

November 23, 2020

Owners: Kerrie & Brandon Jimenez
13335 Trail Boss Ct
Peyton, CO 80831
719-310-8379
kerriejenene@yahoo.com

Applicants: Stephanie & Joseph Bourne
13335 Trail Boss Ct
Peyton, CO 80831
719-433-2536
stephanie_bourne@equitylifestyle.com

Site Location: 13335 Trail Boss Ct Peyton, CO 80831
Size: 7.91 acres Zoning: A-5

Dear El Paso County Planning and Community Development Department,

This letter of intent is to accompany an application for Administrative Special Use – Detached Accessory Living Quarters for Permanent Occupancy by Immediate Family Members. We are applying for this special use to provide for temporary living arrangements to house immediate family providing for the needs of the residents of the primary residence.

We, the applicants, are the parents and in-laws of the owners of the property associated with this request. The property is the primary residence of the owners. The existing structures are a single-family dwelling and a detached garage. This existing dwelling is a 1995 modular home totaling 1216 sq. ft. that was remodeled in 2020, prior to our son-in-law and daughter purchasing it. **The proposed detached accessory living quarters will be a manufactured home with a total square footage of 1178 sq. ft.**

Review Criteria:

We are applying for Administrative Special Use to install detached accessory living quarters for us to reside in, as immediate family members for the purpose of helping to care for our four grandchildren and to provide financial support to our daughter and son-in-law, who are the owners of the subject property. Our daughter and son-in-law have a family hardship and need that justifies this request for the extended family housing. Our son-in-law's hours were cut due to the COVID Pandemic and they were already having a hard time making ends meet prior to that. There is also a need for us to help provide care for their 4 children.

This special use will comply with all applicable Land Development Codes in Chapter 5. The detached accessory living quarters will be located on the same parcel as the principal structure. We will obtain a building permit prior to installing the accessory structure and the accessory structure will comply with the Building Code. The accessory structure will meet all setback requirements shown in Table 5-4 and 5-5 and it will not be located within an easement. The accessory structure will also meet all applicable development standards in Chapter 5 and 6. **The square footage of the accessory structure will be 1178 sq. ft. and therefore will not exceed the 1216 sq. ft. of the existing primary use residence.**

Special Use Criteria:

This special use will keep in line with the goals, principals, and land uses of the Falcon/Peyton Small Area Master Plan, master plan. It will be in harmony and character of the neighborhood and will be compatible with the existing and allowed land uses in the surrounding area.

The impact of this special use does not over burden or exceed the capacity of public facilities and services. Both homes will only occupy 2394 sq. ft. of the 344559.6 sq. ft. lot. **The proposed development's land disturbance is less than one acre and will not adversely affect adjacent or downstream drainage.** We have been given rights, by the State of Colorado, to add a second home to the existing water well. Mountain View Electric has said we can add the second dwelling unit to the existing meter.

The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area and has adequate legal access. The existing driveway would serve both the current and proposed dwellings without the need for a second point of access to the street.

The proposed accessory structure will comply with all applicable local state and federal laws and regulations regarding air, water, light or noise pollution and will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso county.

This special use will keep in line with the goals, principles, and land uses of the Falcon/Peyton Small Area Master Plan. It will continue to provide a balance between protecting the environment and adding to the economy of the area which is keeping with the Policy Plan. We feel this special use is also in line with the Water Master Plan. We have been given permission from the State of Colorado, to have two single-family dwellings on the existing well. We will ensure that this special use will conform to all applicable County rules, regulations and ordinances.

Thank you for your consideration in this matter.

Sincerely,

Stephanie J Bourne