

Letter of Intent

Special Use Review Criteria:

The family need that justifies the request is as follows.

We are requesting to build a cottage for our parents who require a higher level of care. My mother is a fall hazard with existing health conditions. While she is still self-sufficient, she requires regular assistance with normal activities.

In addition my father had a major stroke this summer, and requires daily assistance.

In an effort to maintain their dignity in living independently, we must also have close and easy access for daily assistance. To this end we desire to provide a place where they can live independently, but where we can still provide daily care as needed.

Chapter 5 of the Land Development Code are being complied with.

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/LandUseCode/New-LDC-Chapter-5.pdf>

1) Owner/Applicant and consultant, including

Owner: Chad A Beaudin
Address: 14330 Chalet Ln, Elbert CO,
Phone Number: 719-266-3929 / 719-9

2) Site Location, size and zoning

Site: Lot 4 (20) Eastwood Subdivision
Size: 5 Acres
Zoning: RR-5

3) Request and Justification

Requesting administrative special use for extended family dwelling for elderly parents requiring higher level of care.

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Please provide the following:

- Owner email
- Property tax schedule number
- A detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code.
- A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code. Specifically Section 5.3.2.C

- 4) Existing and proposed facilities, structure, roads, etc.
See attached Plot Plan
- 5) Waive requests (if applicable) and justification
Requesting waiver for permanent habitation of accessory dwelling unit by family members
- 6) The purpose and need for the change in zone classification
N/A - Not request change in zone classification
- 7) Total number of acres in requested area
5 Acres
- 8) The total number of residential units and densities for each dwelling unit type
One existing home: 5 bedroom, 3 bath
Requesting to build one additional home: 3 bed, 2 bath
- 9) Number of industrial or commercial sites proposed
None
- 10) Approximate floor area ratio of industrial and or commercial uses
N/A
- 11) Number of mobile home units and densities
None
- 12) Typical lot sizes: length and width
N/A
- 13) Type of proposed recreational facilities
N/A
- 14) If phased construction is proposed, how will it be phased
N/A
- 15) Anticipated schedule of development
House to be completed February, 2022
- 16) How water and sewer will be provided
Water will come from existing well
Separate (New) septic system will be installed
- 17) Proposed uses, relationship between uses and densities
Proposing building a home for my mother and/or father

18) Areas of required landscaping

N/A

19) Proposed access locations

One additional driveway (see attachment 14330 Chalet Ln Plot Plan pdf)

20) Approximate acres and percent of land to be set aside as open space, not including parking, drive, and access roads

N/A

- Please provide a statement confirming the proposed use will not adversely impact adjacent properties or existing drainage patterns.
- Please confirm the proposed activity will not generate more than 100 average daily trips for the parcel (a trip is counted as one-way in, so if someone drives to your property and then leaves that would be 2 trips).
- Also, confirm the proposed activity will not generate more than 10 average daily trips during the peak hours (morning peak hour is typically between 7am-9am and afternoon peak hour is typically between 4pm-6pm).

There is no driveway access permit on file for existing driveway. A driveway access permit is required for all access points onto a county or private road within unincorporated El Paso County. Please apply for a driveway access permit for the existing driveway and a separate secondary access permit for the proposed driveway. Instructions will be provided in EDARP.

FYI:

Per resolution 16-454, the Road Impact Fee will be applicable for any new construction and/or land use approval. The fee will be assessed at building permit application or final land use approval, whichever is last. Please visit: <https://publicworks.elpasoco.com/road-impact-fees/> for further information and to see the fee schedule.