

LETTER OF INTENT Special Use – Detached Accessory Living Quarters for Permanent Occupancy

Date: May 14, 2026

file no. AL2614

El Paso County Planning and Community Development Department 2880 International Circle, Suite 110 Colorado Springs, CO 80910

Property: 17055 Goshawk Rd W, Colorado Springs, CO 80908 **Tax Schedule/Parcel #:** 512300039 **Zoning:** RR-5 (Rural Residential) **Existing Use:** Single-family residence (approx. 4,313 sq ft) on 20 acres

Owner: Evalene Murphy 17055 Goshawk Rd W Colorado Springs, CO 80908 Phone: (805) 279-6121 Email: evalene67@gmail.com

Applicant/Representative: Matthew Greene Arise Building and Restoration 7222 Commerce Center Rd, Suite 220 Colorado Springs, CO 80919 Phone: (719) 217-5881 Email: matt@arisebuildingandrestoration.com

Request: We request Special Use approval pursuant to LDC Sections 5.2.1 and 5.3.2 to allow one **detached Accessory Living Quarters (ALQ) for permanent occupancy** by an immediate family member who has a familial need (elderly/disabled/family support need). The ALQ will be accessory to the existing single-family home, will share all utilities, will not exceed 1,500 sq ft of habitable floor area, and will comply with all use-specific standards. No subdivision or separate sale of the ALQ is proposed.

Compliance: The proposal meets the LDC definition of Detached Accessory Living Quarters for Permanent Occupancy and all applicable use-specific standards in Section 5.2.1. The required ALQ Affidavit has been signed, notarized, and will be recorded.

Review Criteria – LDC Section 5.3.2: The proposed ALQ satisfies all criteria:
It is consistent with the El Paso County Master Plan by providing flexible family housing options in rural residential areas while preserving neighborhood character.

- It will not be detrimental to the health, safety, or welfare of the public.
- It complies with all other applicable LDC provisions, with no variances requested.

Impacts:

- Traffic: Negligible increase (one additional resident); existing driveway is used.

- Utilities/Services: All utilities shared with principal dwelling; septic and well capacity confirmed.
- Visual/Character: The ALQ will be designed to blend with the existing rural setting. No other significant impacts are anticipated.
- Storm water runoff from the proposed ALQ will not adversely impact downstream or neighboring properties.

A traffic impact study is not required as this application meets all 7 criteria in the Engineering Criteria Manual B.1.2.D, listed below. (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

Sincerely,

Evalene Murphy Property owner

Matthew Greene Authorized Representative

