

Letter of Intent

State the dimensions being requested and the difference between the existing 5' easement versus the proposed encroachment.

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)

Add "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 lot, 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 permit the construction of this home a few inches on both East and West side.

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 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 a few inches on both East and West side.

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 a few inches on both East and West side.

Revise typos

In addition, all 3 utility companies that service this area of The Glens 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.

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.

Provide a statement confirming the proposed request will not adversely impact existing stormwater runoff patterns and conform with the subdivision's approved drainage report.

Respectfully,

Letters from utility companies were not included with this submittal. Please include letters from utility companies or revise statement.

James Todd Stephens

Stephens and Associates, Inc.

Reminder:

- A driveway access permit approved by EPC Planning and Community Development Department is required prior to construction of a driveway and as a requisite for a building permit. Instructions for applying for an access permit will be provided on EDARP.