

Letter of Intent

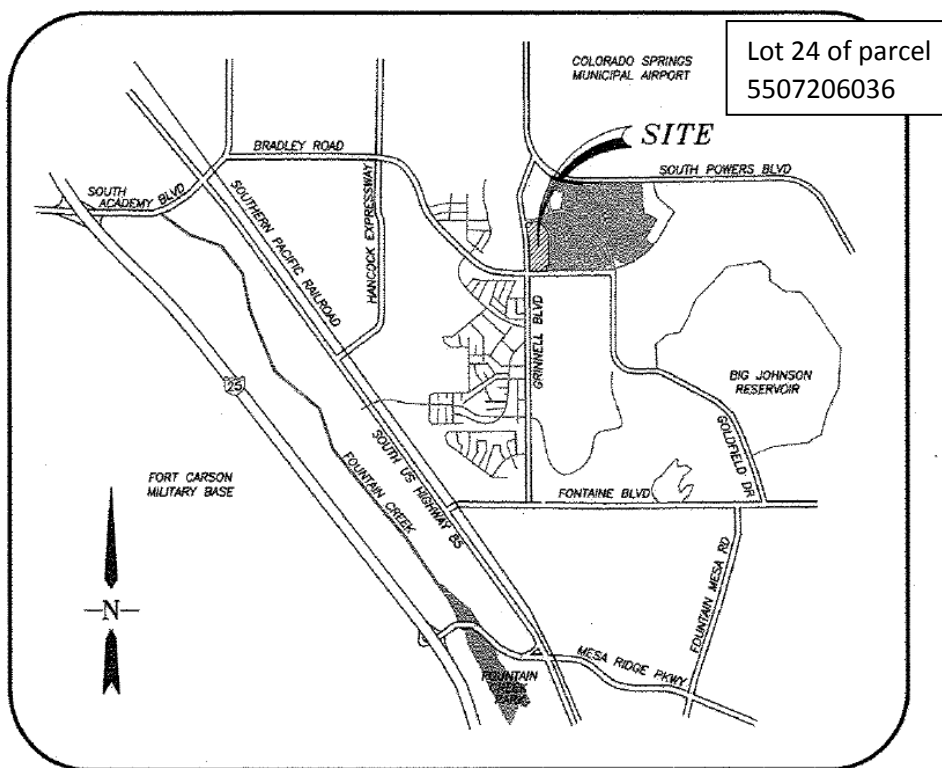
Owner:

Richmond American Homes
Represented by: Matt Childers
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Applicant:

Hayley Young, PE
B&J Surveying, Inc.
6841 S. Yosemite Street; Suite 100
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Site Location:



VICINITY MAP

N.T.S.

please explain what hardship that you have within the letter of intent

parcel ID should be 5507206061

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) 19.5			Maximum Lot Coverage	Maximum Height
		Area	Width (at front setback line)	Front	Rear	Side		
RS-5000		5,000 sq ft 11.17	50 ft	25 ft 17	25 (5) ft 17	5 ft 17	40%/45% 19	30 ft

Size and Zoning:

Lot 24 of parcel number 5507206036, otherwise known as 7012 Passing Sky Drive, is 5307 square feet or 0.1218 acres in size. The current zoning of the parcel is RS 5000. Per the El Paso Development Code in Section 5.4.2, Table 5-4, the setbacks are as follows:

Front (to garage): 25'

Front (to living): 25'

Side: 5'

Rear: 25'

Per 5.3.3 (D) (5), Side (corner setback modification): 15'

this cite is incorrect please revise to 5.4.3.D.5.(5) Corner Lot Setbacks Modification in Residential Zoning Districts. The required front yard setback for corner lots, located in residential zoning districts (including a residential PUD) with a minimum required lot size of 1/2 acre or less, on the side of the dwelling where the driveway access is not located may be 1/2 the required front yard setback of zoning district, or 15 feet, whichever is greater, provided further, no part of any structure shall project into the sight distance triangle as defined in the ECM.

Request and Justification:

The purpose for this application is to request administrative relief from the corner lot setback for lot 24 of parcel number 5507206036 (Springs at Waterview – Filing No. 1). The subdivision is almost entirely comprised of 50' wide lots that feature 5' side lot setbacks. As such, the community was designed for plans that are up to 40' of buildable width. As such, it is clear that the intended buildable width for this lot is 40'. However, due to the easement along the Right of Way that will fit on this lot without

with a 35' buildable width (corner lot setback modification) in the Zoning Districts clause that would change the easement along the Right of Way that will fit on this lot without

Our proposed request/remedy is to request a 15' for this lot. By reducing their floor plan with the smaller setbacks

The requested adjustment of setbacks is as follows:
Front: 25.0'
Side (interior): 5'
Side (corner): 12' (20% reduction)
Rear: 25.0'

Existing and Proposed Facility: The subdivision infrastructure has been provided to the existing electric ped within the lot boundaries. A house is planned on the lot per the specifications of the side plan which shows final proposed grading conditions.

Per the El Paso County LDC the following criteria must be addressed in the letter of intent

(D) Findings Necessary to Grant Administrative Relief: (1) Criteria to be Met. To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
- The intent of this Code and the specific regulation in question is preserved;
- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

(2) Additional Factors Considered. In addition to the criteria required to be met for approval of administrative relief, consideration may also be given to the following factors:

- The granting of administrative relief would help minimize grading and reduce vegetation removal;
- The granting of administrative relief would avoid unnecessary site disturbance or minimize grading;
- The granting of administrative relief would allow the proposed building location and existing vegetation on the site to restrict visibility of the additional height from a distance, from the road or from downhill properties; and
- The granting of administrative relief would allow for building design such as split pads, stepped footings, below grade rooms and roof forms pitched to follow the slope.

No other waivers or requests are anticipated. Please contact me if there are any questions or concerns.

Sincerely,

Hayley Young, PE
B&J Surveying, Inc.

