

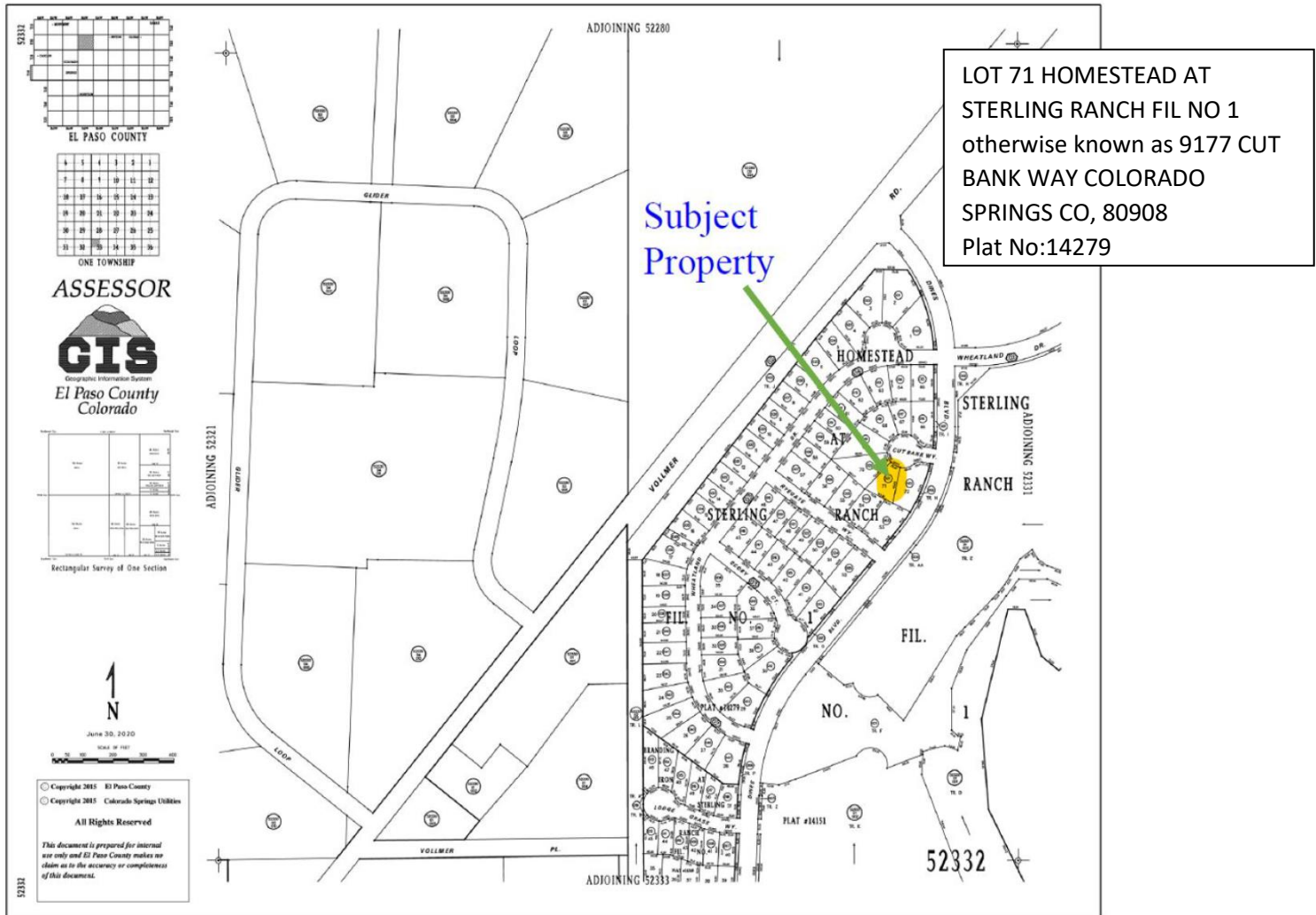
Letter of Intent

Owner:
George and Linda Thomas
9177 CUT BANK WAY,
Colorado Springs, CO 80908
(757) 303-5119
latthomas@ymail.com

