

**From:** Debi <wranglermissy@gmail.com>  
**Sent:** Thursday, January 23, 2020 9:09 AM  
**To:** Ryan Howser  
**Subject:** Re: 1st time notice of File: AL201 Admin Special Use Request

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Ryan - Appreciate your response.

Still very Concerned, hopefully you have contacted others in that subdivision. This then Can be then used as a Guest House? Most Airbnb are considered "Guest Houses" and are on the same property as a main living area. Maybe those "guest houses" were also initially recorded as Accessible Living Quarters for "permanent" residency for an immediate family member but 1500 sq ft. is an entire home not just a living quarters area to make a family member comfortable. Most 2 -3 BR apartments are a lot smaller than that in El Paso County!

Who and how will this home be monitored as to actually who's living in this now and later as a "guest" or after that immediate family member is no longer there? Seems El Paso County can't monitor what they have now more-less in the near future with the growth.

Is that Septic system up to code by the "amount of bedrooms" both of those homes will be using if using only one system now and in the future or then they should be putting in an entirely separate system for that new home, seems our neighbor had to put in a new system for just adding on ONE bedroom to his existing home.

Unfortunately many affidavits go by the wayside if not constantly being monitored especially if that home remains on that property and is not removed immediately after that home is no longer used for that immediate family member or that property gets sold or transferred.

Sincerely, Steve and Debra Herriges

On Tue, Jan 21, 2020 at 2:33 PM Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)> wrote:

Steve & Debi,

I have processed and saved your opposition in the folder for this project for consideration. I will do my best to answer all your questions below.

Specifically, just to make sure you are aware of what is being asked for, it is not for a second house on the property, but simply what we call "accessory living quarters." This is for an immediate family member only, and they are required to provide an affidavit to be recorded prohibiting the structure

from being rented. As you indicated, when the accessory living quarters is no longer needed, the structure will either need to be removed or converted into a guest house, again, not to be rented.

The intent of the special use process regarding this type of project is to prevent there from being a second house on the property for rental or permanent stay, such as in the examples you provide below. The only way that a project like this can be considered for permanent residency is for an immediate family member with a medical hardship. This is not a rental unit and it is not a second house for another family to stay in. It's limited to 1,500 sq. ft. for a family member and they cannot create separate utility billing for it.

Note that this request is currently under review. They will not be allowed to proceed without meeting all of the requirements of the Land Development Code. The date on the letter is tentative; it simply means we will not issue an approval before that date, but approval may come later.

Please let me know if you have any further questions or are still in opposition of this request.

Thanks,

Ryan

**From:** Debi <[wranglermissy@gmail.com](mailto:wranglermissy@gmail.com)>

**Sent:** Monday, January 20, 2020 1:13 PM

**To:** Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>

**Subject:** 1st time notice of File: AL201 Admin Special Use Request

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Ryan Howser:

We just received your documents on 1/18/20 RE: Administrative Special Use Request for Harper Accessory Living Quarters for "permanent occupancy" to our adjacent property we own. This is the "first notification" to this matter we have received so here are our comments, questions and concerns.

I have downloaded the other attached documents from your site regarding the File and that seems to be a sizable manufactured home they are placing right behind their original home.

We are extremely concerned of any additional "permanent living quarters" where an existing home already is on that property. Then why can't everyone on (R2-R5) Rural small acreage just haul in a manufactured or trailer homes on their property for two family residential use? Or can we? It would be good extra income for everyone. The home will take extra well water and septic use or do they have to put in a separate well and septic? They will probably just tap off same electric and LP tank.

That area and the entire El Paso County is already over loaded with these "additional dwelling units" whether permitted or not. So many have turned into trailer trash and drug units. They are destroying property values for others and most not kept up.

This request says they need this ADU for "permanent" occupancy for "aging" family member....but when that occupant leaves, moves or become deceased then what happens to this detached home? Is it immediately removed or does it stay on the property and can be then re-rented? If must be removed who monitors that?

We might like to put additional home/trailer on our 7+ acres and rent if that is the case. Would be much less economical for everyone to do that on Rural Small Acreage than to buy another lot. There are plenty of older used manufactured or trailers to purchase and use our existing well, septic, electric and LP hookups. We have seen this situation numerous times in purchasing that home and our others in El Paso County. Many HUD Modulars or trailers on 10A or less have 2-3 homes/trailers with one or more different families living in one of the homes and all paying rent to that property owner! And yes, tons using drugs and having legal and illegal grows in them or outside. Maybe they had ADU request, said needed an additional home for someone else and that is allowed for the rural zoning.

I know many of the properties out there and in El Paso County" are zoned R5 Agricultural so we have no problem with barns or livestock structures being built so this needs to be clarified to all in the

county so more can put up these Detached accessory living quarters for permanent occupancy within the A-5 AG zoning district. They will be a lot more homes on these properties if this is the case!

ADU must follow ALL El Paso Cty zoning requirements with size of lot, size of structure, setbacks, location in rear of main residence, etc. We only hope all legal guidelines are strictly followed and our concerns and questions are forwarded to others!

Was the "entire" subdivision of Corral Ranches Subdivision contacted or just the few adjacent properties? If so, why just the adjacent as this is an issue for "all" in that area and everyone should have or "should be notified" of this request. There might be plenty of other property owners in that Filing that would also like to know this is okay so they too have the opportunity to add additional modular homes or trailers if they so choose and can afford. It could bring in substantial income for property owners all throughout El Paso County with Rural Zoned Land as we were unaware this could even be done on R5 lots as I am sure others are not aware of either!

We appreciate the late contact (better late than not at all) as this could affect our property and others in the short or long term either by depreciating our property or by us and other property owners adding more homes to their small acreage for income.

Sincerely, Steve and Debra Herriges 719-495-1668

Trail Boss LLC

Property Owners: 13315 Trail Boss Court. Peyton, CO 80831