Letter of Notice to Adjacent Property Owners

September 2, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a land use project in El Paso County at the referenced location: lot 64 of Springs at Waterview Filing No. 1, otherwise known as 7168 Passing Sky Drive. Please direct any questions on the proposal to the referenced contacts in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal. Adjacent properties requiring notification are lots 59, 60, 63, 65, 83, 84, and 85 of Springs at Waterview Filing No. 1. At this time, lots are owned by builders and none of the lots are occupied.

For questions specific to this project, please contact the owner:

Richmond American Homes
Represented by: Jason Pock
Director of Entitlements
4350 S. Monaco Street, Denver, CO 80237
Office: (720) 977-3827
Cell: (720) 335-8854
Fax: (303) 488-4831
Email: Jason.Pock@mdch.com

You may also contact the applicant/consultant:

Hayley Young, PE
B&J Surveying, Inc.
6841 S. Yosemite Street; Suite 100
Centennial, CO 80112
Phone: 303.850.0559
hyoung@bjsurvey.net

Site Location:

The lot for which this notification is referencing is lot 64 of Springs at Waterview Filing No. 1, otherwise known as 7168 Passing Sky Drive. It is on the cul-de-sac a the south end of Passing Sky Drive.. A vicinity map of the subdivision is enclosed for reference. Said parcel 5507222030, lot 64, is 7,598 square feet or 0.1744 acres in size. The current zoning of the parcel is RS 5000.

Request and Justification:

The purpose for this application is to request administrative relief from the rear lot setback for Lot 64 of Springs at Waterview Filing No. 1 Subdivision. The subdivision has a typical buildable depth

between front and rear setbacks of 50'. Because this is a flag lot and due to the layout of the cul-de-sac that cuts dramatically into the front of this lot, the buildable depth on the left side of the lot is only 37'. The average rear setback for this house is far greater than 25', as the right corner of the house has a setback just over 36'. The homebuilder does not have any plans in their plan line-up that will fit on this lot without Administrative Relief. Our proposed request/remedy for lot 64 is a 20% administrative reduction in the rear lot setback of 25' for this lot to 20' to allow the 22.8' setback on the left corner. By reducing the Corner Lot setback from 25' to 20' (20%), Richmond would be able to fit their floor plan with the smallest footprint (the "903" plan) on this lot. This does not negatively impact any adjacent lots and allows for practical use of this lot.

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

Front: 25.0'
Side (interior): 5'
Rear: **20.0'** (20% reduction)

Existing and Proposed Facilities:

Subdivision infrastructure has been completed, including roads and walk surrounding the lot. Utility stubs have been provided to the lot. The lot has been graded to over-lot conditions and there is an existing electric ped within the lot boundaries. A house is planned on the lot per the specifications of the site plan which shows final proposed grading conditions.

No other waivers or requests are anticipated. Please see enclosed Vicinity Map showing Adjacent property owners and site plan for further information.

Sincerely,

Hayley Young, PE
B&J Surveying, Inc.

Enclosures:

- Vicinity Map
- Site Plan
- Notification of Adjacent Owners signature page

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Jason Pock

Telephone #'s: 720-977-3827

Description of Proposal: Administrative relief is requested for the rear lot setback of 25' for lot64. By reducing the Rear Lot setback from 25' to 20' (20%), Richmond would be able to fit their floor plan with the smallest footprint (the "903" plan) on this lot.

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
9/2/20	Yes	Lot 59, ie 7131 Passing Sky Drive	Richmond (represented by Jason Pock)
		Lot 60, ie 7143 Passing Sky Drive	
		Lot 63, ie 7156 Passing Sky Drive	
		Lot 65, ie 7179 Passing Sky Drive	
		Lot 83, ie 4978 Wolf Moon Dr	SWV 85 LLC, 31 N TEJON ST 5TH FLOOR COLORADO SPRINGS CO, 80903-1523 (notification to be sent via certified mail)
		Lot 84, ie 4988 Wolf Moon Dr	
		Lot 85, ie 4998 Wolf Moon Dr	

