

Letter of Notice to Adjacent Property Owners

September 15, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a land use project in El Paso County at the referenced location: lot 23 of Springs at Waterview Filing No. 1, otherwise known as 4878 Wolf Moon Drive. Please direct any questions on the proposal to the referenced contacts below. 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 you will be given the El Paso County contact information, the 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. Adjacent properties requiring notification are lots 10, 11, 22, 24, 73, and 74 of Springs at Waterview Filing No. 1. At this time, lots are owned by builders and none of the lots are occupied.

For questions specific to this project, please contact the owner:

Richmond American Homes
Represented by: Jason Pock
Director of Entitlements
4350 S. Monaco Street, Denver, CO 80237
Office: (720) 977-3827
Cell: (720) 335-8854
Fax: (303) 488-4831
Email: Jason.Pock@mdch.com

You may also contact the applicant/consultant:

Hayley Young, PE
B&J Surveying, Inc.
6841 S. Yosemite Street; Suite 100
Centennial, CO 80112
Phone: 303.850.0559
hyoung@bjsurvey.net

Site Location:

The lot for which this notification is referencing is lot 23 of Springs at Waterview Filing No. 1, otherwise known as 4878 Wolf Moon Drive. A vicinity map of the subdivision is enclosed for reference. Said parcel 5507206060, lot 23, is 0.1206 acres in size. The current zoning of the parcel is RS 5000.

Request and Justification:

The purpose for this application is to request administrative relief from the corner and rear lot setback for Lot 23 of Springs at Waterview Filing No. 1 Subdivision. The subdivision is almost entirely comprised of 50' wide lots that feature 5' side lot setbacks. As such, the community was designed for

LDC states that the required front yard setback shall be half of the required front yard setback or 15 feet, whichever is greater. The required setback on the west lot line would be 15 feet.

plans that are up to 40' of buildable width. As such, it is clear that the intended buildable width for this lot is 40'. The request first asks for the corner setback to be interpreted as half of the front setback of 25', as is listed in per 5.4.3.D.5.(5), making the corner setback modification 12.5'. The request then asks for a 20% reduction from the 12.5' setback, giving the intended setback of 10'. This 10' setback would give the same buildable width as the standard lot of 40'. Additionally, administrative relief is needed for the rear setback as well for encroachment of the deck only (not the house). As this is a garden level lot, the deck is necessary in order to build this home. As the building setback itself is 32', the request for the deck to be allowed is merely a matter of encroachment of 3' and allows the owner to access their back yard with logical use of the grading of the lot. The homebuilder does not have any plans in their plan line-up that will fit on this lot without Administrative Relief. This does not negatively impact any adjacent lots and allows for practical use of this lot.

The requested adjustment of setbacks outlined above to consist of as follows:

Front: 25.0'

Side (interior): 5'

Side (corner): 10' (20% reduction from 12.5', half of front setback)

Rear: **20.0'** (20% reduction)

Existing and Proposed Facilities:

Subdivision infrastructure has been completed, including roads and walk surrounding the lot. Utility stubs have been provided to the lot. The lot has been graded to over-lot conditions and there is an existing electric ped within the lot boundaries. A house is planned on the lot per the specifications of the site plan which shows final proposed grading conditions.

No other waivers or requests are anticipated. Please see enclosed Vicinity Map showing Adjacent property owners and site plan for further information.

Sincerely,

Hayley Young, PE
B&J Surveying, Inc.



