

File EA 20117

Letter of Intent

- Owners: Darin and Elissa Brooks
17102 Jackson Ranch Court
Monument, CO 80132
719 216-2118
- Applicant: Patina Homes LLC (Mic Davis)
P.O. Box 1087
Monument, CO 80132
719 491-2331

Site Location, Size and Zoning

To whom it may concern, we the owners, Darin and Elissa Brooks, of the residence located at 17102 Jackson Ranch Court, Monument, CO 80132 are requesting to build a new detached accessory living quarters for Elissa's mother. The property is 2.62 acres and is zoned RR-2.5. The main residence was built in 2020 with 4,776 sf of living space.

Request and Justification

We are requesting approval to build a 1,200 sf detached accessory living quarters to provide support for Elissa's mother, Nancy Miller. This space will allow the Brooks family to provide care for Elissa's mom and for her to live independently with assistance nearby. At such time the extended family use is no longer required, the dwelling unit shall be used as a guest house for occasional, non-paying guests or visitors, and will not be leased or rented. The accessory living quarters will follow zoning requirements RR-2.5 and complies with the land development code for a guest house. The detached accessory living quarters affidavit has been signed and notarized as the space will not include a kitchen.

Existing and Proposed Facilities, Structures, Roads, etc.

The detached accessory living quarters will utilize existing water, septic, and electrical facilities. No new road will be built to support this accessory living quarters. Existing infrastructure will support this use case. Land disturbance will be less than one acre and will not adversely affect adjacent or downstream drainage. There will be no significant impact to the amount of traffic due to this change. The accessory living quarters will be on the same meter as the primary residence and no separate billing will be made for it.

Should this special use be approved, the special use will be consistent with the applicable Master Plan and will preserve the character of the neighborhood and be compatible with the existing land uses within the area. The overall impact will not overburden or exceed the capacity of public facilities and services. This special use will not create unmitigated traffic congestion and has adequate legal access. This special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution, and will not otherwise be detrimental to the public health, safety, and welfare or the present or future residents of El Paso County, and conforms to all other applicable county rules, regulations or ordinances. The special use is generally consistent with the applicable Master Plan; This request is in line

with the applicable master plan that will be a single family property with an accessory living quarters and is consistent with properties in the area such as recently approved requests in nearby properties.

This 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 outward appearance of the property will not change as a result of this special use. Zoning allows for detached accessory living quarters and a guest house provision.

The special use will comply with all applicable local, state, and federal laws and regulation regarding air, water, light, or noise pollution.

The special use will not be detrimental to public health, safety or welfare of present or future residents of El Paso County as it is a residence for Elissa's mother.

The special use conforms or will conform to all other applicable county rules, regulations or ordinances.

Mic Davis,
Patina Homes