

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 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. o The special use structure that is planned for conversion into living quarters, blends with the main house
- 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. o There will be no impact or overburden to public facilities since the structure has been there for approximate twenty years with all utilities.
- 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 not create traffic congestion for it already has its own parking area and has access to the same street as the main house.
- 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 comply with all local, state, and federal laws and regulations. There will be no air, water, light, or noise pollution with only two elderly people living there. • 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 o I do not foresee the special use being detrimental to the public health, safety, or welfare in the present or future of El Paso County and its residents.
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances. o Since as special use permit has been applied for and will be subject to inspections, regulations, or ordinances, it will therefore conform to such rules and regulations.