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Sent To HEYDAUFF
 Street and Apt. No., or PO Box No. 18710 CLOVEN HOOK RD
 City, State, ZIP+4® PALMER LAKE CO 80133

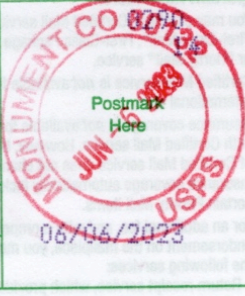
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 Street and Apt. No., or PO Box No. 700 1744 105
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Clifford A. Joyner
1270 Fawnwood Rd.
Monument, Co. 80132
719-481-6196

1. This letter is being sent to you because Clifford A. Joyner is proposing a land use project in El Paso County at the referenced location (see item 3 below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in the 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 and Community Development Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond to either for, or against, or expressing no opinion in writing at the public hearing for this proposal.
2. For questions specific to this project, please contact: Clifford A Joyner, 1270 Fawnwood Rd., Monument, Co. 80132, 719-481-6196, joynercon@msn.com

3. Site address: Lot 1, 18810, 18820 Cloven, Hoof Rd. Palmer Lake, Co.
Property size: Lot 1 Morgan sub no 1: 1.4 acre. Zoning RR-0.5
Lot 2 Morgan sub no 1: 1.67 acre. Zoning RR-0.5

4. Request:

SUBDIVISION DESCRIPTION:

MOVE PROPERTY LINE TAKING SPACE FROM LOT 2 TO GIVE TO LOT 1
SUBDIVIDE LOT 1 INTO LOT 1A AND 1B
SUBDIVIDE LOT 2 INTO LOT 2A AND 2B

ADMINISTRATIVE RELIEF SOUGHT:

CUT FRONTAGE OF LOT 1B TO 80'
CUT FRONTAGE OF LOT 2A TO 97'

4a Justification Lot 1: This lot contains 60984 sft. The required square footage in zoning RR-0.5 is 21780 sft. This subdivision will allow the best use of the land with sizes of each lot well in excess of minimum size requirements.

There is an additional 463' of frontage on RT. 105. There is also an active driveway that has serviced lot 1 and 2 since the 1940es. This subdivision/administrative relief removes frontage requirements from Rt 105 and abandons the active driveway accessing RT. 105.

4b justification lot 2: This is one lot with two single family homes built on it. The subdivision will allow two homes to be sold individually as a substantially lower cost. Each lot will contain over 31000 sft. The required square footage in zoning RR-0.5 is 21780 sft.

The current road access for both houses is an active driveway that has serviced lot 1 and 2 since the 1940es. This subdivision/administrative relief abandons the active driveway accessing RT. 105. And installs a driveway to Cloven Hoof Rd.

5a. Existing facilities structures, roads, etc. on lot 1: Common driveway in active use since the 1940es existing onto Rt.105. This driveway currently serves two houses on Lot 2, and access to lot 1.

5b. Proposed facilities structures, roads, etc. on lot 1: Abandon common driveway exiting on to RT. 105. Install common driveway to Cloven Hoof Rd servicing lots 1A, 1B, and 2A. Build single family home on lot 1A. Build single family home on lot 1B.

5c. Existing facilities structures, roads, etc. on lot 2: Common driveway in active use since the 1940es existing onto Rt.105. This driveway currently serves two houses on Lot 2, and access to lot 1. Two single family homes. One pole barn.

5d. Proposed facilities structures, roads, etc. on lot 2: Abandon common driveway exiting on to RT. 105. Install common driveway to Cloven Hoof Rd. with easement to service lot 2A. Build new driveway or purchase easement to use existing driveway servicing 18710 Cloven Hoof Rd. . Restore existing homes. Install retaining wall (s)

6. Waiver requests and justification:

ADMINISTRATIVE RELIEF SOUGHT:

