
LETTER OF INTENT

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May 2, 2020

8884 Towner Avenue
Peyton, CO
80831

El Paso County Building and Planning Committee

To Whom it may concern,

This letter of intent is regarding the modification of the “no build” area of our property located at 8884 Towner Avenue Peyton, CO 80831. This is LOT 58 THE MEADOWS FIL THREE. This property is zoned RR-5 Residential Rural. The current “no build” area starts 15 feet behind our house on the west side and encompasses the entire west portion of our property. The modification of the no build area would allow for a garage to be built on the south side of our property behind our house. We are asking that the “no build” area be modified to allow for building on the south side of the property 100 feet behind our house. This is an additional 85 feet out past the current “no build” area and only on the south side of the property.

The amendment to the plat requested serves to modify a no build zone that is currently on the plat. We have found that the conditions for the no build zone are no longer applicable as we have a engineer report from Entech Engineering that shows the proposed amendment is suitable for building.

The plat amendment complies with this Code, and the original conditions of approval associated with the recorded plat;

- The changes to the recorded plat are insubstantial, or the plat amendment is necessary to reflect the current circumstances or restrictions. We had a soil report completed by an engineer to show that amending the no build area will not cause problems as the soil is suitable for a structure.
 - The plat amendment is in keeping with the purpose and intent of this Code. The no build area was placed on the property when it was developed about 20 years ago. The high water table, unsuitable soil, or high bedrock is not an issue as stated in the engineer report that was obtained.
 - The approval will not adversely affect the public health, safety, and welfare. The amendment of the no build area will not affect anyones public health, safety or welfare in any way.
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- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat amendment has been resolved. We did obtain approval from our HOA ACC for the placement of a garage on our property. We received approval from all of our neighbors as well and this building is in accordance with our HOA.

Sincerely yours,

Erin Warner
