



Steve and Anita Smith
12085 Sylvan Meadows Dr.
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Letter of Intent

Final Plat Amendment **PCD File no. VR205**
Attn: Ryan Howser, AICP, Planner I
El Paso County Planning & Community Development

Regarding Lot 27, Vacation of a portion of "No Build Zone"
12710 Sylvan Meadows Dr, Legal Description: Lot 27 Sylvan Meadows Fil No 2
Parcel #5212003002
Colorado Springs CO 80908

Owners: Ralph & Anjum Sproul (phone #310-359-3308)
Currently reside at

5 Acre Parcel, Zone RR-5, with existing well

Request and Justification: We are requesting approval to delete a portion of the restricted no-build zone.

All conditions that would make for a suitable building site near the center of the lot have been evaluated and engineered to be acceptable, so the no-build restriction is no longer applicable. These include drainage concerns, location of driveway, soils conditions, water table concerns, soil content, soil densities and allowable bearing capacities. Structural engineering and foundation designs have been completed to match these conditions. Pikes Peak Regional Building has reviewed this engineering and has approved it.

The Plat amendment complies with the land development code section 7.2.3 (B)(2); whereas Vacation does not result in a violation or require a waiver of any provision of this Code or violate any condition or requirement of the original approval of the recorded plat. The changes to the plat reflected in the plat amendment are necessary to reflect the buildable areas on the lot as the current soils condition allow for a larger buildable area than previously designated. Roadways have been constructed and changes affecting the seasonally shallow groundwater areas have occurred which now allows an expanded build site.

The plat amendment is in keeping with the intent of the code as removal of a portion of the buildable area will not adversely affect the platted subdivision, will not affect any easements or setbacks and allowing the plat amendment does not affect any other item disallowed by the Code.

The plat amendment approval will not adversely affect the public health safety and welfare as the requested change will be less than once acre of land disturbance and will not adversely affect drainage to adjacent or downstream properties

The Sylvan Meadows POA is aware of this application and have approved house plans and the building site as shown in the amended plat so any issues have been resolved.

Sincerely,

Steven M Smith

Steven M Smith
President