

Add "PCD File no. VR205"



Steve and Anita Smith
12085 Sylvan Meadows
Colorado Springs, CO
719-494-0203 Office 719-494-0203

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. Simply stating that the application meets the criteria is not adequate justification. For convenience, I have included the criteria from both subsections below.

Letter of Intent

Final Plat Amendment
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
Parcel #5212003002
Colorado Springs CO 80908

Owners: Ralph & Anjum Sproul (phone #310-359-3308)
Currently reside at 9950 N Outlaw Trail
Tucson AZ 85742

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

Request and Justification: We are requesting approval to allow for a building to be built closer to the center of the lot, where the location would be between neighbors. This would also allow for the buildings to be closer to neighbors. The existing buildable area on this lot is on the far east side to the driveway and residence of Lot 26.

All issues that would make for a suitable building site near the center of the lot and engineered to be acceptable. These include drainage conditions, water table concerns, soil content, soil densities, etc. Structural engineering and foundation designs have been completed. Peak Regional Building has reviewed this engineering and has approved.

Sincerely,

Steven M Smith
Steven M Smith
President

Make note: Will be less than one acre of land disturbance and will not adversely affect drainage to adjacent or downstream properties.

(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on the face of a plat based upon a determination that conditions requiring the plat note have been satisfied or are no longer applicable; or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.

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