

NOTICE TO ADJACENT PROPERTY OWNERS

May 5, 2021

Dear Neighbor,

1. This letter is being sent to you because my husband and I, Angela K. Jackson-Butler and Mike Butler, are proposing a land use project in El Paso County at the referenced location in item #3. This information is being provided to you prior to submittal with the County. 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 time you will be given the El Paso County contact information, 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.

2. For questions specific to this project, please contact:

Angela Jackson-Butler or Michael Butler
520 Empress Street, Colorado Springs, CO 80911
(245)681-5945 / (719)445-9195

3. Site Address: 520 Empress Street, Colorado Springs, CO 80911

Location of Project: North side of our property (the curved side of our yard)

Size of Project: 24' x 24'

Zoning: RS-5000 (Residential Suburban)

4. Request and justification.

Request #1: Front yard setbacks.

Justification: My husband and I plan to build a garage on the North side of our home. Our home sits in the center of our lot, making the front yard setbacks a problem to build the garage. The guidelines state front yard setbacks will be 25' and if the build goes into these established setbacks, the home owner must gain approval from the Regional Planning Department before building any permanent structures on their property. We are working with an architect and the preliminary DRAFT sketch shows the right, front corner of the garage going into the setbacks (Enclosure 1 – DRAFT SKETCH). Because of this, we are asking for an administrative waiver to gain approval to build the garage on our property.

Request #2: Utility Easement.

Justification: There is a "Utility Easement" that was established on the North side of our lot when the neighborhood and home were initially developed. Because of the placement of our home on the lot, the pie shape of our lot and size of the garage, we will need to build 3' into the 8' Utility Easement. This would leave 5' between our garage and the property line of our neighbor. Because of this, we are looking to "vacate" the Utility Easement. We have started the vacate process by contacting all utility companies that affect our property, in order to obtain a letter of consent for vacating the easement. Once we have all the letters, we will move forward with requesting approval to vacate the easement in order to build the garage.

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5. There are currently two (2) x structures on our property. One (1) x permanent and one (1) x temporary. The permanent structure is our home and the temporary structure is a shed located on the North side of our property that will be moved once we start construction on our garage.
6. For your reference, we have attached a map (Enclosure 2 – VICINITY MAP) that shows all the adjacent property owners next to our lot. All identified neighbors will receive this letter, in conjunction with us submitting it to the Regional Planning Department to gain approval for the Administrative Relief of our setbacks and request the vacate of the Utility Easement on our property.
7. My husband and I hope that this project will not bother or inconvenience you in any way. We take pride in our yard and neighborhood and will work to ensure the project area is kept clean and picked up daily as the build takes place. We hope you will not hesitate to reach out to us if you have any concerns about our plans. Please feel free to contact us at 254-681-5945 / 719-445-9195 or angela.jacksonbutler@gmail.com / mbutler451@gmail.com.

Angela and Mike

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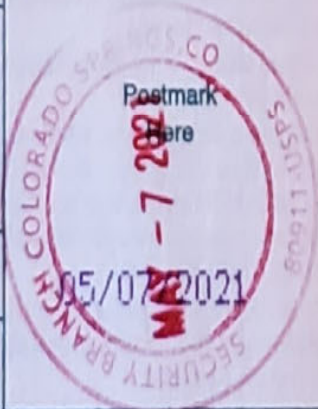
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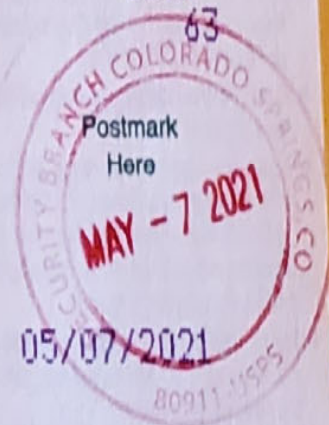
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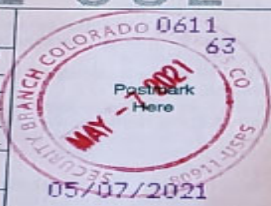
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