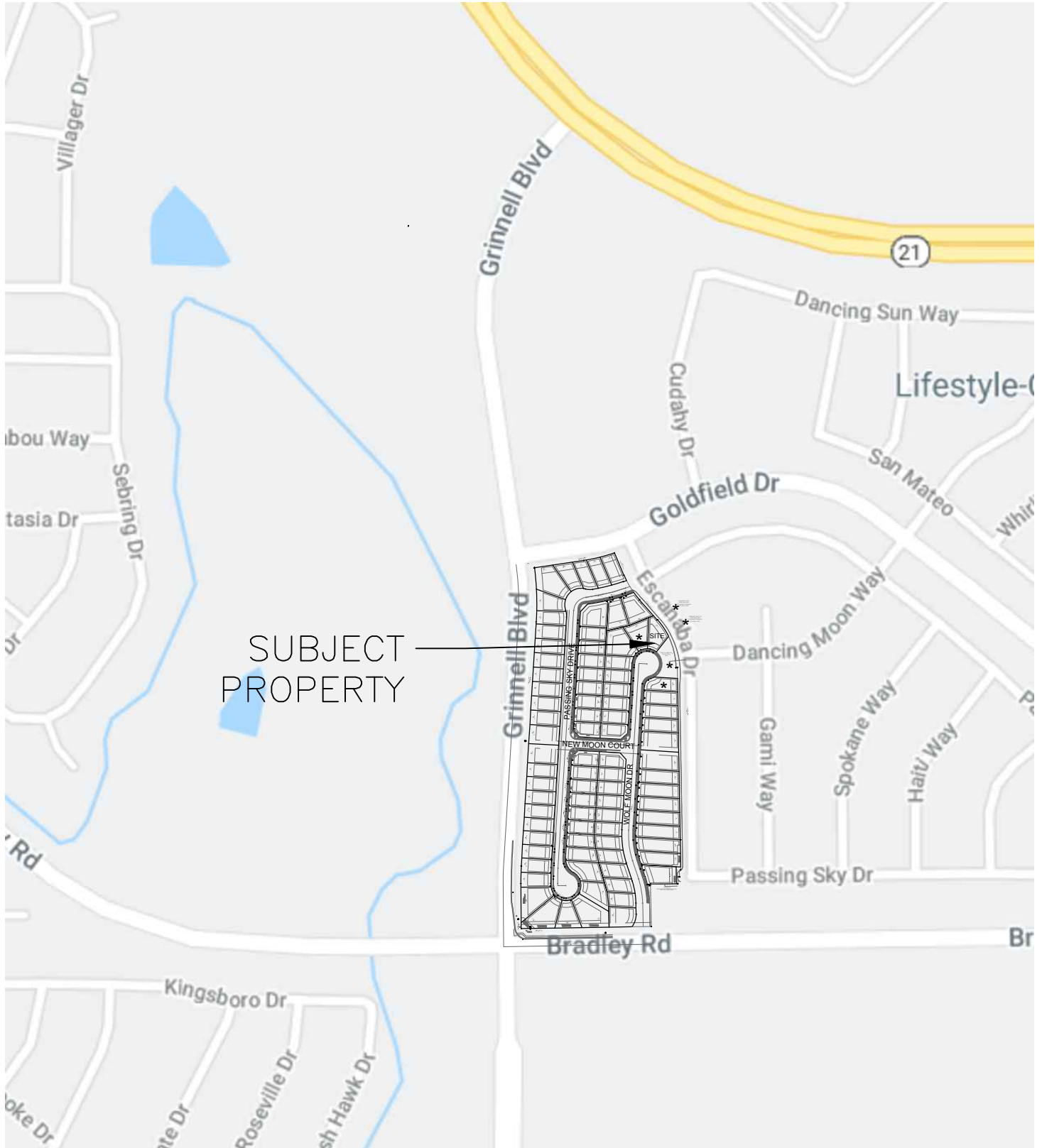
Enclosures:

- Vicinity Map
- Site Plan
- Notification of Adjacent Owners signature page



# VICINITY MAP SHOWING ADJACENT PROPERTIES

0 500 1000  
SCALE: 1"=500'



