

# **AUXILLIARY LIVING QUARTERS LETTER OF INTENT**



**MAY 9, 2024 REVISED: October 30, 2024**

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CC: OWNER: Mary and Charles (Larry) De Lay

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Re: LETTER OF INTENT

10090 OTERO AVENUE, COLORADO SPRINGS CO 80920

Tax Schedule #: 6228004013

Legal Description: LOT M, VAC W 20.0 FT ORF OTERO AVE, BLK B SPRING CREST FIL 2

PLAT NO: RO2282 ZONING: RR-2.5 ACREAGE: 2.66 ACRES

**Setbacks: 25'-0" Front and Rear, 15'-0" Side, 10'-0" Side**

**Accessory Structure Lot Coverage: No Maximum**

## **REQUEST :**

We are requesting a SPECIAL USE for Accessory Living Quarters per LDC CODE 5.2.1.

The Owner would like to CONSTRUCT a NEW Detached Accessory Living Quarters to create a Multi-Generational living capacity on the property. Current Owners plan on moving into ALQ and having their children and grandchildren occupy the existing house (see site facilities below), to allow an immediate family member to reside in the Accessory Living Quarters (5.2.1 H 1). Accessory living quarters shall meet all other applicable standards in this Code unless specifically modified by this Section.

## **JUSTIFICATION: EL PASO COUNTY LAND DEVELOPMENT CODE 5.2.1 ACCESSORY LIVING QUARTERS**

The following items specifically address section 5.2.1: A) There will be ONE ALQ on this parcel. B) The ALQ will be detached living quarters. C) The affidavit has been provided to EPC. D) The ALQ is 1,500 Sq. Ft., which is less than or equal to the amount allowed for approval. E) There are NO separate meters on the property. F) The property will be used for an immediate family member per the code.

G) Not Applicable H) The special provisions for Permanent Occupancy have been met: 1) The Occupants are Father/Mother/Daughter/Grandchildren, blood related 2) The Father has long term medical conditions that have created a family hardship. I) The ALQ will meet all additional applicable standards per the EPC LDC Codes.

In addition; the existing grade lines as shown on the Site Plan will remain the same and overall drainage will NOT be adversely impacted by construction of the OWTS. Construction of the new OWTS and Accessory Living Quarters will NOT adversely impact the surrounding/adjacent properties.

It is our opinion that adding additional single family residence capacity is consistent with the El Paso County Master Plan and all its applicable elements and coincides with the intentions of the State of Colorado's recent statute HOUSE BILL 24-1152 <https://leg.colorado.gov/bills/hb24-1152> allowing for ALQ construction on ANY Residentially Zoned Property.

## **CURRENT SITE FACILITIES: SEE SITE PLAN FOR ADDITIONAL INFORMATION**

Existing 2-Story Single Family Residence (Children and Grandchildren's Residence)

Existing Detached Shed

Existing Detached Car Port (as shown on site plan)

Respectfully Submitted,

Kier K. Moore, Authorized Representative for Owners

President

KGM2 Construction Enterprises, Inc.

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