

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.

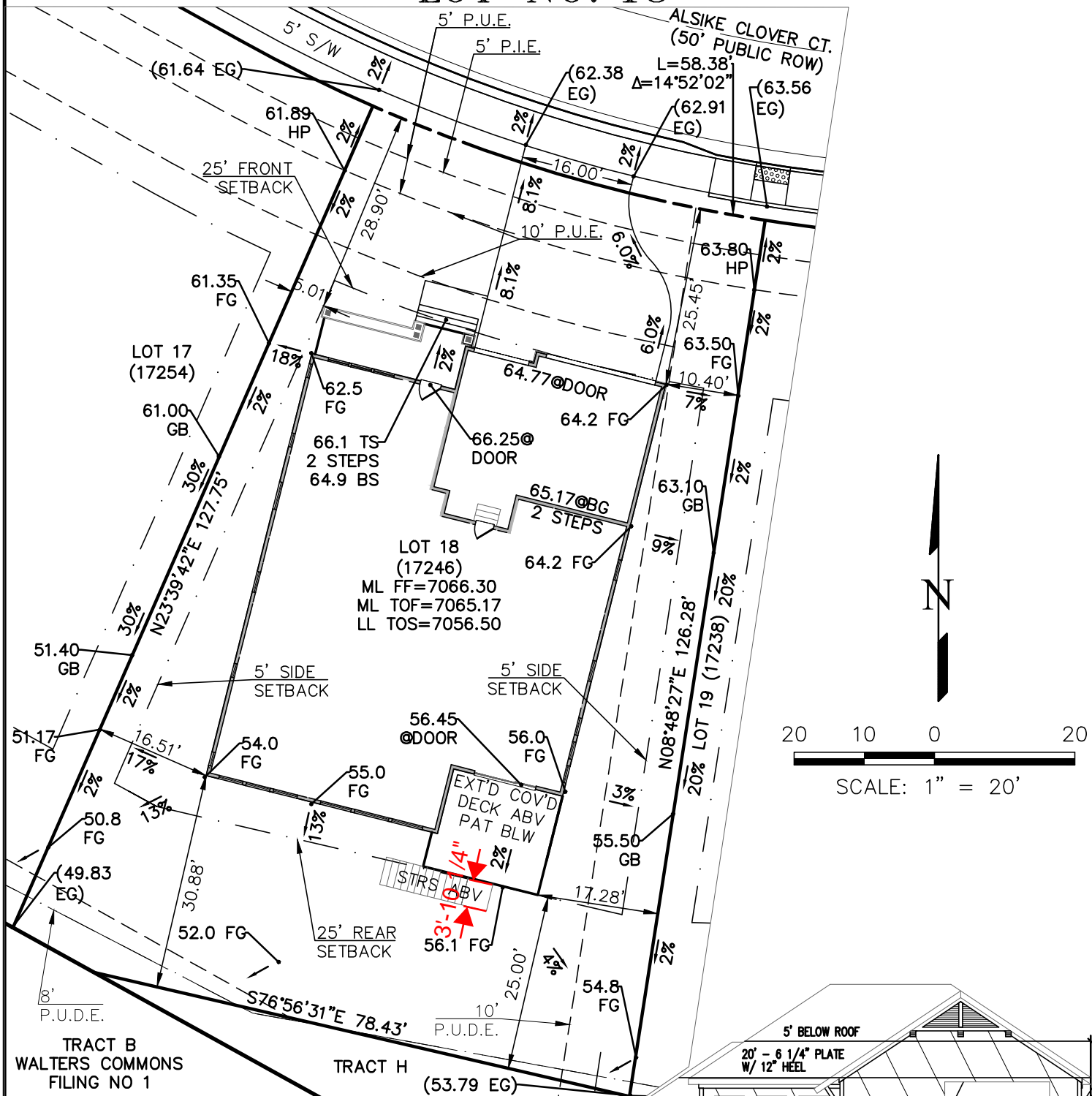
Administrative Relief is sought for 3'10" of encroachment into the rear setback by the stairs of an attached deck, or approximately 15% of total setback requirement.

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.

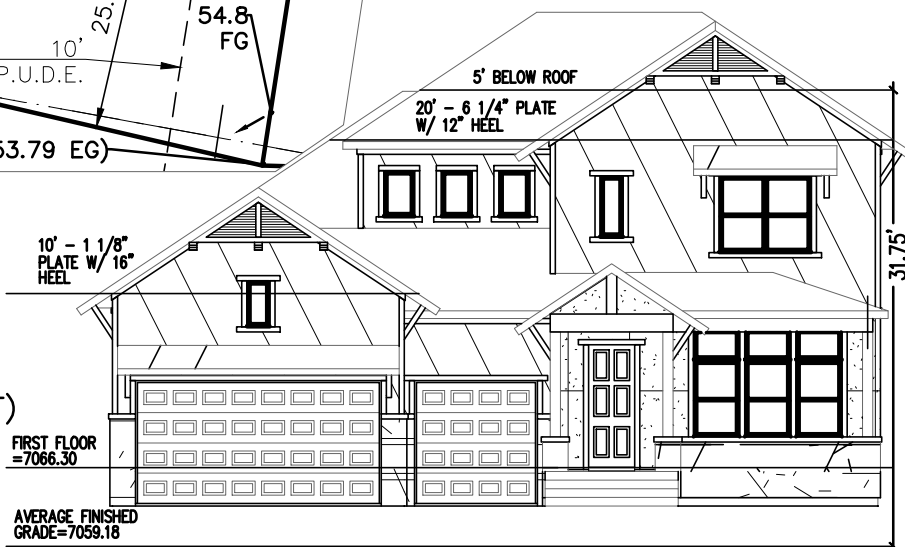
PLOT PLAN

CLOVERLEAF FILING NO. 2

LOT NO. 18



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	
BSMT.:	2,079 S.F.
MAIN:	2,529 S.F.
UPPER:	1,008 S.F.
GARAGE:	622 S.F.

STORM DRAINAGE SQ. FT. FRONT	
ROOF:	3,893 S.F.
DRIVEWAY / WALKWAY	550 S.F.

LOT SIZE INFORMATION	
LOT SIZE:	9,467 S.F.
BLDG SIZE:	3,563 S.F.
LOT COVERAGE:	38%
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

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