Applicant:
Jim Shoff
Owner
CSpringsDesign LLC DBA Archadeck of Colorado
Springs
590 W Highway 105, Suite 162
Monument, CO 80132
work: (719) 793-9412
email: coloradosprings@archadeck.net
web site:
<https://coloradosprings.archadeck.com/>
Pikes Peak Regional Building Department
Contractor ID: 24178

Site Location:

VICINITY MAP SHOWING ADJACENT PROPERTIES



SUPERINTENDENT NOTES

1. MANAGER SIGNATURE _____
2. CURB DAMAGE _____
3. DIG START DATE _____
4. DIG FINISH DATE _____
5. SUPER/OPERATOR MEETING DATE _____
6. OPEN HOLE CALL DATE _____
7. FOUNDATION BRACED & MINDON WELL INSTALLATION DATE _____
8. SUPER INSPECTION OF BACKFILL DATE _____
9. GRADE OF BACKFILL _____

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN LOT COVERAGE.

LOT COVERAGE MAXIMUM FOR RANCH HOMES IS 45%.

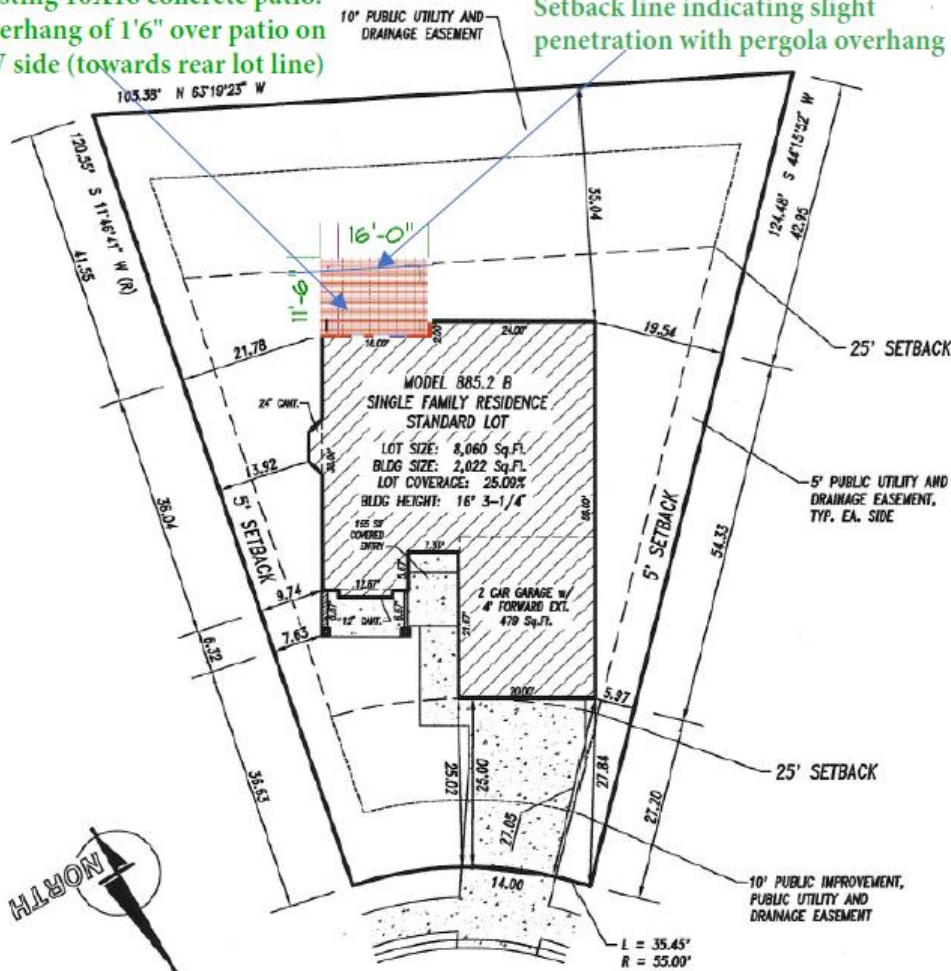


VICINITY MAP

N.T.S.

