

January 14, 2019

To Adjoining Property Owner:

Re: Administrative Relief Request for Driveway Length/Front Garage Setback for 12755 Stone Valley Drive, Lot 2, STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, El Paso County, CO

Dear Neighbor: LDC, INC. is representing COVINGTON HOMES, LLC, homebuilder for the above referenced property, in a request for Administrative Relief. See attached exhibit and explanation that we wish to present to El Paso County Development Services for consideration.

**REQUEST:** Allow a minimum of eighteen and four tenths (18.4) feet for driveway length/garage setback from front lot line on a small portion of the garage corner due to the curvature of the street where twenty (20) feet is required and met at six (6) feet with tapering excess greater than twenty (20) feet for rest of garage entrance. Granting this request will allow a self-imposed hardship of building a popular Covington Model house on this "in-fill" lot. Approval of this Administrative Relief Request appear in no way be injurious or detrimental to the surrounding neighborhood as the proposal is more attuned to the improvements made on other lots in the area, and would not normally be visibly noticed without specific measurement checks.

If desired, the County would like to get your opinion in regards to this effort, so we can show the reviewing agencies its affect to our immediately-adjoining property owners. Please check off, or note comments, and mail a copy or send an Email and/or attach a 'pdf' copy of this page, with signature(s) and date at your earliest convenience, to the Planner-in-Charge:

Gabe Sevigny, Planner II, EPC PLANNING AND COMMUNITY DEVELOPMENT, 2880 International Circle, Suite 110, Colorado Springs, CO 80910, 'gabesevigny@elpasoco.com', (719) 520-6300

If you have any questions, or need item clarification, please contact us by phone or Email. Thank you for your time and consideration.

David V. Hostetler, Authorized Agent . . . for and on behalf of Owner/Homebuilder, Ron Covington	COVINGTON HOMES, LLC
LAND DEVELOPMENT CONSULTANTS, INC.	13725 Struthers Road, Suite 201
3898 Maizeland Road	Colorado Springs, CO 80921
Colorado Springs, CO 80909	'rcovington@covingtonhomesco.com'
'dhostetler@ldc-inc.com'	(719) 448-5000
(719) 528-6133	

\_\_\_\_\_ APPROVE THIS REQUEST

\_\_\_\_\_ DO NOT APPROVE THIS REQUEST . . . REASON \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ NO OPINION ON THIS REQUEST

_____	_____	_____	_____
Name	Date	Name	Date

Encl: Plot Plan – Administrative Relief Request Exhibit

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Postage \$0.50  
Total Postage and Fees \$6.70

42292-13-001  
LUCAS GRAF  
12764 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0001 1862 7194

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Total Postage and Fees \$6.70

APN 42301-14-018  
ANDREW S. & KRISTEN S. WARRINGTON  
12756 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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APN 42301-12-003  
JAMES J. & TERESE M. POWELL  
12747 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees \$6.70

APN 42301-12-001  
THOMAS ROISUM & HEATHER GRIME  
12771 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0001 1862 7156

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APN 42304-01-047  
MERIDIAN SERVICE METRO DISTRICT  
7995 E. PRENTICE AVENUE SUITE 103E  
ENGLEWOOD CO, 80111-2710

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees \$6.70

APN 42301-14-017  
CHRISTOPHER B. & NICOLE A. PUGH  
12748 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0001 1862 7170

APN 42304-01-047  
MERIDIAN SERVICE METRO DISTRICT  
7995 E. PRENTICE AVENUE SUITE 103E  
ENGLEWOOD CO, 80111-2710

APN 42301-14-017  
CHRISTOPHER B. & NICOLE A. PUGH  
12748 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

