

Engineering Comments [Review 1]

-Please add the following lines to the Letter of Intent:

"The proposed development will not significantly impact the Average Daily Trips (ADT) to this property."

"The proposed development will not adversely impact adjacent and downstream drainage."

Letter of Intent for Pole Barn Construction at 18035 Starve Rock Lane, Peyton CO 80831. Location: Rivers Divide, Lot 75. Size: 5.85 acres. Zoning: Rural Residential

The purpose of this letter is to inform you there will be a 30 x 50 pole barn constructed on the lot at the above address. The pole barn will be located in accordance with the required setbacks, except for the front setback of a flag lot. We are requesting 20% administrative relief from the required 200-foot front setback for a flag lot to a 160-foot front setback. With the pole barn at the 160-foot setback it will still be 402 feet from the cul-de-sac.

In accordance with the necessary findings to grant the administrative relief the following are the findings to the El Paso County criteria.

- *"The intent of this Code and the specific regulation question is preserved."*
Finding: The general intent of the current setback requirement is maintained and does not negatively impact other setback requirements for this lot.
- *"The granting of the administrative relief will not result in an adverse impact on surrounding properties."* **Finding:** The granting of this relief will not adversely impact the adjacent neighbors. Views from the adjacent lots are not impacted.
- *"The granting of administrative relieve would help minimize grading, interference with drainage and reduce vegetation removal."* **Finding:** Moving the pole barn back another 40 feet will increase grading of the existing slope to provide a flat area for construction. This in turn would negatively impacting existing forested portions of our lot by requiring the removal of many large, mature ponderosa pines, interfere with the natural drainage, and would require a higher retaining wall for erosion control.

Planning Comments [Review 1]

-Please respond to all four of the required criteria, which are pasted below from the code for your reference:

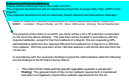
(1)Criteria to be Met. To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:

- 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.

Please note that the other criteria you responded to are under "additional criteria to be considered" (but not required), so while not required, you can leave those in as more is better.

Letter of Intent _V1.pdf Markup Summary

1/5/2021 3:29:31 PM (1)



Subject: Architect
Page Label: 1
Author: Sophie Kiepe
Date: 1/5/2021 3:29:31 PM
Status:
Color: ■
Layer:
Space:

Engineering Comments [Review 1]
-Please add the following lines to the Letter of Intent:
"The proposed development will not significantly impact the Average Daily Trips (ADT) to this property."
"The proposed development will not adversely impact adjacent and downstream drainage."

1/5/2021 3:59:59 PM (1)



Subject: Architect
Page Label: 1
Author: Sophie Kiepe
Date: 1/5/2021 3:59:59 PM
Status:
Color: ■
Layer:
Space:

Planning Comments [Review 1]
-Please respond to all four of the required criteria, which are pasted below from the code for your reference:

(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.

Please note that the other criteria you responded to are under "additional criteria to be considered" (but not required), so while not required, you can leave those in as more is better.