Location of proposed pergola over existing 10X16 concrete patio.
Overhang of 1'6" over patio on SW side (towards rear lot line)

Setback line indicating slight penetration with pergola overhang



SCALE 1"=20'



CUT BANK WAY
(CUL-DE-SAC,
50' R.O.W.)

TAX ID # 523320402

LEGAL DESCRIPTION
ADDRESS: 4711 CUT BANK WAY
DESCRIPTION: PHASE I, LOT 71
HOMESTEAD AT STERLING RANCH
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES
2625 Corporate Drive Colorado Springs, Colorado 80914 (719) 542-4833

PLOT PLAN
Drawn by: RC
R5-5000 JUNE 26, 2019

LOT 71 HOMESTEAD AT STERLING RANCH FIL NO 1, otherwise known as 80908. A vicinity map of the subdivision is enclosed for reference. Said zoning of the parcel is RS 5000. Per the El Paso Development Code in Section 16.02.010, the following setbacks apply:

Front (to garage/ living): 25'
Side (interior): 5'
Side (corner): 15' or half of front setback (12.5')
Rear: 25'

Hardship request:

The purpose for this application is to request administrative relief from the El Paso County Development Code, specifically the setback requirements for a pergola. The current setback of 25' is overly restrictive and prevents the placement of a pergola over an existing patio. This new setback allowance represents an approximate 8% or less encroachment and allows for the structure to simply cover the existing patio with an iron roof. This does not negatively impact any adjacent lots and allows for highest and best use of the property.

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

Front (to garage/ living): 25'
Side (interior): 5'
Side (corner): 15' or half of front setback (12.5')
Rear: **23'** (8% reduction from 25' to accommodate pergola over patio)

Request and Justification:

Each item per the El Paso County LDC criteria is addressed below. Required factors are listed in the table below.

Criteria: The strict application of the standard in question is unnecessary to predominantly cover a standard pergola design over an existing patio.

Justification: The rear lot setback is unreasonable as it would cause a non-standard design compared with pergolas of a similar nature over an existing patio, and would detract from the standard look and feel of an acceptable structure with a normal overhang from outside supporting posts.

Existing and Proposed Facilities:

Subdivision infrastructure has been completed, including utility, roads and walk surrounding the lot. No other waivers or requests are anticipated. Please see enclosed Vicinity Map showing Adjacent property owners and site plan for further information.

Cordially,

Jim Shoff
Owner
Archadeck of Colorado Springs
590 W Highway 105
Suite 162
Monument, CO 80132
work: (719) 793-9412

Please respond to each below LDC criteria separately in the Justification section of Letter of Intent:

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.

Engineering Comment: Please add the following line to the Letter of Intent: "The proposed development will not create additional traffic to the property and will not adversely affect adjacent or downstream drainage."

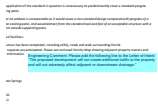
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Pikes Peak Regional Building Department Contractor ID: 24178
(CSpringsDesign LLC DBA Archadeck of Colorado Springs)

Letter of Intent_V1.pdf Markup Summary

Architect (1)



Subject: Architect
Page Label: 3
Author: Sophie Kiepe
Date: 12/29/2020 2:52:14 PM
Status:
Color: ■
Layer:
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Engineering Comment: Please add the following line to the Letter of Intent: "The proposed development will not create additional traffic to the property and will not adversely affect adjacent or downstream drainage."

Text Box (1)



Subject: Text Box
Page Label: 3
Author: Sophie Kiepe
Date: 12/23/2020 1:15:42 PM
Status:
Color: ■
Layer:
Space:

Please respond to each below LDC criteria separately in the Justification section of Letter of Intent:

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.