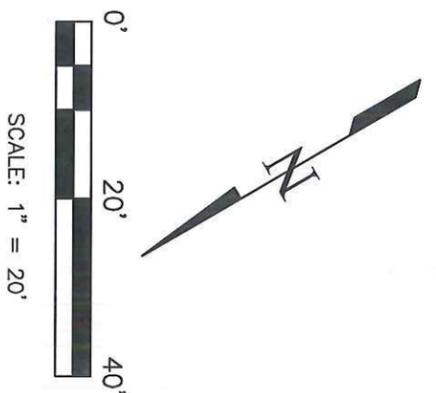
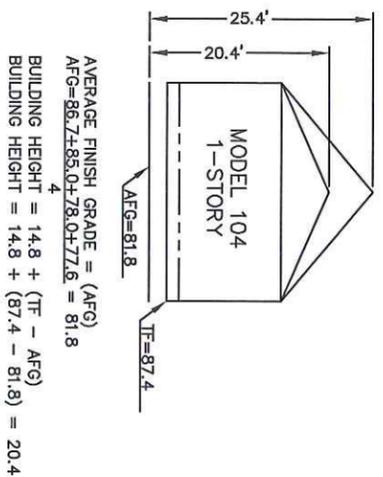
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12764 STONE VALLEY DRIVE  
PEYTON, CO 80831-8312

# PLOT PLAN - ADMINISTRATIVE RELIEF REQUEST



### LEGEND:

- FL = FLOW LINE
- TBM = TEMPORARY BENCH MARK
- TF = TOP OF FOUNDATION ELEVATION
- FF = FINISH FLOOR ELEVATION
- TG = GARAGE FLOOR ELEVATION
- WW = WINDOW WELL
- TC = TOP OF CURB
- HP = HIGH POINT ELEVATION
- ⑧⑩+ = PROPOSED GRADING SPOT ELEVATION
- ⑧1.0+ = EXISTING GRADING SPOT ELEVATION
- ⑧0 = PROPOSED DRAINAGE FLOW DIRECTION
- ⑧⑧⑧⑧ = GRADING PLAN CONTOUR
- ⑧⑧⑧⑧ = ROCK WALL (4' HIGH MAXIMUM)

### SITE DATA:

- 1) ZONING = PUD
- 2) TAX SCHEDULE NO. = 42301-12-002
- 3) LOT SQ. FT. = 7,445
- 4) HOUSE SQ. FT. = 3,224 (INCLUDES COVERED PORCH AND MAIN-LEVEL DECK)
- 5) COVERAGE = 43.3%
- 6) BUILDING HEIGHT = 20.4' (30' MAX.)

