

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

Date: May 14, 2026

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.

Sincerely,

Evalene Murphy Property owner
Matthew Greene Authorized Representative