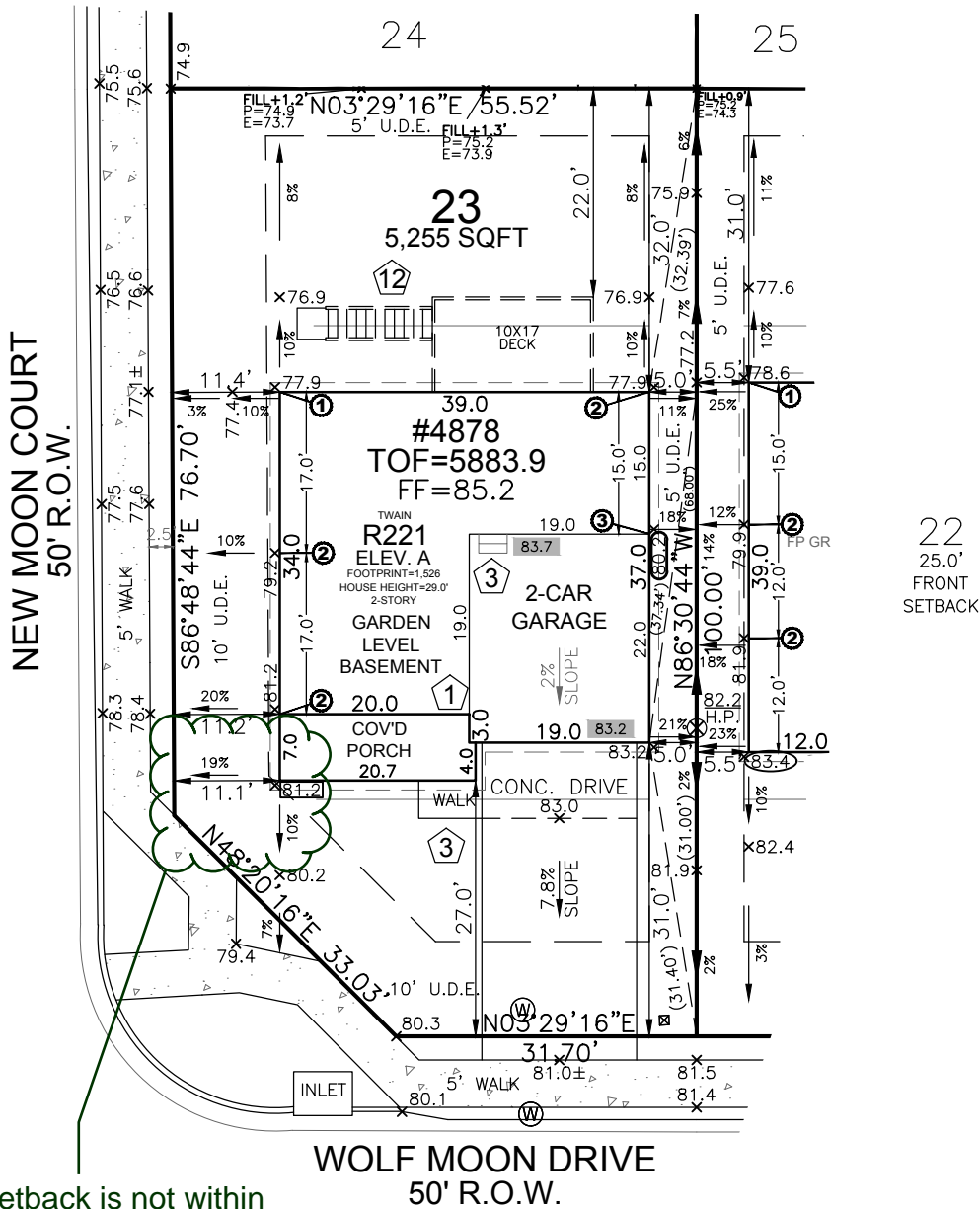
Enclosures:

- Vicinity Map
- Site Plan
- Notification of Adjacent Owners signature page

RICHMOND AMERICAN HOMES JOB#28520046

PLOT PLAN LOT 23

SCHEDULE NUMBER 5507206060



Proposed setback is not within 20% of required setback of 15 feet to qualify for Admin. Relief. The required setback on the second front yard on a corner lot is 1/2 of the required front yard or 15 feet, whichever is greater. 15 feet is greater than 12.5 feet, or half of the front yard required. Therefore, the reduction can only be requested up to 12 feet (80% of the 15 feet required)

