

LETTER OF INTENT

Rick A & Michele M Pring
11250 N Meridian Rd.
Peyton, CO 80831
719-338-9587 Michele
719-338-0594 Rick

March 7, 2021

To Whom It May Concern:

Rick A & Michele M Pring, are the owners of 11250 N Meridian Rd. in Peyton, CO 80831, where we are requesting to add a permanent detached living quarters for an aging parent who needs to be closer to family for care. Due to the zoning of this area, which is a RR5, we are requesting that you grant us permission to build a 1303 square foot home, that is for private use only for a direct member of the family. This will make a total of 2 residences on this property. This property is a 40-acre piece of land, with a barn 2 sheds and 2 shops with a small office attached to one of the existing buildings. The main home has approximately 5400 square feet. There is an existing well of which is adequate to add an additional home to. We have also contacted Mountain View Electric and Black Hills Energy and will be able to add onto the existing services for gas and electric. We have had the profile pits, evaluations and engineering all done and have applied and been charged for the installation of the septic system to accommodate the new living quarters. However, they will not release the permit until zoning is approved. We have also had the soils testing done for the new home. The access for the new home will be off of our existing driveway and the address will remain the same as ours. The planned completion of the job is scheduled for approximately the end of June to the beginning of July.

Thank you for your attention to this matter,
Rick & Michele Pring

LETTER OF INTENT
ADDITION

Rick & Michele Pring
11250 N Meridian Rd
Peyton, CO 80831
719-338-9587 Michele
719-338-0594 Rick
Catchzeke98@gmail.com

April 1, 2021

To Whom It May Concern:

We are requesting special use approval for a detached accessory living quarters for permanent occupancy. The use of this home will be for a family member who is elderly and needs more care and attention. This is a response to the review criteria for LDC Section 5.3.2. C.

1. According to the Master Plan via the website 11250 N Meridian Rd is located in the El Paso County, bordering the east side of the Black Forest area, and is on the west side of the Falcon/Peyton study area. The area in which this property is located is bordered by other 40/acre parcels with the outlying areas of neighborhoods and 2.5 – 5 acre lots. The size of the home in comparison to the existing home is within the acceptable range listed on a parcel of land of this size. It is not tall or large and will fit into the general character of the immediate and surrounding areas, especially given the various homes and neighborhoods that surround this property. Due to the need of the home and the family member needing it we have followed the guidelines for the Special Provisions for a Detached Accessory Living Area and have maintained the rural atmosphere of the country living that is so prevalent in this area.
2. Due to the area of the existing property adding an additional small home to the area will be in harmony with the surrounding area. The new home will have an exterior that is similar to that of the existing home, and will therefore fit into the atmosphere of the existing home.
3. This addition is for personal use and is not a public area and therefore will not impact or overburden the area with public facilities.
4. There will be no extra driveways added from the main road and should therefore not create any extra traffic, congestion, or hazards of any kind. The existing driveway is already a legal access to the current property.
5. This special use will comply with all applicable local, state, and federal laws and regulations, in that it is a single-family dwelling with no pollutions other than simply living a normal life.

6. The public health, safety and welfare of any residents will not be impacted by the addition of this addition but would be a detriment of the person needing this home if he should not be permitted to have it.
7. All rules, regulations, ordinances, permits, inspections and requirements will be followed in the building of this home.

Thank you for consideration to this request,

Rick & Michele Pring