

From: Kari Parsons
Sent: Tuesday, January 18, 2022 7:08 AM
To: Eric Moraes; Brian Risley
Cc: Nina Ruiz; Elena Krebs
Subject: RE: Jan 2022 Agenda Questions

Good Morning Mr. Moraes,

The staff report for Skyline stated the number "2500 square feet" based on the PUD Guidelines. The number, 2500 square feet minimum lot size for the zone district minimum; the applicant has chosen to exceed their PUD Guidelines.

PUBLIC STREET
(50' R.O.W)

LOTS 1-85

DIMENSIONAL STANDARDS AND GUIDELINES (RESIDENTIAL LOTS)

DIMENSIONAL STANDARDS FOR LOTS 1 - 85

1. MINIMUM LOT AREA:
 - A. DWELLING, SINGLE FAMILY: 2,500 SF
2. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWENTY FIVE FEET (25') OR AS OTHERWISE SHOWN.
5. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. SETBACK REQUIREMENTS (SEE DETAILS):
 - A. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
 - B. SIDE YARD: FIVE FEET (5', 10' MIN. BETWEEN BUILDINGS)
 - C. REAR YARD: FIFTEEN FEET (15')
 - D. CORNER YARD (NON-DRIVEWAY SIDE): MINIMUM TEN FEET (10')
7. ACCESSORY STRUCTURE STANDARDS:
 - A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: T
 - B. SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')
8. PROJECTION INTO SETBACKS
 - A. AN ENCLOSED PORCH, 4 FEET BY 4 FEET OR LE
 - B. OPEN AND UNENCLOSED PATIOS, FREESTANDING
EXTEND INTO REQUIRED FRONT, SIDE OR REAR
OR RAMP DOES NOT EXCEED 18 INCHES IN HEIG
OF THE FINISHED GRADE.
 - C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, D
HEIGHT MEASURED FROM THE FINISHED FLOOR
INTO REQUIRED FRONT, SIDE OR REAR YARD SE
 - D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT C
FEATURES MAY PROJECT NOT MORE THAN 2 FE
 - E. CANTILEVERED BAY WINDOWS, NO GREATER TH
REQUIRED FRONT OR REAR YARD SETBACK. TH
 - F. IN THE EVENT 4-FEET OR GREATER ENGINEERE
SETBACKS.

Best Regards,

Kari Parsons, Planner III
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To review all El Paso County projects in **EDARP** go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2021) go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Eric Moraes <emoraes@yahoo.com>

Sent: Tuesday, January 18, 2022 1:32 AM

To: Kari Parsons <kari.parsons@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>

Cc: Ryan Howser <RyanHowser@elpasoco.com>; Brian Risley <brian@crparchitects.com>

Subject: Jan 2022 Agenda Questions

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All -

Attached are my questions for this week's agenda items, specifically about Skyline at Lorson Ranch and Cloverleaf Filing #2. My comments under 5250 really aren't about the project at all, just more about the Master Plan and staff reports written against the new Master Plan as I think we (the PC) are still in the infancy stage of using the new master plan during our analysis.

See you Thursday!

Eric