

Nighthawk Design

a Hawk Companies, Inc. Business
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BOARD OF ADJUSTMENT LETTER OF INTENT

Tuesday, April 12, 2022

ATTN:

Kylie Bagley

Project Manager/ Planner II

El Paso Planning & Community Development 2880 International
Circle

Colorado Springs, CO 80910

(email) kyliebagley@elpasoco.com

[\(719\) 520-6300](tel:7195206300) (Main)

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CC: OWNER: Jason Porter

Mailing Address:

12372 POINT REYES DR PEYTON CO, 80831-

8485

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EMAIL: deckworks1@comcast.net

Re: LETTER OF INTENT

12124 OREGON WAGON TRAIL

ELBERT, CO, 80106

Tax Schedule #:

4217006023

Legal Description:

LOT 22 THE TRAILS FIL NO 2-B

Residential Lot:

2.51 ACRES County Zoning:

RR-2.5

Setbacks:

25'-0" Front and Rear

15'-0" Side

10'-0" Side Accessory Structure

Lot Coverage: No Maximum

ADD21775

PLAT 11570

REQUEST AND JUSTIFICATION

We are requesting a SPECIAL USE/VARIANCE OF USE for an Auxiliary Living Quarters per LDC CODE 5.2.1.

The Owner would like to convert a portion of their existing Detached Garage THREE (see site facilities below), to allow an immediate family member to reside in the Auxiliary Living Quarters (5.2.1 H 1). Per Section 5.3.2 the existing structure that will be converted IS NOT located within any easement(s) and conforms to all other RR-2.5 Zoning provisions. Accessory living quarters shall meet all other applicable standards in this Code unless specifically modified by this Section.

CURRENT AND PROPOSED SITE FACILITIES

Existing 2-Story Single Family Residence (Original Permit# G03765) 2,213 SQ. FT.

Existing Detached Garage ONE (2-CAR) w/ Addition (Original Permit# G02224 and Addition Permit #L99876) 1,200 SQ. FT.

Existing Detached Garage TWO (2-CAR) (Original Permit# N73901)

Existing Detached Garage THREE (2-CAR, 2 STORY) (Original Permit# L99876) 1,800 SQ. FT.

Proposed INTERIOR Garage Conversion of Garage THREE: Interior Garage Conversion to ALQ w/ Garage (Existing Building) Active Permit# N64166 (Proposed/Approved Finished Footage:1,794 ± SQ. FT.)

See SUBMITTED SITE PLAN (for detailed site information)

See PLAT #11570 (for subdivision information)

Respectfully Submitted,

Rodney B. Wiebe

NIGHTHAWK DESIGN, INC.