

Please include the following in your letter:

- Owner name, contact telephone number, and email for responsible party
- Applicant name (if not owner), contact telephone number, and email for responsible party
- A discussion detailing the proposed administrative relief request and compliance with the applicable requirements of the Land Development Code;
- The reason and justification for the administrative relief request;
- A comparison between the applicable Land Development Code standard(s) and the proposed administrative relief;
- A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief.
- Project number

Please address the following criteria in your letter:

- 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 address as many of the criteria below as well:

- 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.

distribution and warehouse building.

We are proposing to build a 6,500 sf addition, this would bring the total building square footage to 54,475. This addition would be placed on the north side of the existing site along Omaha Blvd.

Parking is accomplished at a rate of 1 space per 750 sf of building area. There are 75 parking spaces provided, and we are now required to provide 80 spaces. This leaves us with a deficiency of 5 spaces or 6% of the required total.

We do not feel that the parking shortage would create any detrimental effects on the adjacent properties. The 6,500 sf addition is proposed to be used as storage. No additional employees are anticipated at this time. This project is harmonious with the adjacent land uses.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



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YOW Architects PC

Gene Yergensen, Architect
Director of Planning

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