

If the plan is to use Basin Drive for the ALQ address and access will be taken from Basin Drive, additional requirements will apply, including access permit and inclusion in the road maintenance agreement for Basin Drive (private ownership roadway). If the intent is to use the existing access onto Herring Road, enumerations has provided an available address that will be used in their EDARP comment. Please address which access/address this property will use in the letter of intent. Feel free to contact me if you have any questions. josephsandstrom@elpasoco.com, 719-520-6314.

Applicant/Owner: Christoph

SEE PPRBD ENUMERATIONS
COMMENT IN EDARP

Property Address: 14920 Herring Rd, Colorado Springs, CO 80908 (14925 Basin Dr)

Parcel Number: LOT 7 WILDWOOD RANCH ESTATES FIL 3

Dear El Paso County Planning Department,

I am submitting this Letter of Intent in support of our application for an Accessory Dwelling Unit (ADU) at the above-referenced address.

Parcel Number: 5132001004 -- It's fine to leave the Legal Description following the Parcel Number, if you'd like.

Please add a line identifying the Zoning District: RR-5 (Residential Rural)

The proposed ADU will be approximately 980 square feet in size, located within an existing structure on our property. The structure was originally part of the property's development, was later converted to a detached garage, and is now intended to be reconverted into a residential dwelling.

Please include the square foot area of the principal dwelling.

The ADU is intended for use by immediate family members, including an adult child, parent, or parent-in-law, and will not be utilized for rental to non-family members or as a short-term rental. Either the principal residence or the ADU will be continuously owner-occupied in compliance with El Paso County Land Development Code requirements for RR-5 zoning.

The property is currently served by an existing septic system and private well. We understand that verification of sufficient septic and water capacity may be required as part of the approval process, and we are prepared to provide additional documentation if requested.

Add a statement regarding the "No Separate Meter for Utilities" section of Code.

We respectfully request approval of this application and look forward to providing a housing option that supports our multi-generational family needs while maintaining the rural character of the Black Forest community.

Sincerely,



Christopher A. Rea

719-210-5040

crea6771@outlook.com

Please add a paragraph to address the 5.3.2 (Special Use) and 5.2.1 (Accessory Living Quarters) Land Development Code criteria - attached as separate review comment.

Please add a statement that El Paso County Road Impact Fees will apply to this application and will be due at time of building permit.

All references to "Additional Dwelling Unit (ADU)" should be replaced with "Accessory Living Quarters (ALQ) for Permanent Occupancy".

Note to applicant: Fees will be \$2,585. Please sign and upload the RIF acknowledgement form with the next submittal.

Please specify whether there will be any new land disturbance as a part of this application or if it solely the interior conversion.

Please include statement as to when a building permit will be obtained for converting the barn after the special use is approved.

Please include floodplain statement:

Based upon review of the FEMA FIRM number 08041C0320G, effective on 12/7/2018, this property is in Zone X, Area of Minimal Flood Hazard.