

Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

June 28, 2017

To Whom It May Concern:

Please find all the necessary information and forms required for we, as property owners, Bruce A. and Karen Hanson, to process our application for our request of a "guest house".

The contractor's information: John Cressman, Central Colorado Builders, 4430 Red Rock Ranch Drive, Monument, CO 80132 ; (719) 491-0910, cell.

We have read and followed the information provided in Chapter 5 of the Land Development Code 5.2.29.

We are seeking approval for a guest house "with special provision for extended housing" waiver. The occupant would be Karen's 92 year old, widowed mother (Alice Preuss) who has health issues and currently lives out of state. This is a legitimate hardship case due to Karen's mothers' age and health.

Our 5-acre property currently has a house (our residence of over 25 years) and a barn located on it.

Our intent and plans show a 926 sq. ft. guest house to be built on our 5 acres in Black Forest. (Lot 93, Wildwood Village, Unit 4) We have met the zoning requirements (RR5); applicable codes and the HOA covenant rules for Wildwood Village.

Per guidelines, there will be no separate meters, the resident will solely be one elderly women and the guest house will never be rented nor leased.

We hope this information meets with a favorable decision.

Sincerely Yours,



Bruce A. Hanson
Karen Hanson
7655 Lark Bunting Ct
Colorado Springs, CO 80908-2169
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Karen cell: 719-200-2819