

LETTER of INTENT

Owner/Applicant

Roy and Janie Montelongo
1164 Hathaway Drive
Colorado Springs CO. 80915
Phone: 719-645-8352

Site Address of Proposed Project:

1164 Hathaway Drive
Colorado Springs, CO. 80915
Parcel Size: 10,500 sq. Ft.
Zoning: RS5000

We are requesting permission to convert an existing garage into accessory living quarters. Due to owners age 76 and 71 respectively and a number of surgeries, it is getting difficult to live in owners' main home which is a bilevel with a lot of stairs. The proposed garage is detached from the house, the size 23 ft. X 30 ft., all utilities are already in there. Except to erect a wall where the garage door is, all work will be done inside. Parking is already there.

the following criteria needs to be addressed in the letter of intent.

here is a link to the plans. You need to find policies within the county policy plan that support you having an accessory living quarters. After that you should insert each of the following bullet points and then answer what they are asking.

<https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>

The special use is generally consistent with the applicable Master Plan (policy plan);

- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.