

Letter of Intent

Owner: Harry Thomas 970-946-0502
Applicant: Seth Blacksten (son-in-law) 970-946-6312
24355 Palomino Pl
Calhan, CO 80808

To Whom It May Concern:

I, Harry Thomas (Owner), am requesting a special use permit to convert an existing second dwelling into an extended family dwelling. The property address is 24355 Palomino Pl, Calhan, CO 80808. This property is a 5.64 acre lot that is zoned A-5.

This property was developed in the mid 90's, before the current zoning was in force in this part of the County. As such it is currently a legally non-conforming property with 2 dwellings. The current dwellings are old, run-down mobile homes. The east mobile home is 994 sq ft and the west mobile home is 924 sq ft. There are two separate septic systems which were permitted through the health department and legally installed in the mid 90's. There is a well which supplies water to both dwellings. This well was permitted to support two dwellings and to irrigate ¼ acre. There are currently two driveways and a small shed that is approximately 200 sq ft.

Make a note that replacing the homes and adding the additional structures will not disturb more than an acre of land and will not significantly impact drainage.

My request is to abandon the non-conforming use and instead have 1 dwelling and 1 accessory living quarters to be used as an extended family dwelling. I will replace the east mobile home with a new 1,680 sq ft modular home and a detached 2-car garage that will be 750 sq ft. This will serve as the dwelling for my wife and I. The west mobile home will be replaced with a new 858 sq ft single wide manufactured home, which will be temp set. This extended family dwelling will house my daughter and son-in-law, who will be providing care for my wife and I. The current shed will be kept, and I will add a 30x50 agricultural building. At such time the extended family use is no longer required the extended family dwelling shall be used as a guest house for occasional, non-paying guests or visitors, and shall not be rented or leased.

Make a note that there will be no significant increases in traffic due to additions.

Since this property was originally developed for two dwellings, and has had two dwellings on it since the mid 90's, this change in use will not be changing the character of the property or neighborhood. The existing utilities can care for the proposed buildings. Should this special use be approved, the overall impact will not overburden or exceed the capacity of public facilities and services. This special use will not create unmitigated traffic congestion and will not be detrimental to the public health, safety, or welfare of the present or future residents of El Paso County.

Include a note that you have provided an executed and recorded affidavit for extended family dwelling indicating that it cannot be used as a rental unit and is not considered a second dwelling.

Sincerely,



Harry Thomas

Include a note that electric/gas utilities will be interconnected and the accessory dwelling will not have a separate billing account.

Remove the reference to the agricultural building. This is not a part of this application.