

LETTER OF INTENT

Special Use Application

To Whom It May Concern:

This Letter of Intent is in support of a Special Use Application for the property located at 15835 Bankers Ct, Peyton, Colorado 80831, APN# 4134001006, legally described as Lot 7, Tiboria Estates Filing No. 1, and zoned RR-5. The proposed ALQ will be used for permanent occupancy and measure 1,264 square feet.

The purpose of this request is to allow our family members to live together on our property while maintaining its classification and use as a single-family residential property. This application is intended to support a family living arrangement that is consistent with both the rural residential character of the area and the intent of the RR-5 zoning designation.

The proposed use complies with all applicable provisions of the El Paso County Land Development Code, including the requirements set forth in Chapter 5 – Special Uses and Variances. The request meets all applicable criteria for approval, including the following:

- The proposed use is compatible with surrounding properties and existing land uses within the area.
- The use will not be detrimental to public health, safety, or welfare.
- The property will continue to be used in a manner consistent with the Comprehensive Plan and applicable zoning regulations.
- Adequate access, utilities, and public services are available to support the proposed use. Our well permit supports two homes, we have a new septic permit already issued, and MVEA has already approved a 2nd home.
- The proposal preserves the rural residential character of Tiboria Estates and will not create adverse impacts on neighboring properties.
- The development will not have any adverse impacts to adjacent or downstream properties from stormwater runoff.

More specifically, the proposed special use complies with the applicable elements of the El Paso County Master Plan, including the following:

E. Single-family detached homes oriented to the street

The proposed Additional Living Quarters (ALQ) will remain a single-family detached residential structure that is compatible with the existing residential character of Tiboria Estates. The home will be oriented toward the street in a manner consistent with

surrounding residential development, maintaining the established neighborhood appearance and preserving the rural residential character of the area. The addition of the ALQ does not alter the property's primary residential use or create a development pattern inconsistent with the surrounding community.

I. Attached and detached garages and accessory buildings that reflect the architectural style and scale of the surrounding residential development

The proposed ALQ and any associated accessory improvements will be designed to complement the existing residence and surrounding homes. The architectural style, exterior materials, roof pitch, colors, and overall scale will be compatible with the existing residence and neighboring properties. Any attached or detached garages or accessory structures associated with the project will reflect the character of the surrounding residential development and will remain subordinate to the primary residence, consistent with the intent of the Master Plan.

In addition, the proposed special use:

- Will be in harmony with the character of the neighborhood and compatible with the existing and allowable land uses in the surrounding area.
- Will not overburden public facilities or services. The property is served by an approved well permit that supports two homes, a newly issued septic permit, and electrical service approved by MVEA for the second dwelling.
- Will not create unmitigated traffic congestion or traffic hazards and have adequate legal access.
- Will comply with all applicable local, state, and federal laws regarding air quality, water quality, lighting, and noise.
- Will not be detrimental to the public health, safety, or welfare of present or future residents of El Paso County.
- Will conform to all other applicable County rules, regulations, and ordinances.

Area of Change – Minimal Change: Undeveloped

The proposed ALQ is also consistent with the El Paso County Master Plan's Area of Change – Minimal Change: Undeveloped designation. The project represents a limited addition to an existing residential property and will not alter the essential rural character of the area. The proposed improvements will result in a total lot coverage of less than 8%, which remains consistent with surrounding properties and preserves the property's open, rural appearance. The development is limited in scale, maintains significant open space on the

parcel, and is compatible with the existing pattern of residential development within Tiboria Estates.

No commercial activity is proposed as part of this request. There will be no changes that would negatively affect traffic patterns, infrastructure capacity, noise levels, or environmental conditions. The sole intent of this application is to permit family members to reside together on the property in full compliance with county regulations.

The EPC Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at the time of building permits.

Erosion Control, Revegetation, and Watershed Protection Measures

The applicant acknowledges the recommendations provided by the El Paso County Conservation District and is committed to implementing appropriate erosion control, revegetation, and watershed protection measures during and after construction of the proposed Accessory Dwelling Unit (ADU).

Erosion Control and Revegetation

All disturbed areas not occupied by structures, driveways, parking areas, or other permanent improvements will be stabilized and revegetated within 45 days of final disturbance, weather permitting. Revegetation will utilize plant and grass species native and/or naturalized to El Paso County.

Revegetated areas will be protected with weed-free hay or straw mulch applied at the recommended rate to reduce wind and water erosion and encourage successful establishment of vegetation. Areas not suitable for revegetation, including gravel driveways, parking areas, and building safety zones, will be covered with crushed rock, road base, or gravel to minimize exposed soil and reduce erosion potential.

Prior to construction activities, temporary erosion control measures, including silt fencing or similar sediment-control best management practices, will be installed around the construction disturbance area as necessary to prevent sediment from leaving the site and entering adjacent drainageways, riparian areas, or the neighboring pond. These measures will remain in place until construction is completed and disturbed areas are stabilized.

For reseeding efforts, the applicant will consider utilizing the El Paso County Conservation District Native Shotgun Mix or an equivalent native seed mix suitable for site conditions and long-term erosion control.

Watershed and Riparian Area Protection

The proposed ADU will be constructed within the upland portion of the property and outside of identified drainage corridors, riparian areas, and other environmentally sensitive areas. No modifications, filling, rerouting, or obstruction of existing drainage channels or riparian features are proposed as part of this project.

Existing drainage patterns will be maintained to the greatest extent practicable. Construction activities will be managed to avoid impacts to watershed function, downstream drainage conveyance, and adjacent riparian habitat.

The applicant acknowledges the presence of a pond and associated riparian area on and adjacent to the property and will maintain appropriate setbacks from these features. Temporary erosion-control measures will be used during construction to ensure that sediment does not enter drainageways or the adjacent pond.

The selected building location is intended to avoid areas subject to periodic flooding and will comply with applicable El Paso County and Pikes Peak Regional Building Department requirements regarding drainage, site suitability, and flood hazard considerations.

Commitment

The applicant is committed to responsible land stewardship, soil conservation, watershed protection, and compliance with all applicable county requirements. The measures outlined above will be incorporated into the project and implemented throughout construction and site stabilization activities.

We respectfully request approval of this Special Use Application. Should additional information or documentation be required, please contact Sara Taylor, who will serve as the primary point of contact for this application.

Sara Taylor

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