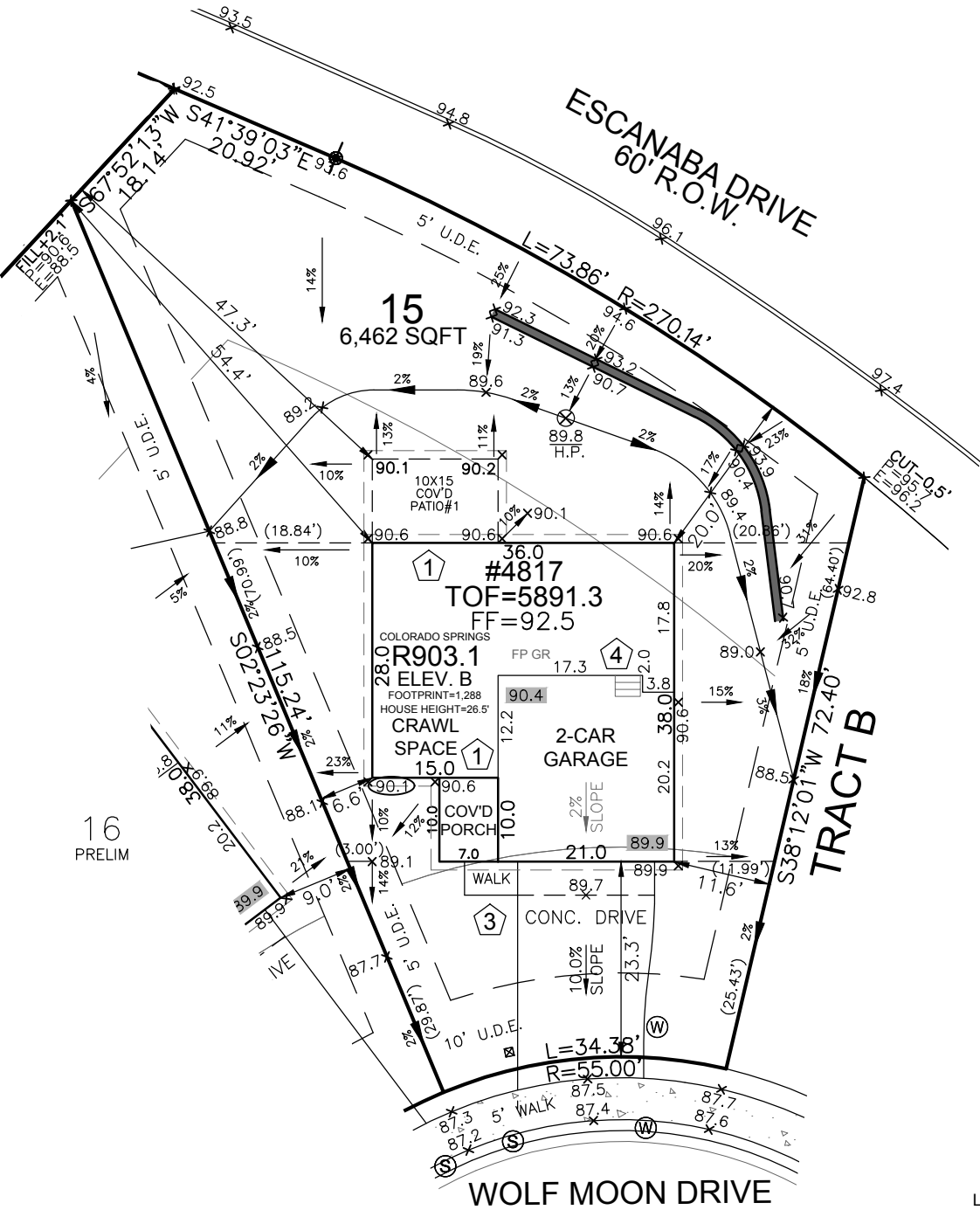
\* = FUTURE ADJACENT PROPERTY OWNER

RICHMOND AMERICAN HOMES
 JOB#28520038
 LOT 15
 PLOT PLAN

REVISIONS:

- 08-14-20 - CHANGED FROM R915 TO R904 - DV
- 08-14-20 - CHANGED FROM R904 TO R903 - DV
- 08-23-20 - CHANGED TO B AND ADDED COV'D PATIO #1 PER 08-20-20 ORDER - DV
- 09-15-20 - REVISE FOR 20% MAX VARIANCE FOR ADMIN RELIEF. HY