### PROPERTY DESCRIPTION:

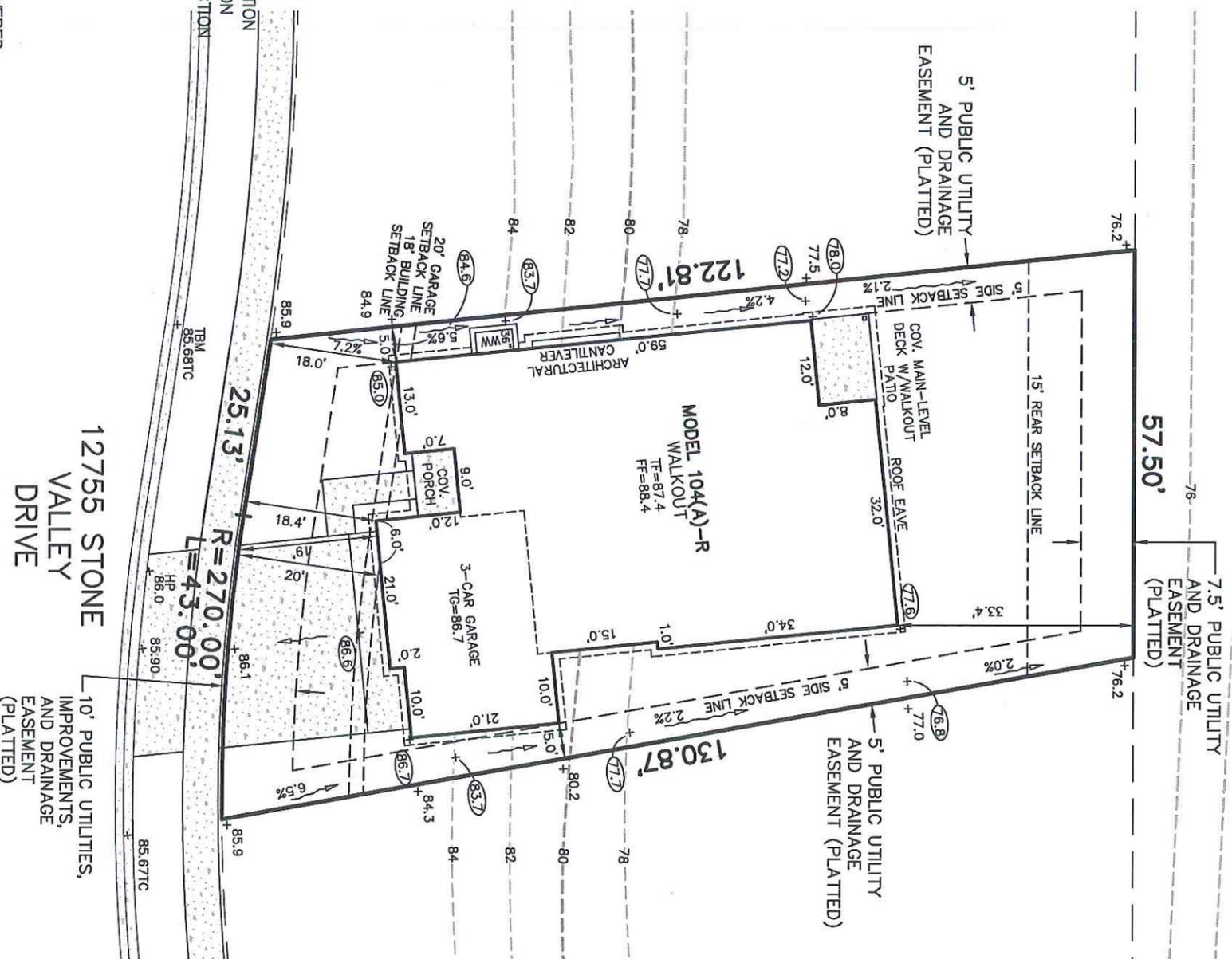
Lot 2, STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH (Reception No. 215173682, El Paso County, Colorado records), in El Paso County, Colorado.

### NOTES:

- 1) HOME BUILDER TO ESTABLISH TOP OF FOUNDATION IN FIELD, AFTER REVIEW OF CUT/FILL MEASUREMENTS BASED ON APPROVED GRADING PLAN GRADES. . . ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES AND/OR SPECIFIC EROSION CONTROL PROTECTION.
- 2) TOP OF WINDOW WELL ELEVATION (TWW) MUST NOT EXCEED 6" ABOVE PROPOSED LOT GRADE WHERE GRADE MEETS THE FOUNDATION, AND CANNOT BE THE SAME AS THE TOP OF FOUNDATION.
- 3) THIS IS NOT A LAND SURVEY PLAT . . . FOR CONSTRUCTION PURPOSES ONLY.
- 4) PUBLIC SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE TO BE BUILT ACCORDING TO APPROVED STREET OR DEVELOPMENT PLANS. PORCH TO DRIVEWAY WALKWAY LOCATION/PROXIMITY TO FOUNDATION TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTATION RECOMMENDATIONS.

PREPARED FOR: **RON COVINGTON HOMES, INC.**

APPROVED BY: \_\_\_\_\_



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3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: BRH DATE: 12/26/18  
CKD BY: DVH REF. NO.: 12765STONEVALLE

### REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

08013