

El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

January 30, 2018

RE: Administrative Special Use Request for the Adams Family Trust Extended Family Housing

To Whom It May Concern:

Please accept this as Letter of Intent in the above referenced special use request. The property is located at 5915 La Costa Road. LOT 9 BLK 2 Toy Ranches Estates No 2, lot size – 358.42 X 1320 X 330 X 1320, zoned RR5. Approximately 95% of the property is open space.

In 1996 and 2001, a Hardship Variance was granted to Herbert and Juanita Adams for their daughter and her family to reside on the property. Compliance was made at that time to fulfill all requirements set forth. This included: a separate septic system for the additional structure, a separate electrical meter (although, the separate meters are billed under one name and address), and both houses share the existing well. No additions to the 1996, 28 X 60 Modular have been made, the original footprint remains the same. In 1996, a separate address was assigned to the extended family housing of 5925 La Costa Road and this address has been used for the past 22 years for the second home.

Juanita passed in 2011 and Herbert in 2013. The property was placed in the Herbert and Juanita Adams Family Trust, January 2014. Sue Adams-Parker moved into the primary residence (the only occupant) and Theresa (Teri) Adams-Fjellman and her family remain in the second home. Sue Adams-Parker is 65 and single. Teri, her husband, their 3 children and 1 grandson live in the second home.

We are requesting a Special Use for Extended Family as this has been the Adams-Fjellman home since 1996 and Sue Adams-Parker being single and over 65. It is our family's belief, and desire, to assist each other as needed, not just physically, but also in the upkeep of the property entrusted to us by our parents. This request follows the amended Land Development Code Chapter 5, pages 5-25, which allows a secondary home for a family member as a special use (extended family housing).

Please direct any questions to:

Teri Adams-Fjellman  
5925 La Costa Road  
Colorado Springs, Co 80927  
(719) 229-7759

We appreciate and are grateful for your assistance in this matter.

Respectfully submitted,



Theresa (Teri) Adams-Fjellman, Trustee