WATER METER IS IN DRIVEWAY; WILL NEED TO BE RELOCATED.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 83.9
- GARAGE SLAB = 83.2
- GRADE BEAM = 12"
(83.9 - 83.2 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE AT PORCH 32"
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE
- STEP FOUNDATION AT LOCATIONS INDICATED
- STEPS SHOWN MEET GRADING REQUIREMENTS ONLY
- NOT A STRUCTURALLY ENGINEERED DESIGN

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,105SF
DRIVE COVERAGE IN
FRONT SETBACK = 408SF
COVERAGE = 36.9 %

LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (6) NAIL STRIPS
- (XX.XX) CONCRETE ELEVATION
- ([XX.X]) GRADING PLAN ELEVATION
- OVEREX LIMITS
- EROSION CONTROL

LOT SIZE = 5,255 SF
BLDG. SIZE = 1,526 SF
COVERAGE = 29.0%

T.O.F. TO TOP OF ROOF = 29.0'

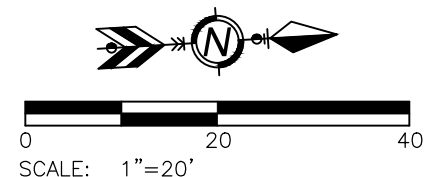
AVG. F.G. = 80.1
AVG. BLDG. HT. = 27.8'

112.9x
107.9x

27.8'
AVERAGE
32.8'
OVERALL

T.O.F. = 83.9
AVG. F.G. = 80.1'

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.



MODEL OPTIONS: R221-A/2-CAR/GARDEN LEVEL/9' BSMT

SUBDIVISION: SPRINGS AT WATERVIEW FILING NO.1

COUNTY: EL PASO

ADDRESS: 4878 WOLF MOON DRIVE

MINIMUM SETBACKS:

FRONT: 25' SEP.: 10'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 09-01-20



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

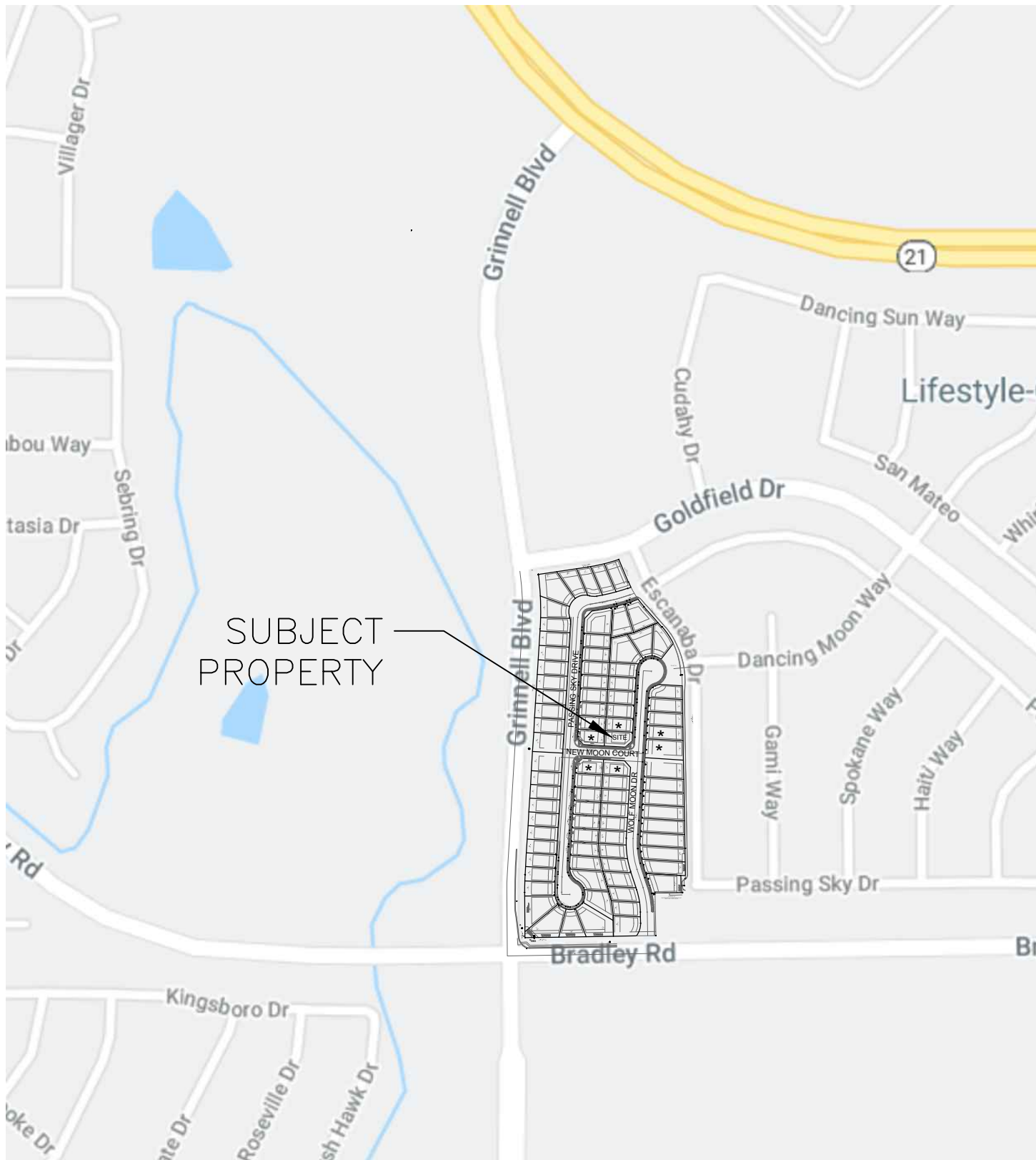
GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 06-01-20

