

Applicant is required to apply for a driveway access permit.

Letter of Intent  
Javier and Dreama Ramirez  
1065 Rock Creek Canyon Road  
Colorado Springs, CO 80926

September 23rd, 2021

Per 2019 Road Book, Rock Creek Canyon Road is classified as a rural local road and maintained by the county

To whom it may concern:

Javier and Dreama Ramirez are proposing a lot on Canyon Rd, Colorado Springs, CO 80926. We are requesting a variance from the county of El Paso, Colorado due to hardships and the restriction of the land para requested from the county of El Paso, Colorado.

This single-family dwelling was built 8' into the road. The road is county owned, but not maintained by the county.

Granting this request will not have an adverse effect on the surrounding area. An issue either because this lot is backed against a wall along the side of the encroachment issue. The available area within the boundaries of the parcel is 34,400 sq. (5 acres) is required, neither this lot nor the normal lot sizes are one to one and a half acres.

In addition to the lot size, the septic and leach field are in another area to place the proposed structure.

The septic and topography hardships of this parcel in this canyon were positioned in a way that makes it difficult to place the property pin markers either in the road or on the lot.

There are a number of factors which would affect the bend in the road and the increased elevation at which the addition would be attached to the road.

All adjacent homeowners have been notified and set as not to disallow Mr. & Mrs. Ramirez the only increase the functionality of their property would benefit the county through a property variance.

Thank you for your time and consideration,  
Trinity Building Contractor

please add the following to the letter of intent:  
-Owner name, contact telephone number, and email for responsible party  
-Applicant name (if not owner), contact telephone number, and email for responsible party  
-Property tax schedule number  
-A discussion detailing the proposed dimensional variance request compared to the applicable dimensional standards of the Land Development Code.  
-A discussion detailing any practical difficulties and hardships that exist that cause legal use of the property to be severely restricted due to one of the following:  
The exceptional narrowness, shallowness or shape of the specific piece of property, or  
The exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.  
A discussion detailing any burden that is created or would be caused due to strict compliance with the zoning requirements and which significantly exceed the benefits of such compliance for the specific piece of property and would result in any of the following:  
The variance provides only reasonably brief, temporary relief, or  
The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements, or  
Some other unique or equitable consideration compels that strict compliance not be required.  
-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.

Please confirm the proposed use will not adversely impact existing drainage patterns.

explicitly state what you are requesting. reference email i sent you on 8/17/21.  
  
address criteria i sent in the same email.