

Letter of Intent

1. Owner/Applicants

Lauri K. Cross and Michael Scott Trimboli
11235 S. Holmes Road
Colorado Springs, CO 80908

2. Site Location, Size and Zoning

2.1. The site is located on the residential property at 11235 S. Holmes Road, Colorado Springs, CO 80908.

2.2. Official site description:

2.2.1. "That portion of the North half of the Southwest quarter of the Northwest quarter of Section 19, Township 12 South, Range 65 West of the 6th P.M., described as follows: Commencing at the Northwest corner of said Section 19; Thence South 00 degrees 16 minutes 44 seconds West on the West line of said Section 19 a distance of 1321.59 feet to intersect the North line of the Southwest quarter of the Northwest quarter thereof; thence South 89 degrees 51 minutes 21 seconds East on said North line 1123.54 feet for the point of beginning of the tract to be described hereby; thence North 89 degrees 51 minutes 21 seconds West on the said North line 1093.54 feet; thence South 00 degrees 16 minutes 44 seconds West 300.78 feet; thence East 1095 feet to intersect a line drawn South from the point of beginning, County of El Paso, State of Colorado."

2.3. The property is 7.43 acres and is zoned RR5.

3. Request and Justification

3.1. Request

3.1.1. The owner/applicants are requesting necessary permits to construct an accessory living quarters comprising a single, small residential unit located in proximity to the primary residential unit already on the property.

3.1.2. The proposed structure is a single-story detached unit with walkout basement measuring 815 square feet finished. The existing residence measures 5046 square feet finished.

3.1.3. The owner/applicants request a special provision for a detached accessory living quarters for permanent occupancy per Section 5.2.1 (H) (1) to provide for temporary living arrangements to house an immediate family member who is elderly and disabled.

3.2. Justification

3.2.1. The unit will function as a "mother-in-law" residence for the applicant's elderly mother who suffers from advanced Alzheimer's disease and who is currently housed in the Bonaventure assisted living facility in Colorado Springs.

3.2.2. Recent changes to patient care brought about by COVID-19 have made it infeasible for the applicant to provide quality long-term care for her mother. In particular, the applicant is restricted from seeing her mother and her mother is prohibited from leaving the facility premises except for medical reasons.

3.2.3. Construction of this residence unit will enable the applicant to oversee her elderly mother's care directly and, in the long-term, at lower overall cost.

4. Compliance with Chapter 5 of the Land Development Code

- 4.1. The special use request is fully consistent with the applicable Master Plan.
- 4.2. The proposed structure design is architecturally similar to the main residence and in tasteful harmony with the rural character of the property.
- 4.3. The proposed living quarters will be occupied by a single elderly individual who does not drive. As such, the usage will not overburden or exceed the capacity of public facilities or services.
- 4.4. The occupant of the proposed living quarters does not drive. It is envisioned that a specialized care-worker will visit the occupant several times per week. As such, this level of usage will not create unmitigated traffic congestion or traffic hazards in the surrounding area.
- 4.5. The proposed structure design will comply fully with all applicable local, state and federal laws and regulations regarding air, water, light and noise pollution.
- 4.6. The proposed structure will in no way be detrimental to the public health, safety and welfare of the present or future residents of El Paso Country.
- 4.7. The proposed structure will conform to all other applicable County rules, regulations and/or ordinances.

5. Compliance with the Black Forest Preservation Plan Update (Dec 1987)

The proposed structure is fully compliant with the referenced Black Forest Preservation Plan; specific items are outlined below.

- 5.1. Goals, Policies and Proposed Actions (Plan, pg. 76).
 - 5.1.1. Goal 3.A states development should "Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area." In this regard, the proposed structure tastefully aligns with the existing residence, using stucco and wood design features that blend with the ground cover and surrounding trees.
 - 5.1.2. Policy 3.5 states project should "Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources." The proposed structure features a small footprint, one-level above ground and is situated among a modest distribution of natural trees and ground shrubs.
 - 5.1.3. Proposed Action 3.j states "The use of building materials, designs and façade treatments which allow structures to blend into or accent the natural

environment should be encouraged.” The proposed structure, as stated will have a natural tone stucco exterior (matching the main residence) with wood accents, which blend perfectly with the natural environment.

5.2. Visual Design Recommendations (Plan, pg. 98). The following items apply to Black Forest Region 5: The Timbered Area:

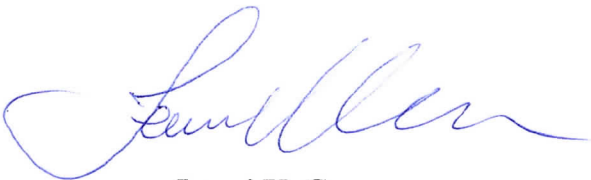
- 5.2.1. Choose materials, colors and designs that allow structures to harmonize with predominant natural and built surroundings.
- 5.2.2. Align roads with topography to preserve visual character, minimize disruption of land and reduce drainage problems.
- 5.2.3. Identify and protect historic sites and structures by preserving them or incorporating them into new development.
- 5.2.4. Cluster development below the site line to major panoramic views.
- 5.2.5. Develop or improve visual entry points that express the unique community character and establish a sense of place.
- 5.2.6. Encourage development to enhance rather than compete with surrounding visual features.

The proposed structure, as described in Sec. 5.1 above, fully complies with all applicable design recommendations.

6. Existing and Proposed Facilities, Structures, Roads, etc.

- 6.1. The attached drawings show existing facilities on the property and indicate the location of the proposed/approved structure.
- 6.2. The proposed structure will have existing natural forest landscaping with a small lawn located at the front of the house with a path leading to the driveway.
- 6.3. Driveway/roads will not change except to improve them to remove any potholes and smooth surfaces after construction.
- 6.4. Other structures on the property are not affected by this project.

Sincerely,



Lauri K. Cross



M. Scott Trimboli