

## 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. It is our intent to place Accessory Living Quarters adjacent to the primary dwelling on the above mentioned property. The successful completion of this project requires the approval of a request for a Special Use Permit to allow an extended family member to reside in an Accessory Living Quarters to be located on the property. A notarized copy of the affidavit for an extended family member to reside in accessory living quarters has been included with this application package and will be filed for recording by the appropriate authority at the appropriate time.

The Accessory Living Quarters is 56ft. – 4in. x 15ft. – 6in., for a total of 870 Sq. Ft.

The primary dwelling has an area of 2284 Sq. ft.

At 870 Sq. ft., the Accessory Living Quarters is less than the maximum area of 1500 Sq. ft. , as well as the area of the primary dwelling, at 2284 Sq. ft.

A review of LDC 5.3.2 (C) and comparing actual dimensions with the Setback requirements for A-5 zoned property with special use (per Table 5-4 of the LDC) shows there is no conflict with the Setback requirements. The minimum distance is 25 feet, and the closest existing or proposed structure is, or will be, 95 feet or greater from the nearest property line.

This project proposes to use the existing well, electric meter, and propane storage facilities for the accessory living quarters. A new and separate OWTS (septic system) will be provided for the accessory living quarters. Vehicle 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. Due to the nature of the soil and the existing geographic contours, there will be no adverse effects to adjacent or downstream properties.