

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 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 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 not otherwise be detrimental to the public health, 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 or ordinances.

This request for a special use permit for an accessory living quarters is also consistent with the El Paso County Policy Plan. Goal 13.1 of that is to encourage an adequate supply of housing types to meet the needs of county residents. In addition Policy13.1.3 recognizes the need for housing alternatives that provide for the county's special populations. Special populations may include low income, elderly, and physically and mentally impaired. The Policy Plan housing recognizes the need for housing alternatives to allow for proper care of the county's special populations. The extended family housing provisions was added to the land development Code specifically to accommodate special populations and family needs. Since this accessory living quarters will be used to help provide care for an elderly parent I believe my proposed project is clearly consistent with the stated goal of the El Paso County Policy Plan.

Sincerely, Mic Davis/ Patina Homes