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

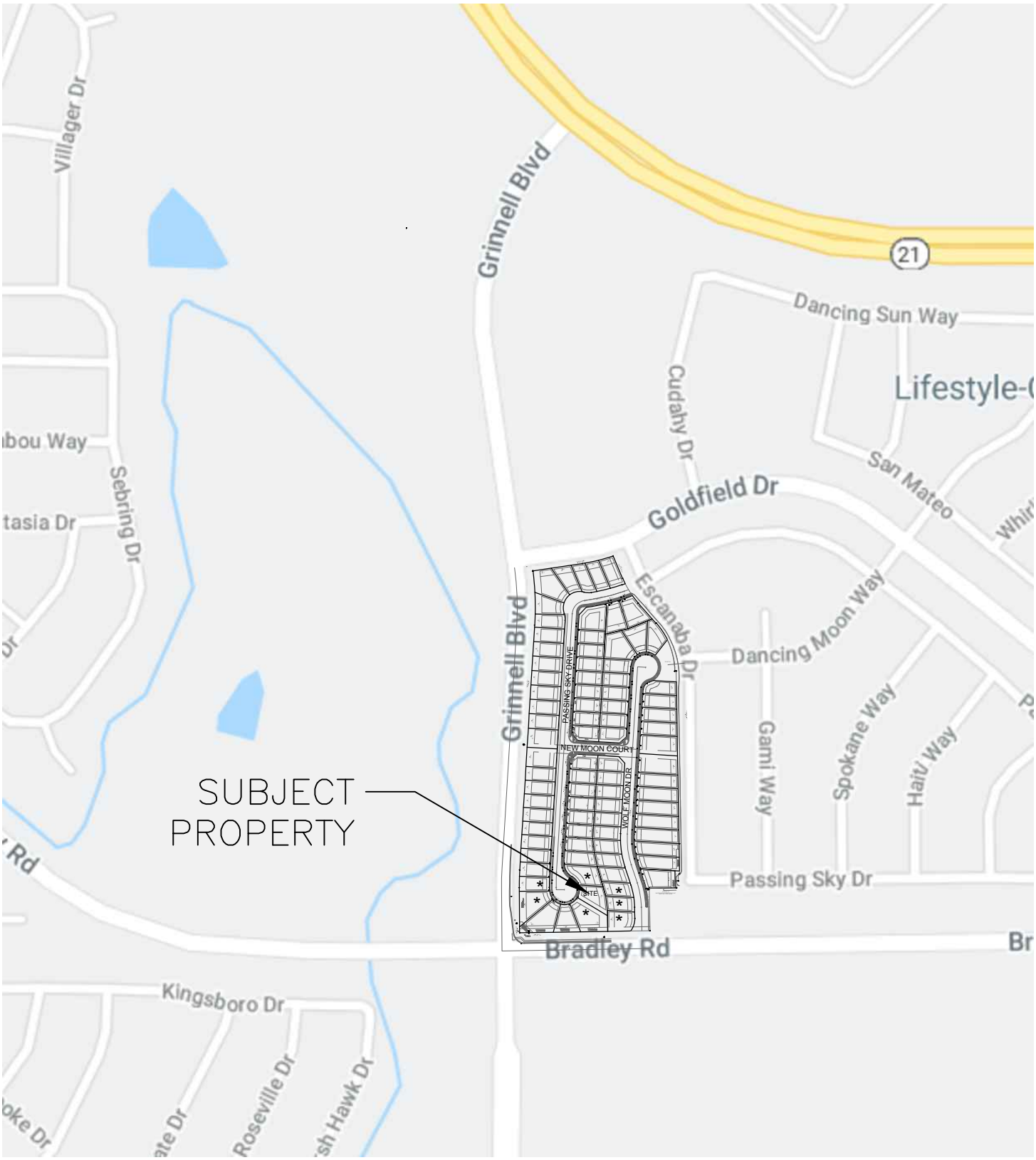
_____ date_____ _____ date_____

(Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

VICINITY MAP SHOWING ADJACENT PROPERTIES

0 500 1000

SCALE: 1"=500'



* = FUTURE ADJACENT PROPERTY OWNER

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

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Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

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Total Postage and Fees

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Sent To SWV 85 LLC

Street and Apt. No., or PO Box No. 21 N. Tejon St. 5th Flr.

City, State, ZIP+4® Colorado Springs, CO 80903-1523

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions