

March 12, 2024

EPC Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Parcel # 7124202254
Address: 17246 Crimson Clover Drive
Lot: 18

To EPC Planning and Community Development:

I am writing this letter on behalf of David Weekley Homes, LLC to get approval of admin relief. We are building a home that has deck stairs that go into the 25' setback on LOT 18 (17246 Crimson Clover Drive) within the Cloverleaf subdivision. The steps are 3ft-10in. in width. Given the unique topography of the lot, we are unable to reduce the height of the deck and stairs without creating the need for additional grading and site disturbance as discussed in Section 5.5.1.D.2. of the Land Development Code. The intent of the 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 will not increase the number of dwelling units on a parcel.

The adjacent properties are currently owned by David Weekley Homes, and we do not foresee any issues by allowing us to proceed with this request.

We appreciate your time and consideration on this matter.

Best regards,



Alicia Petz
Project Coordinator
David Weekley Homes – Colorado Springs
Cell: (605)-645-9706



Max Administrative relief allowable is 20% of the dimensional standard, or 5 feet.

Administrative Relief is sought for 3'10" of encroachment into the rear setback by the stairs of an attached deck, or approximately 15% of total setback requirement.

The criteria for approval in Section 5.5.1.D appear to be met as the granting of administrative relief for deck stairs into the rear yard setback will preserve the intent of the LDC, won't adversely impact neighbors, and will eliminate the need for additional grading and land disturbance.

FILE - SFD24373
 ZONING - RS-5000
 PLAT - 14921
 AREA - 9467 SQ FT

PLOT PLAN

CLOVERLEAF FILING NO. 2


LOT NO. 18

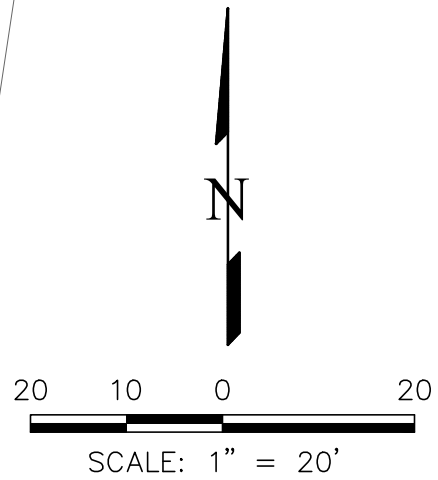
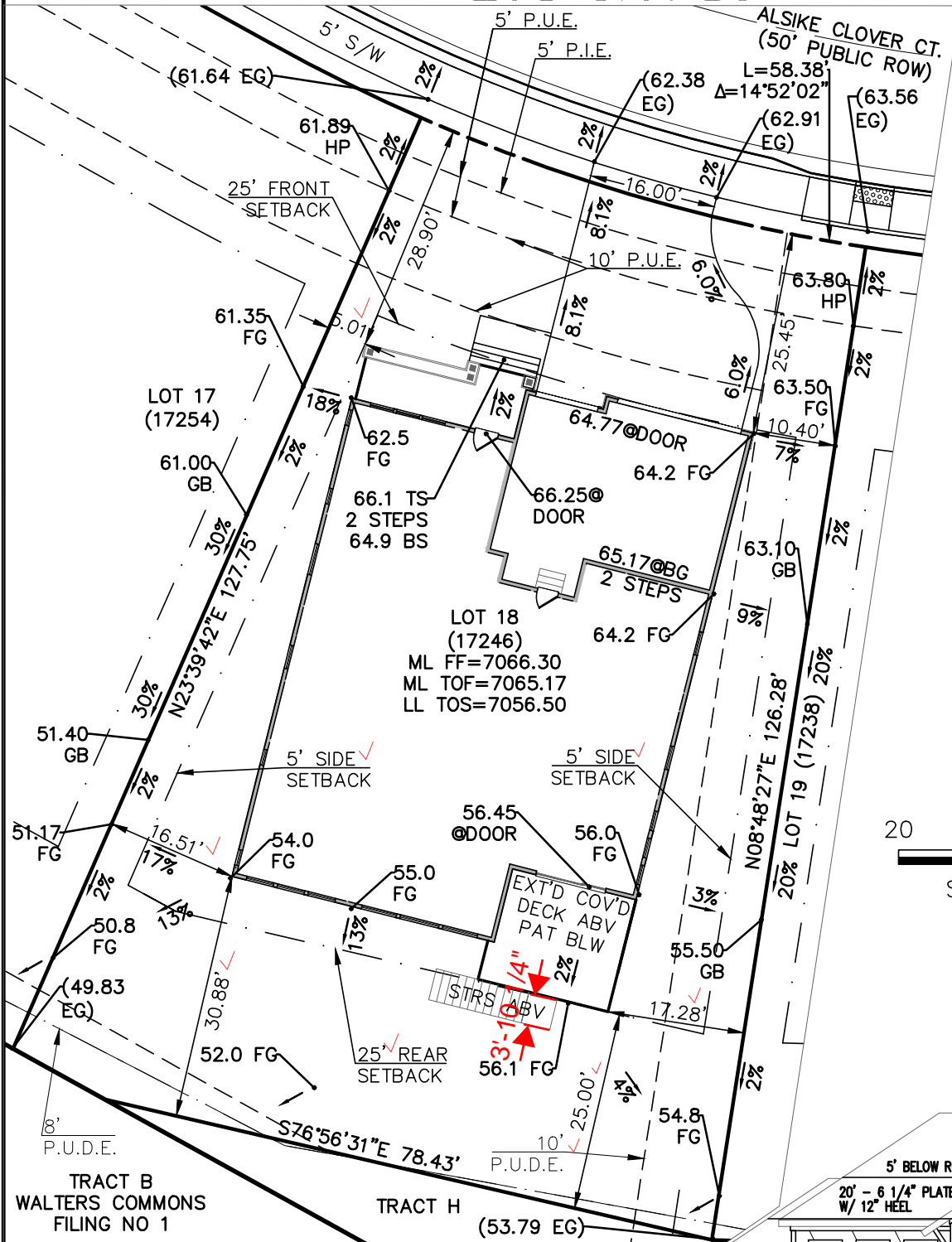
APPROVED
Plan Review
 04/23/2024 10:37:49 AM
dsdmaes
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 A PUBLIC OFFICIAL DOES NOT CONSTITUTE THE NEED
 TO OBTAIN NECESSARY APPROVALS FROM THE FEDERAL, STATE, OR LOCAL
 LAND AND RESOURCE REGULATORY
 Planning & Community Development Department
 Approval & compliance with all applicable rules on the record plan.
 An owner/permittee must be granted by the
 Planning & Community Development Department
 prior to the establishment of any easement with a
 County road.
 Disposition of this plan or any change hereon
 is not permitted without approval of the
 Planning & Community Development Department.

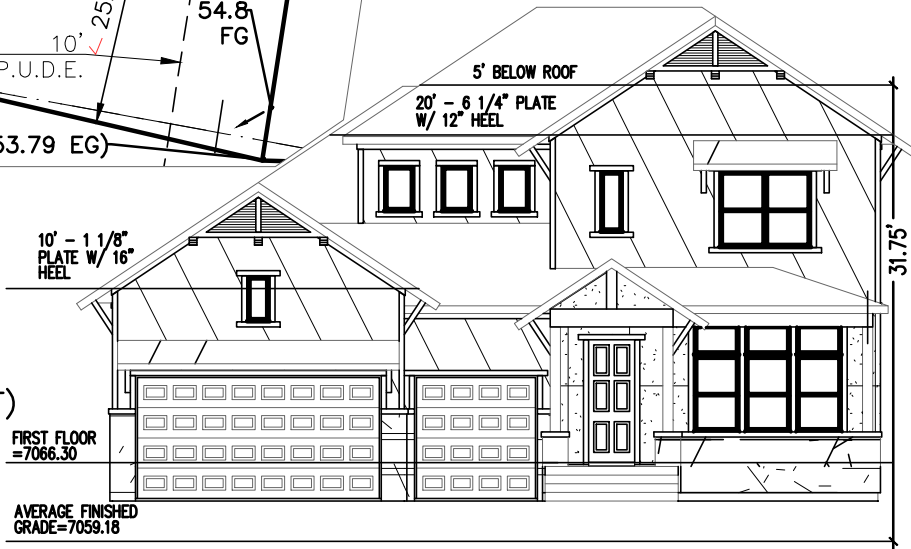
APPROVED
BESQCP
 04/23/2024 10:38:22 AM
dsdmaes
 EPC Planning & Community
 Development Department

Released for Permit
 04/16/2024 2:33:23 PM
RECREATION
 brent
 ENUMERATION

 It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



AVERAGE FINISHED GRADE: 7059.18
 TAX SCHEDULE #: 7124202254
 DRIVEWAY: 44% OF FRONT SETBACK
 HOUSE: 3,563 SF (38% OF TOTAL LOT)
 ZONING: R
 MODEL #: B988-B



BUILDING SQUARE FOOTAGES	STORM DRAINAGE SQ. FT. FRONT	LOT SIZE INFORMATION
BSMT.: 2,079 S.F.	ROOF: 3,893 S.F.	LOT SIZE: 9,467 S.F.
MAIN: 2,529 S.F.	DRIVEWAY / WALKWAY: 550 S.F.	BLDG SIZE: 3,563 S.F.
UPPER: 1,008 S.F.		LOT COVERAGE: 38%
GARAGE: 622 S.F.		BLDG HEIGHT: 31.75'

SUBDIVISION: CLOVERLEAF FILING NO. 2 LOT: 18 ZONE: R
 ADDRESS: 17246 CRIMSON CLOVER COURT CITY/COUNTY: COLO. SPGS. EL PASO
 DATE DRAWN: 2/29/24 DRAWN BY: JF TYPE OF UNIT: SINGLE FAMILY

BUILDER:
 DAVID WEEKLEY HOMES
 7150 CAMPUS DRIVE, STE 320
 COLORADO SPRINGS, COLORADO 80920
 (719)453-0164

TERRA NOVA
 ENGINEERING, INC.

721 S. 23rd Street, Colorado Springs, CO 80904
 719-635-6422 • Fax: 719-635-6426 • www.tnesinc.com

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 17246 CRIMSON CLOVER DR, MONUMENT

Parcel: 7124202254

Plan Track #: 187775  Received: 27-Mar-2024 (QUINTONW)

Description:





RESIDENCE

Contractor: WEEKLEY HOMES LLC

Type of Unit:

Garage	592	
Lower Level 1	2079	
Lower Level 2	471	
Main Level	2529	
Upper Level 1	1008	
	6679	Total Square Feet

Required PPRBD Departments (6)

<p>Enumeration</p> <p>Released for Permit 03/28/2024 7:58:32 AM  brent ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p>	<p>Electrical Released for Permit 04/05/2024 10:47:40 AM  Daniel G ELECTRICAL</p>
<p>Mechanical Released for Permit 04/10/2024 10:17:19 AM  tcrippen MECHANICAL</p>	<p>Plumbing Released for Permit 04/04/2024 1:53:25 PM  shanen PLUMBING</p>

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/23/2024 10:39:12 AM

dsdmaes

**EPC Planning & Community
Development Department**