

Letter of Intent

Applicants:

Aaron Paul and Laurlie Jo Harper
13645 Gymkhana Road
Peyton, CO 80831
303-884-1005 or 303-506-4380

Site Address of proposed Project:

13645 Gymkhana Road, Peyton, CO 80831
Parcel No: 4329001016
Parcel Size: 8.33 Acres
Zoning A-5

It is the intent of the applicants to provide safe place for an aging parent to live in close proximity to the applicants. This will facilitate the applicants being able to better provide for the custodial and medical needs of their parent. A small manufactured home will be placed adjacent to the primary dwelling on the above mentioned property.

This project includes a request for a Special Use Permit to allow an extended family member to reside in a modular home to be placed on the west side of the existing primary residence.

This project proposes to use existing well, electric, and propane storage facilities for the new modular home. A new and separate OWTS (septic system) will be provided for the modular home. Access will make use of the existing driveway. Parking will consist of an extension of the existing parking area on the south side of the existing garage currently in use.

Special Use criteria (LCD 5.3.2(C)) has not been addressed in this letter. You need to demonstrate compliance with this section in the letter.

Include square footage calculations for the existing structure as well as the proposed structure. Accessory living quarters shall not exceed 1,500 sq. ft. or the size of the principal structure, whichever is less.

Above, you refer to the modular structure as a "new home." LDC specifically refers to this type of use as an "accessory living quarters," and it is not considered a second dwelling unit.

Please include intent to have the affidavit recorded in the letter of intent.

Please confirm in the letter of intent that drainage will not adversely affect the adjacent or downstream properties.