

To: EDARP
Fr: Tanya Larocque
Re: 4065 Crosslen Lane

Please state if the drainage from the proposed development will not adversely impact the adjacent properties.

Add PCD File # VA-19-006

My sister and I worked with PPRD office and El Paso County Clerk and Records office in March and April prior to purchasing a ten-acre parcel at 4065 Crosslen Lane.

Shawna Boller has two special needs children and is a single parent. Tanya Larocque is her sister. Tanya lived in Perry Park and sold her home to move down to the Springs to help Shawna and the boys. Ryan Boller has seizures and is too heavy to lift and relocate from a floor to a couch/bed without assistance. Tanya and her husband Robert agreed to purchase two homes side by side or a property whereby we can build side by side so that someone is always available to help Shawna with the kids when the emergency arises.

We worked with both County offices digging up deeds that were needed to confirm the property was actually a legal lot as there was a question that arose when we went to check prior to purchasing.

We found all of the historical deeds and provided them to PPRD office, including our well permit.

We were told that while the permit states we can have three single family homes, we could only have two, which was perfect as that is all that is needed.

Once PPRD confirmed the legitimacy of the 10-acre parcel and our real-estate agent also confirmed we proceeded with the building process. Our builder has submitted our plans and while Shawna's was approved, Tanya's was not. We were then told that only one house is allowed.

We are open to whatever process we need to follow to fix the situation. We were told while at the counter at PPRD office, that we could NOT have three homes only two are allowed. We understood and said that was no problem we only need two.

Our builder has given us our pricing based on building both homes together to save costs. In the future each one of the boys will have a house with their caregiver when my sister and I pass. Currently one child will be able to live with Tanya and her husband and the youngest will remain with Shawna as he has grand maul seizures.

We are willing to do the public hearing for a variance. We are willing to Extended Family. We are willing to subdivide. We are willing to do whatever process you require, but we are asking for a special use or variance for approval to allow the building process to continue while we get the change you require processed. We ask for this so that we will not have to absorb additional excessive costs of building and that so we can continue to build and be in by the end of the year. Currently, Tanya and her husband have temporary housing until November when their home is expected to be completed. Please direct us on which process you want us to follow in order to get the appropriate approval for our two homes, while allowing us to continue with the building of both homes simultaneously as our construction costs are critical. We have no other family members to assist or resources for long term care. The two sisters are all we have, and our goal is to pay for our homes prior to our deaths so the boys are able to stay at home with a caregiver.