

Letter of Notice to Adjacent Property Owners

May 19, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a land use project in El Paso County at the referenced location: lot 24 of Springs at Waterview Filing No. 1, otherwise known as 7012 Passing Sky Drive. Please direct any questions on the proposal to the referenced contacts in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal. Adjacent properties requiring notification are lots 22, 23, 25, 48, 49, 50, 73, and 74 of Springs at Waterview Filing No. 1. At this time, all lots are vacant and none of the lots are occupied.

For questions specific to this project, please contact the owner:

Richmond American Homes
Represented by: Matt Childers
Director of Land Acquisition
4350 S. Monaco Street, Denver, CO 80237
Phone: 720-977-3840
Fax: 720-482-8587
Matt.Childers@mdch.com

No proof of notification has been included, please either upload signatures or include certified mailing receipts with this request.

You may also contact the applicant/consultant:

Hayley Young, PE
B&J Surveying, Inc.
6841 S. Yosemite Street; Suite 100
Centennial, CO 80112
Phone: 303.850.0559
hyoung@bjsurvey.net

Site Location:

The lot for which this notification is referencing is lot 24 of Springs at Waterview Filing No. 1, otherwise known as 7012 Passing Sky Drive. It is on the Northeast corner of Passing Sky Drive and New Moon Court. A vicinity map of the subdivision is enclosed for reference. Lot 24 of parcel number 5507206036, is 5307 square feet or 0.1218 acres in size. The current zoning of the parcel is RS 5000.

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 15' wide corner lot setback for this lot, this lot only allows for a floor plan with a 35' buildable width (considering the Corner Lot Setbacks Modification in Residential Zoning Districts clause that would change the corner setback here to 15' versus the 10' that was intended with the easement along the Right-Of-Way). The homebuilder does not have any plans in their plan line-up that will fit on this lot without Administrative Relief. Our proposed request/remedy for lot 24 is a 20% administrative reduction in the corner lot setback of 15' for this lot. By reducing the Corner Lot setback from 15' to 12' (20%), Richmond would be able to fit their floor plan with the smallest footprint (the "903" plan) on this lot.

The requested adjustment of setbacks outlined above to consist of as follows:

Front: 25.0'
Side (interior): 5'
Side (corner): **12'** (20% reduction)
Rear: 25.0'

Existing and Proposed Facilities:

Subdivision infrastructure has been completed, including roads and walk surrounding the lot. Utility stubs have been provided to the lot. The lot has been graded to over-lot conditions and there is an 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.

No other waivers or requests are anticipated. Please see enclosed Vicinity Map showing Adjacent property owners and site plan for further information.

Sincerely,

Hayley Young, PE
B&J Surveying, Inc.



Enclosures:

- Vicinity Map
- Site Plan
- Notification of Adjacent Owners signature page

VICINITY MAP SHOWING ADJACENT PROPERTIES



SITE = SUBJECT PROPERTY

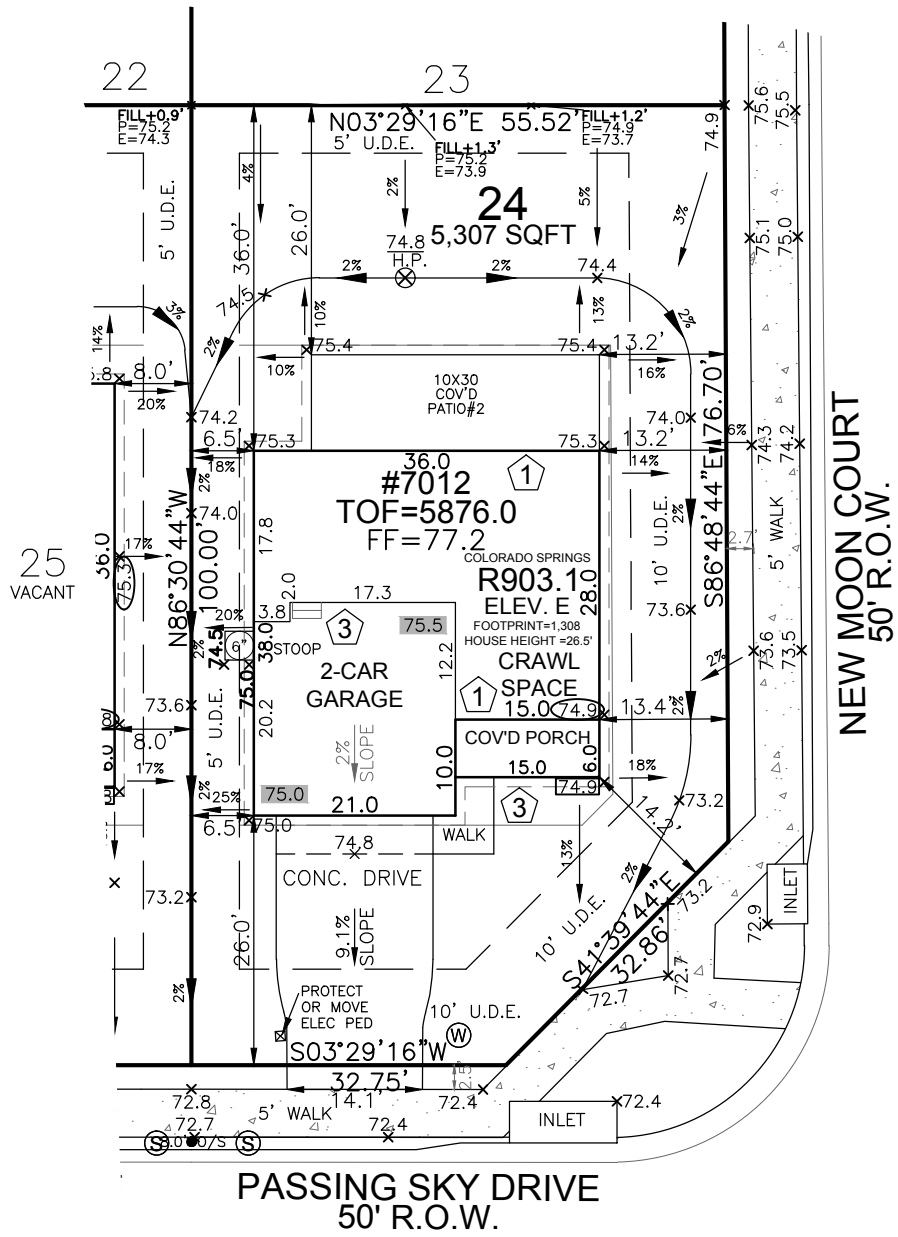
*** = FUTURE ADJACENT PROPERTY OWNER**

RICHMOND AMERICAN HOMES JOB#28520014

PLOT PLAN LOT 24

05-19-20
 Front 10': N=8607.4130 E=1466.1349
 Rear 20': N=8603.2762 E=1534.0089
 NAIL TO NAIL=68.00'

REVISIONS:
05-18-20 - REVISE PER COMMENTS/ ADMIN RELIEF, HY



FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,128SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 385SF
 COVERAGE=34.1 %

LEGEND	
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
[6]	NAIL STRIPS
(XX.X)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION
---	OVEREX LIMITS
---	EROSION CONTROL

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 76.0
- GARAGE SLAB = 75.0
- GRADE BEAM = 16"
 (76.0 - 75.0 = 01.0 * 12 = 12" + 4" = 16")
 *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 13"
- LOWERED FINISH GRADE AT STOOP
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LOT SIZE=5,307 SF
 BLDG. SIZE=1,308 SF
 COVERAGE=24.6%

T.O.F. TO TOP OF ROOF=26.5'

AVG. F.G.=75.2
 AVG. BLDG. HT.=22.4'

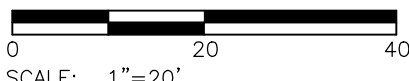
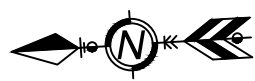
102.6x
97.6x

22.4'
27.4'

AVERAGE OVERALL

T.O.F.= 76.1
AVG. F.G.= 75.2

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.



MODEL OPTIONS: R903.1-E/2-CAR/CRAWL SPACE/COV'D PATIO #2/GSD

SUBDIVISION: SPRINGS AT WATERVIEW FILING NO.1

COUNTY: EL PASO

ADDRESS: 7012 PASSING SKY DRIVE

MINIMUM SETBACKS:
 FRONT: 25' SEP.: 10'
 REAR: 25'
 CORNER: 15'
 SIDE: 5'

DRAWN BY: DV DATE: 04-21-20



6841 South Yosemite Street #100
 Centennial, CO 80112 USA
 Phone: (303) 850-0559
 Fax: (303) 850-0711
 E-mail: info@bjsurveying.net

- GENERAL NOTES:**
- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
 - PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
 - EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
 - PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
 - LOT CORNER ELEVATION CHECK: 04-09-20

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): _____

Telephone #'s: _____

Description of Proposal: _____

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

_____ date _____
(Signature of Petitioner or Owner)

_____ date _____
(Signature of Petitioner or Owner)