

All of this information is great. Please make sure to keep it with the future submittal.

SITE PLAN

PCD File No.: BOA261

Property Address: 422 Niagara St., Colorado Springs, CO 80911
Parcel Number: 5519217024
Current Zoning: RS-5000 CAD-O
Legal Description: LOT 13 BLK 7 WILSONS WIDEFIELD ADD 3

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It appears that the chicken coop structure (building) is the part bubbled in red and a fenced area is next to it. If that is correct, please only provide the dimensional details of the structure.

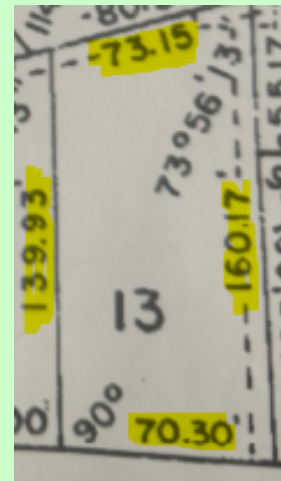
Also, a photo you previously uploaded to this project appears to show the coop attached to the shed. Are these structures attached to one another?

If you are requesting 0' rear and side setbacks to accommodate the existing chicken coop, then the property line appears to be significantly misrepresented.

You are showing an 8' easement inside of a 3' and 2'4" setback request.

Please verify the distance measurements between the structures and your property line so that you are not continuing to be in violation.

Your property line measurements are also incorrect. See below.



NIAGARA STREET

SETBACK AND EASEMENT INFORMATION

- RS-5000 zoning district requires 5' rear and side setbacks for accessory structures.
- There are 8' platted easements along all property lines.
- Any structure located within an easement may be required to be removed or relocated if access to the easement is necessary.

APPLICANT ACKNOWLEDGEMENT

I understand that approval of this variance does not interfere with the rights of utility providers. If a utility company or other authorized party requires access to an easement, I will be responsible for removing or relocating any affected structure, at my own expense, to provide that access. I acknowledge that utility and easement access rights take precedence over the placement of these structures.

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