VICINITY MAP SHOWING ADJACENT PROPERTIES



SCALE: 1"=500'



SUBJECT
PROPERTY

* = FUTURE ADJACENT PROPERTY OWNER

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Jason Pock

Telephone #'s: 720-977-3827
 Description of Proposal: Administrative relief is requested for both the rear lot setback of 25' for lot 23. As well as the corner lot setback. The intended corner setback here is 10', which would give this lot a buildable width as the standard lot in the subdivision.

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
9/15/20	Yes	Lot 10, ie 4877 Wolf Moon Dr	Richmond (represented by Jason Pock)
		Lot 11, ie 4867 Wolf Moon Dr	
		Lot 22, ie 4867 Wolf Moon Dr	
		Lot 24, ie 7012 Passing Sky Drive	
↓	↓	Lot 73, ie 7024 Passing Sky Drive	↓
		Lot 74, ie 4888 Wolf Moon Dr	SWV 85 LLC, 31 N TEJON ST 5TH FLOOR COLORADO SPRINGS CO, 80903-1523

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

_____ date _____
 (Signature of Petitioner or Owner)

_____ date _____
 (Signature of Petitioner or Owner)

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----------|------------------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ | Postmark
Here |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ | |
| <input type="checkbox"/> Adult Signature Required | \$ _____ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ | |

Postage

\$

Total Postage and Fees

\$

Sent To

SWV 85 LLC

Street and Apt. No., or PO Box No.

21 N. Jejon St. 5th Flr.

City, State, ZIP+4®

Colorado Springs, CO 80903-1523

PS Form 3800, April 2015 FSN 7530-C-000-9047

See Reverse for Instructions

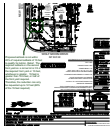
Adjacent Property Owner Notification (Includes letter and certified mailing receipts)_V1.pdf Markup Summary

Cloud+ (2)



Subject: Cloud+
Page Label: 2
Author: John Green
Date: 10/13/2020 2:49:34 PM
Status:
Color: ■
Layer:
Space:

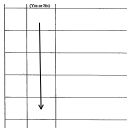
LDC states that the required front yard setback shall be half of the required front yard setback or 15 feet, whichever is greater. The required setback on the west lot line would be 15 feet.



