

Letter of Intent

A Letter of Intent shall be submitted with all zoning, rezoning, special use, variance of use, nonconforming use, sketch plan, preliminary plan, final plat, minor subdivision, vacations, Board of Adjustment petitions, etc. Where applicable, please provide the following appropriate information to serve as a cover page for the Letter of Intent.

For all Letters of Intent, the following information is required:

- 1. Owner/applicant and consultant, including addresses and telephone numbers.
- 2. Site location, size and zoning.
- 3. Request and justification.
- 4. Existing and proposed facilities, structures, roads, etc.
- 5. Waiver requests (if applicable) and justification.

The following information, when applicable, shall be submitted for zoning and rezoning requests:

- 6. The purpose and need for the change in zone classification.
- 7. The total number of acres in the requested area.
- 8. The total number of residential units and densities for each dwelling unit type.
- 9. The number of industrial or commercial sites proposed.
- 10. Approximate floor area ratio of industrial and/or commercial uses.
- 11. The number of mobile home units and densities.
- 12. Typical lot sizes: length and width.
- 13. Type of proposed recreational facilities.
- 14. If phased construction is proposed, how it will be phased.
- 15. Anticipated schedule of development.
- 16. How water and sewer will be provided.
- 17. Proposed uses, relationship between uses and densities.
- 18. Areas of required landscaping.
- 19. Proposed access locations.
- 20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.

December 29, 2018

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

Elizabeth Marie Gibson
Daniel Ryan Rau
Jennifer Marie Shoemaker
8240 Piute Road
Colorado Springs, Colorado 80926

RE: Variance Renewal File No. C 18-7
Subject Property: 8240 Piute Road

Project file for this
submittal is VA191,
please revise.

Letter of Intent

1. Owners; Elizabeth Marie Gibson, Daniel Ryan Rau, Jennifer Marie Shoemaker
2. Site Location, Size, and Zoning; 8240 Piute Road, Colorado Springs, Colorado 80926. Lot size, 15,400 square feet, or 0.35 acres. Zoning, F5.
3. Request for this Variance is to renew a variance that was already in place and approved in 2000. Justification, this has been our home since May of 2012 which we later purchased in April of 2015 where we raise our three children.
4. Existing and proposed facilities, structures, roads, etc. Home is still in original position that was approved on the first Variance. No changes. Home has access from alleyway, which is a county easement alley. We do have a permit for a driveway off Piute Road, but do not wish to utilize that at this time.
5. Waiver requests and Justification is unknown at this time.

Reapply for an expired variance.

A driveway access permit was not found on file. If a driveway access permit exists, please provide a copy of it. If a permit does not exist, then a driveway access permit must be obtained for the access location.

Elizabeth Marie Gibson Elizabeth M Gibson Date: 12/31/18

Daniel Ryan Rau Dan Rau Date: 12-31-18

Jennifer Marie Shoemaker Jennifer M. Shoemaker Date: 12/31/18

If this is an El Paso County easement, please provide the documentation to show this. If it is not an El Paso County easement, call this out as a private easement. A recorded easement may need to be obtained. Will confirm this with the County Attorney.

Identify how long this access to the parcel has been used.

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

Elizabeth Marie Gibson
Daniel Ryan Rau
Jennifer Marie Shoemaker
8240 Piute Road
Colorado Springs, Colorado 80926

RE: Variance Renewal File No. C 18-7
Subject Property: 8240 Piute Road

December 29, 2018

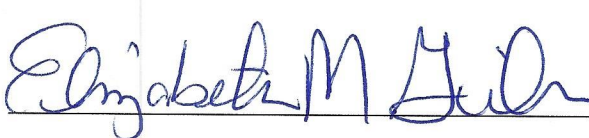

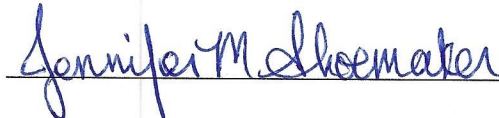
Letter of Intent

The Intent of this Variance request is to indefinitely renew a Variance issued for property 8240 Piute Road, Colorado Springs, Colorado 80926.

We own 0.35 acres located at 8240 Piute Road, we purchased it with a Mobile Home already placed on the land with expired Variance, which we were unaware.

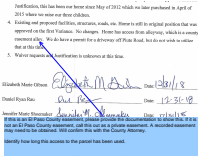
The 1980 Westchester Mobile Home is on a plot of land that is zoned F-5, Forestry and Recreation. Our Intent is to keep the home we reside in on this property with an approved Variance.

Home and Land Owners

Elizabeth Marie Gibson		Date: <u>12/31/18</u>
Daniel Ryan Rau		Date: <u>12-31-18</u>
Jennifer Marie Shoemaker		Date: <u>12/31/18</u>

Markup Summary

dsdgrimm (3)



Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 3/1/2019 2:48:13 PM
Color: ■

If this is an El Paso County easement, please provide the documentation to show this. If it is not an El Paso County easement, call this out as a private easement. A recorded easement may need to be obtained. Will confirm this with the County Attorney.

Identify how long this access to the parcel has been used.

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C 18-7
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Project file for this
submittal is VA191,
please revise.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 3/1/2019 2:48:14 PM
Color: ■

Project file for this submittal is VA191, please revise.

Gibson, Daniel Ryan Rau, Jennifer Marie Shoemaker
Zoning: 8240 Piute Road, Colorado Springs, Colorado

since May of 2012 which we later purchased in April of
Iren.
structures, roads, etc. Home is still in original position that was
changes. Home has access from alleyway, which is a county
for a driveway off Piute Road, but do not wish to utilize

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file. If a driveway access permit exists, please
provide a copy of it. If a permit does not exist,
then a driveway access permit must be
obtained for the access location.

Handwritten signatures and dates: 12/31/18, 12/31/19, 12/31/18.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 3/1/2019 2:48:16 PM
Color: ■

A driveway access permit was not found on file. If a driveway access permit exists, please provide a copy of it. If a permit does not exist, then a driveway access permit must be obtained for the access location.

dsdkendall (1)

9926
C 18-7
cod

Gibson, Daniel Ryan Rau, Jennifer Marie Shoemaker
Zoning: 8240 Piute Road, Colorado Springs, Colorado 80926. Use size,
33 acres. Zoning: FS. [Reapply for an expired variance
is to renew a variance that was already in place and approved in 2000;
own our home since May of 2012 which we later purchased in April of
r three children.
facilities, structures, roads, etc. Home is still in original position that was
variance. No changes. Home has access from alleyway, which is a county
have a permit for a driveway off Piute Road, but do not wish to utilize

Subject: Callout
Page Label: 2
Lock: Locked
Author: dsdkendall
Date: 3/1/2019 2:48:20 PM
Color: ■

Reapply for an expired variance.