

Letter of Intent

Owner/Applicant: Aaron and Katie Lirette

Contact Information: Katie 719-235-6773, Aaron 719-331-2652

Site Location: 255 N Page Rd Colorado Springs, CO 80930 (3418001012)

Site Size: 9.72 acres

Site Zoning: RR-5

Request: Detached Accessory Living Quarters

Justification: Purpose is to provide living arrangements for father who has Parkinson's disease

Existing Structures: Single Family Home (2295 sq ft), Barn (1200 sq ft)

Proposed Structure: Single Family Home (1480 sq ft)

The following information is regarding a project proposal for the purpose of building a detached extended family dwelling unit for permanent occupancy. Aaron and Katie Lurette are the owners proposing the administrative special use project. Contact information for Aaron Lurette is cell phone number 719-331-2652 and email address alurette22@gmail.com. Contact information for Katie Lurette is cell phone number 719-235-6773 and email address katieloof@aol.com. The location of the property in the proposal is 255 N Page Road in Colorado Springs, CO 80930, with a parcel number/tax identification number of 3418001012. The legal description of the property is the north half of the north half of lot 6 in Rolling Hills Ranch Estates filing no. 1. The property is 9.72 acres and measures roughly 1300 feet long by 375 feet wide. The property is zoned as RR-5 with a plat number of 2631.

The project proposal for a detached accessory living quarters for permanent occupancy is being submitted in order to house Katie's parents, Ronald and Lisa Loof. Ronald was diagnosed with Parkinson's disease, which is degenerative and incurable, in 2010. Parkinson's disease has an average life expectancy of 10 to 20 years once diagnosed, a figure that is exacerbated if the diagnosis occurs earlier in life. At the time of diagnosis, Ronald was age 45, which is significantly younger than the average age of 60 for patients. Although Ronald is still able to work outside of the home currently, there is no way to know how long he will be able to do so or how long before he will need full time care. When the time for full time care comes, it would be advantageous to have Ronald as close to family as possible.

Lisa works outside of the home with no plans or current ability to retire, as she carries the insurance required to continue to pay for the numerous medications required to maintain Ronald's care. Additionally, Katie does not work outside the home and is able to provide full time care for Ronald when that time comes. Having his residence on the property will make this significantly easier.

The detached accessory living quarters will be located near the center of the property, 725 feet from the east property line and 140 feet from the south property line. There is an existing house on the

property with a habitable living area of 2295 square feet. There are currently three people residing in the existing home, Aaron, Katie, and a one-year-old child. Additionally, there is an existing barn on the property that is 1200 square feet, bringing the total existing square footage to 3495 square feet. The proposed structure will be approximately 1480 square feet, which is less than the 1500 square foot maximum given in county code. The house will be connected to the existing well, which was completed in 1993. There is a septic system for the existing house that was upgraded in 2016 to a 1500-gallon tank, which can accommodate a second structure, unless a new septic system can be installed with the new structure. A propane tank will also be installed for the new structure to provide heating and other propane needs. In addition, there is an existing driveway leading to the area the living quarters will be constructed with access from Page Road on the west side of the property. Therefore, there is no need to construct a new driveway for the purposes of accessing the new house. Additionally, there is an intention to build a 40 foot by 60 foot parking structure on the property at a later date that will accommodate the vehicles of the residents of the property. Existing drainage patterns for the land are consistent with flat property, with no specific spot on the property accumulating the moisture. The proposed structure will not change the existing runoff patterns due to the contour of the land, the distance between houses, and the overall size of the property.

If the administrative special use project is approved, Ronald and Lisa will contact a builder to begin the process of purchasing a home. After previously speaking with a modular home builder, it appears the timeline will be between 10 and 12 months for construction after the purchase of the house is initiated. If possible, the intent is to have the detached living quarters completed in the summer of 2022, at which time Ronald and Lisa will sell their current residence and move to the property.

The remaining acreage of the property apart from the existing structures, the proposed accessory living quarters, and the aforementioned future parking structure, will remain open space, as

there is no other intended use for the property. It is noted that road impact fees will be due for the final approval of this project and it is acknowledged that fees will apply.