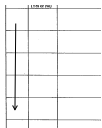
Subject: Cloud+
Page Label: 3
Author: John Green
Date: 10/15/2020 1:09:31 PM
Status:
Color: ■
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Proposed setback is not within 20% of required setback of 15 feet to qualify for Admin. Relief. The required setback on the second front yard on a corner lot is 1/2 of the required front yard or 15 feet, whichever is greater. 15 feet is greater than 12.5 feet, or half of the front yard required. Therefore, the reduction can only be requested up to 12 feet (80% of the 15 feet required)

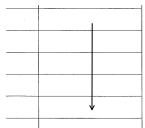
Line (3)



Subject: Line
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:58:23 PM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:58:29 PM
Status:
Color: ■
Layer:
Space:



Subject: Line
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:58:37 PM
Status:
Color: ■
Layer:
Space:

Typewritten Text (13)

LOCATION OF AUI:

Jason
Peck

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 6/22/2020 4:40:25 PM
Status:
Color: ■
Layer:
Space:

Jason Pock

720-977-382
proposal:

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 6/22/2020 4:40:39 PM
Status:
Color: ■
Layer:
Space:

720-977-3827

Yes

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 6/22/2020 4:50:25 PM
Status:
Color: ■
Layer:
Space:

Yes

Lot 74, ie 4888 Wolf Moon Dr
(For additional spaces, attach a separate the signatures of the adjacent property owners who are indicated (e.g. north of the subject property) has this notification in correct

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 6/22/2020 4:58:21 PM
Status:
Color: ■
Layer:
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Lot 74, ie 4888 Wolf Moon Dr

Submittal of License Plans Form

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:44:53 PM
Status:
Color: ■
Layer:
Space:

Administrative relief is requested for both the rear lot setback of 25' for lot 23. As well as the corner lot setback. The intended corner setback here is 10', which would give this lot a buildable width as the standard lot in the subdivision.

9/15/20

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:47:16 PM
Status:
Color: ■
Layer:
Space:

9/15/20

ive notification, I understand I may
comments.

Comments
Richmond (represented by Jason Pock)

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:47:35 PM
Status:
Color: ■
Layer:
Space:

Richmond (represented by Jason Pock)

Comments
SWV 85 LLC, 31 N TEJON ST 5TH FLOOR COLORADO SPRINGS CO, 80903-1523 best of paper)
I the property described after their names sincerely acknowledge that the information
date

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:50:45 PM
Status:
Color: ■
Layer:
Space:

SWV 85 LLC,
31 N TEJON ST 5TH FLOOR COLORADO
SPRINGS CO, 80903-1523

Comments
signed, being an adjacent property owner, has read t son at the advertised public hearing to further expres
Name (Signature) and Address
Lot 10, ie 4877 Wolf Moon Dr

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:52:08 PM
Status:
Color: ■
Layer:
Space:

Lot 10, ie 4877 Wolf Moon Dr

Comments
Name (Signature) and Address
Lot 11, ie 4867 Wolf Moon Dr

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:55:44 PM
Status:
Color: ■
Layer:
Space:

Lot 11, ie 4867 Wolf Moon Dr

Comments
Lot 22, ie 4867 Wolf Moon Dr

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:57:08 PM
Status:
Color: ■
Layer:
Space:

Lot 22, ie 4867 Wolf Moon Dr

Comments
Lot 24, ie 7012 Passing Sky Drive

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:58:08 PM
Status:
Color: ■
Layer:
Space:

Lot 24, ie 7012 Passing Sky Drive

Lot 73, ie 7024 Passing Sky Drive

Subject: Typewritten Text
Page Label: 5
Author: hyoung
Date: 9/15/2020 4:58:19 PM
Status:
Color: ■
Layer:
Space:

Lot 73, ie 7024 Passing Sky Drive