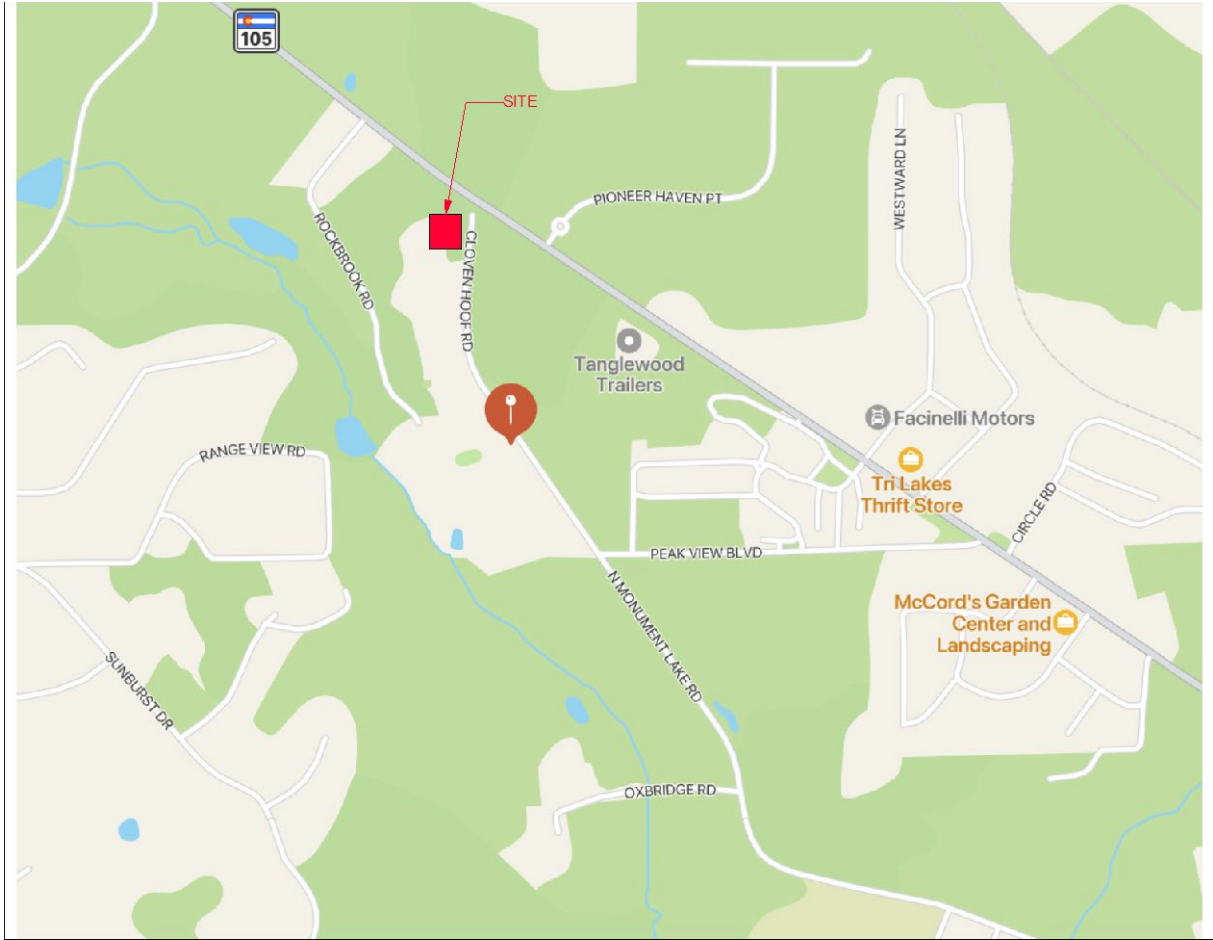
CUT FRONTAGE OF LOT 1B TO 80'. A CUT OF 20%

CUT FRONTAGE OF LOT 2A TO 97'. A CUT OF 3%

Justification:

Justification Lot 1: This lot contains 60984 sft. The required square footage in zoning RR-0.5 is 21780 sft. This subdivision will allow the best use of the land with sizes of each lot well in excess of minimum requirements.

justification lot 2: This is one lot with two single family homes built on it. The subdivision will allow two homes to be sold individually as a substantially lower cost. Each lot will contain over 31000 sft. The required square footage in zoning RR-0.5 is 21780 sft.



Vicinity map