

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 special use is consistent with the applicable Master 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 the 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, safety and welfare of the present or future residents of El Paso County.
- The special use conforms or will conform to all other applicable County rules, regulations, ordinances.

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.

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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