

Please include two notes in this letter of intent of the following nature: 1) Based on the proposed change of use, a Transportation Impact Study will not be required per Appendix B.1.2.D of the EPC Engineering Criteria Manual. 2) Based on the proposed change of use there will not be any change in the impervious area on the property nor drainage impacts downstream of the property.

LETTER OF INTENT

Add
zone
district

Address 11130 Burgess Lane, Colorado Springs, CO 80908

schedule#6224001012 RR5

Owner/Applicant 11130 Burgess Lane Land Trust ph 719-231-8379

or Email: ctmsgroup9@gmail.com

This is a request for special use long term Assisted living quarters for an immediate family member who is experiencing some financial and other hardships. In addition, this family member is assisting with maintenance of the property.

This special use is compatible with the master plan of the neighborhood. There is another special use that was approved at 11165 Burgess Lane, Colorado Springs, CO 80908.

The special use is in harmony with the neighborhood. It is not visible by the majority of the neighbors and it was originally approved by the neighbors.

The special use will not impact the public facilities. The property has utilities that are independent of the neighbors.

The special use will not hinder or affect the traffic flow of the neighborhood and has legal access.

The special use will comply with all applicable local, state and federal laws and will not create air, water, light or noise pollution.

Sincerely, Leah Zehnder and Sonja Gumber

There is no Driveway Access Permit on file for 11130 Burgess Lane. Please use the following Link to Initiate the process of permitting the driveway access onto Burgess Ln.

https://epcdevplanreview.com/Applications/Create_Email

Justify how or why you believe that the application meets each (all seven) of the approval criteria for a special use, or how it will meet the criteria.

(C)Criteria. In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

Add a discussion summarizing how the proposed special use is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan.

V1_Letter of Intent.pdf Markup Summary

Text Box (5)

Subject: Text Box

Page Label: 1

Author: EthanJacobsEPC

Date: 8/21/2024 1:49:34 PM

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11130 Burgess Lane, Colorado Springs, CO 80908
2 PWS
20 Burgess Lane Land Trust ph 719-221-8379
www.landtrust.com

Subject: Text Box

Page Label: 1

Author: EthanJacobsEPC

Date: 8/21/2024 1:49:30 PM

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Subject: Text Box

Page Label: 2

Author: Lisa Elgin

Date: 8/22/2024 4:05:36 PM

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Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 8/22/2024 4:12:25 PM
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Add zone district

Add a discussion summarizing how
the proposed special use is
consistent with the El Paso County
Master Plan, including all applicable
elements of the Master Plan.

Subject: Text Box
Page Label: 2
Author: Lisa Elgin
Date: 8/22/2024 4:14:37 PM
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