

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 had two mobile homes set up 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.

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. Replacing the homes and adding the additional structures will not disturb more than an acre of land and will not significantly impact drainage. There will be no significant increases in traffic due to these changes. 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. I 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. The electric/gas utilities will be interconnected and the accessory dwelling will not have a separate billing account.

Since this property 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. In addition there are approximately 9 other properties in the subdivision that have some form of accessory living quarters. 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.

This request for a special use permit for an accessory living quarters is also consistent with the El Paso County Policy Plan. Goal 13.1 of that plan is to encourage an adequate supply of housing types to meet the needs of county residents. In addition Policy 13.1.3 recognizes the need for housing alternatives that

provide for the county's special populations. Special populations may include low income, elderly, and physically and mentally impaired. The Policy Plan recognizes the need for housing alternatives to allow for proper care of the county's special populations. The extended family housing provision was added to the Land Development Code specifically to accommodate special populations and family needs. Since this accessory living quarters will be used to help provide care for elderly parents I believe my proposed project is clearly consistent with the stated goal of the El Paso County Policy Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry Thomas". The signature is fluid and cursive, with a large initial "H" and a long, sweeping tail.

Harry Thomas