SCHEDULE NUMBER 5507206052



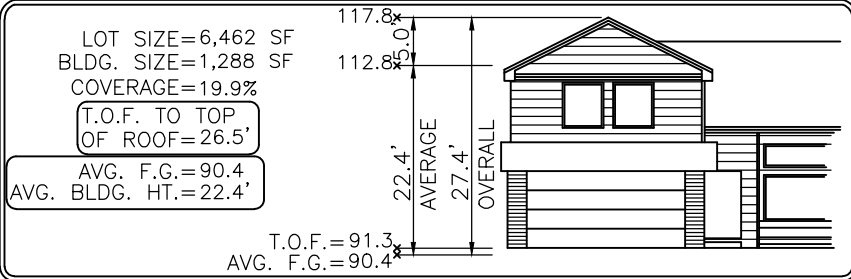
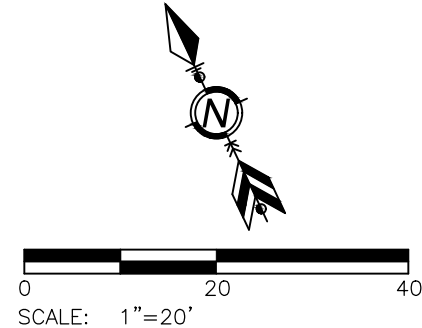
FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,055SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 393SF  
 COVERAGE=37.3 %

LEGEND

- LOWERED FINISH GRADE:
- HOUSE
  - PORCH
  - GARAGE/CRAWL SPACE
  - FOUNDATION STEP
  - CONCRETE
  - RISER COUNT
  - CONCRETE ELEVATION
  - GRADING PLAN ELEVATION

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 91.3
- GARAGE SLAB = 90.1
- GRADE BEAM = 18" (91.3 - 90.1 = 01.2 \* 12 = 14" + 4" = 18")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO/CONCRETE
- RETAINING WALL PROPOSED
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



MODEL OPTIONS: R903-B/2-CAR/CRAWL SPACE/COV'D PATIO #1/FP FR

SUBDIVISION: SPRINGS AT WATERVIEW FILING NO.1

COUNTY: EL PASO

ADDRESS: 4817 WOLF MOON DRIVE

MINIMUM SETBACKS:  
 FRONT: 25' SEP.: 10'  
 REAR: 25'  
 CORNER: 15'  
 SIDE: 5'

DRAWN BY: DV

DATE: 08-23-20



6841 South Yosemite Street #100  
 Centennial, CO 80112 USA  
 Phone: (303) 850-0559  
 Fax: (303) 850-0711  
 E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 06-01-20

## Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Jason Pock

Telephone #'s: 720-977-3827

Description of Proposal: Administrative relief is requested for both the front and rear lot setback of 25' for lot 15. This will allow a house to be built on this restrictive lot which would otherwise only have a 22' buildable depth on the right side due to it's shape as a flag lot.

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
9/15/20 ↓	Yes ↓	Lot 14, ie 4837 Wolf Moon Dr	Richmond (represented by Jason Pock) ↓
↓	↓	Lot 16, ie 4808 Wolf Moon Dr	
		CHANCE K HOLT 4768 GAMI WAY COLORADO SPRINGS CO, 80911-3877	
		VASQUEZ KAITLYN 4772 GAMI WAY COLORADO SPRINGS CO, 80911-3877	
		TRACT B- 4824 WOLF MOON DRIVE	SWV 85 LLC, 31 N TEJON ST 5TH FLOOR COLORADO SPRINGS CO, 80903-1523

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

\_\_\_\_\_  
(Signature of Petitioner or Owner)      date \_\_\_\_\_

\_\_\_\_\_  
(Signature of Petitioner or Owner)      date \_\_\_\_\_

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| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

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Street and Apt. No., or PO Box No.

Kathlyn Vasquez  
4772 Gami Way

City, State, ZIP+4<sup>®</sup>

Colorado Springs, CO 80911-3877

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Street and Apt. No., or PO Box No.

31 N. Tejon St. 5th Flr.

City, State, ZIP+4®

Colorado Springs, CO 80903-1523

PS Form 3800, April 2015 FSN 7530-C-000-9047

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Sent To

Chance K. Holt

Street and Apt. No., or PO Box No.

4718 Garmi Way

City, State, ZIP+4®

Colorado Springs, CO 80911-3837

PS Form 3800, April 2015 PSN 7530-02-000-9047

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