

LETTER OF INTENT

Reason for Request

We are requesting a variance to allow us to add a home on our property to allow our daughter, husband, and young kids to live here with us and help us with the property. We are a close family and want to work the property together and raise their kids in a rural environment instilling those values in them.

1.

Steve Studley

MaryAnn Studley

Ethan Boynton

Megan Boynton (Studley)

719-510-0773

thestudleygroup@gmail.com

2.

NA

3.

14725 Trigger Rd Peyton CO 80831

4.

3132002014

5.

RR-5

6.

We live on 18.42 acres and the contiguous properties are large acreage properties. It is common for rural properties to have multiple outbuildings and that is the case here. This would be in harmony with the neighborhood and not impact their health, safety, or welfare.

The additional use will be able to meet air, water, odor, and noise standards of the County, State, and Federal regulations.

There are no wetlands in the area and wildlife roams freely.

There are no off-site impacts known as this rural property.

The site plan will meet all required regulations

There are no issues with sewer, water, storm drainage, roadway usage, fire/police protection. All utilities will be shared with primary residence

7.

There is no overlay zoning known

8.

This is a request for an accessory unit for immediate family and will comply with the applicable requirements of the Land Development Code

9.

This request is for an accessory unit only to house immediate family. It is well understood and acknowledged that this is the only acceptable purpose for an accessory unit.

10.

As for the impact to traffic, there will only be two additional vehicles using the roadways.