

AUXILLIARY LIVING QUARTERS LETTER OF INTENT



MAY 9, 2024

ATTN: **Joe Letke**
Project Manager/ Planner II
El Paso Planning & Community
Development 2880 International Circle
Colorado Springs, CO 80910
(email) joeletke@elpasoco.com
[\(719\) 520-6300](tel:7195206300) (Main) [\(719\) 520-7964](tel:7195207964) (Direct)

CC: OWNER: Mary and Charles (Larry) De Lay
Mailing Address: 10090 Otero Avenue, Colorado Springs, CO
PH: 719-661-3403
EMAIL: maryedelay@gmail.com

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

Edit each occurrence of the word "auxiliary" to "accessory".

What existing structure is being converted?

Setbacks:
25'-0" Front and
Rear 15'-0" Side
10'-0" Side Accessory
Structure Lot Coverage:
No Maximum

A blank affidavit was provided. please provide a completed and recorded affidavit.

Edit the narrative so that the criteria being explained, correspond to the correct code citation.

REQUEST AND JUSTIFICATION:

Accessory

We are requesting a SPECIAL USE for an ~~Auxiliary~~ 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 ~~Auxiliary~~ Living Quarters (5.2.1 H 1). Per Section 5.3.2 the existing structure that will be converted IS NOT located within any easement(s) and conforms to all other RR-2.5 Zoning provisions. Accessory living quarters shall meet all other applicable standards in this Code unless specifically modified by this Section.

Accessory

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

please also provide a statement that the drainage for the overall development will not adversely affect the surrounding properties.

CURRENT SITE FACILITIES: SEE SITE PLAN FOR ADDITIONAL INFORMATION
Existing 2-Story Single Family Residence (Children and Grandchildren's Residence)
Existing Detached Shed

Provide written narrative explaining compliance with §5.2.1(H)

Respectfully Submitted,

Kier K. Moore

To Current Site Facilities add: Existing Detached Car Port (as shown on the Site Plan)

Authorized Representative for Owners

Add representative's email address

President
KGM2 Construction Enterprises, Inc.
719-571-0121

Add discussion summarizing how the proposed special use is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g. Water Master Plan, Parks Master Plan, etc)

Add discussion regarding anticipated traffic generation and access.