
LETTER OF INTENT

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8884 Towner Avenue
Peyton, CO
80831

January 2, 2020

El Paso County Building and Planning

To Whom it may concern,

This letter of intent is regarding the property located at 8884 Towner Avenue MEADOWS FIL THREE. This property's current "no build" area starts 15 feet from the west property line and encompasses the entire west portion of the build area would allow for a garage behind our house. We are asking for a building on the south side of the property an additional 85 feet out past the current boundary of the property.

Sincerely yours,


Erin Warner

Please provide justification in your letter of intent that addresses plat amendment criteria, per Section 7.2.3(B)(2) of the Land Development Code. At least one of the applicability criteria from subsection (b) shall be identified, and all of the criteria from subsection (c) shall be identified and justified. For convenience, I have included the criteria from both subsections below.

(b) Applicability. A plat amendment may be applicable in the following circumstances:

- To implement an amendment to a recorded plat that is deemed insubstantial by the PCD Director based on, but not limited to, the following factors: design, size, number of lots, public concern, public facilities, services, access, and transportation network;

- To modify, delete, or replace a specific plat note which appears on the face of a plat based upon a determination that conditions requiring the plat note have been satisfied or are no longer applicable; or

- To modify, delete, or replace a specific restriction which appears on the face of the plat based upon a determination that the conditions leading to the restriction have been satisfied or are no longer applicable.

(c) Approval Criteria. The PCD Director, in approving the plat amendment, shall find:

- 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;

- The plat amendment is in keeping with the purpose and intent of this Code;

- The approval will not adversely affect the public health, safety, and welfare; and

- 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.

You should also specify what the use of the barn will be. Some documents in this submittal reference a "pole barn" and here there is reference to a garage. You will want to be consistent throughout. Also note that if you are proposing an agricultural use, you may qualify for an agricultural building exemption.