

Letter of Intent

In support of Request for Variance

9225, 9239, & 9253 Pennycress Drive, Colorado Springs, CO 80925

(Lot 22, 23, & 24 The Glen at Widefield, Filing NO. 10)

“PCD File No. ADR-22-19”

This letter of intent is in support of my request for a variance to the side yard setbacks requirement for an existing non-conforming lot. The intention is to build a Single-Family Residence Ranch Plan given the market demand and availability of lots that will fit this plan, we have a high demand for this specific plan.

Lot 22 – The building envelope is 59.24 Ft Wide and 133.62 Ft Deep, the plan we intend to build is 50 Ft. Wide and 66 Ft Deep. The lot is deep enough but the width is about 6 inches short of the 60 FT required to fit this home. I’m requesting a variance to allow the construction of this home with 3 inches less on both East and West side for a total of 4 Feet 9 Inches of easement versus the 5 Feet.

Lot 23 - The building envelope is 59.24 Ft Wide and 132.40 Ft Deep, the plan we intend to build is 50 Ft. Wide and 66 Ft Deep. The lot is deep enough but the width is 6 inches short of the 60 FT required to fit this home. I’m requesting a variance to permit the construction of this home for 3 inches on both East and West side. the proposed easements have 4 Feet 9 Inches on each side rather than 5 Feet.

Lot 24 - The building envelope is 59.24 Ft Wide and 130.91 Ft Deep, the plan we intend to build is 50 Ft. Wide and 66 Ft Deep. The lot is deep enough but the width is about 6 inches short of the 60 FT required to fit this home. I’m requesting a variance to permit the construction of this home for 3 inches on both East and West side. the proposed easements have 4 Feet 9 Inches on each side rather than 5 Feet.

In addition, all 3 utility companies that service this area of The Glen at Widefield Filing No. 10 have been contacted to ensure the construction of this home will not encroach in to the utility easement on either East or West side of the house. Attached you will find the letters from Black Hills Energy, Mountain View Electric and Widefield Water and Sanitation District confirming this information.

The proposed request variance to encroach on the building envelope for the 3 above mentioned lots will not impact the existing stormwater runoff patterns and conforms with the subdivision approve drainage report.

Furthermore, I like to mention the construction of this home will not have a hardship on adjacent lots owned by Windsor Ridge Homes or other Builders in the area.

Thank you for your consideration.

Respectfully,

James Todd Stephens

Stephens and Associates, Inc.