

Please address:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The variance of use is generally consistent with the applicable Master Plan;

Drew & Tarah MacAlmon
 719-304-1340
 drewmacalmon@gmail.com
 11210 S. Holmes Rd. Colorado Springs, CO 80908
 Tax Schedule Number - 6224000026
 Zoning: RR5
 Letter of Intent

please include rental of the structure, where rental or leasing is not allowed.

This letter of intent is for our existing, accessory structure in Black Forest, Co. We would like to use the structure for short term rental use. The structure would be limited to five guests, and one vehicle, and be used on a part time basis. Activities in this structure would be monitored closely, with each guest agreeing to an extensive list of house rules. Included in these rules are no parties, no smoking, no outdoor wood fires, quiet hours 9PM-8AM, no pets or animals, no drug use including marijuana. We live full time in our residence, adjacent to the accessory structure, which would allow for us to keep a close eye on all activities. Our intent for the short term rental is to offer a clean, well-ordered, peaceful place to enjoy Black Forest. A short term rental use would be a low impact way to provide for our family, while helping to address the rising cost of living and property taxes. For us, the forest is a very special place, and sharing that beauty and peace with others is something we would love to help facilitate.

- D. No TIS Required. No TIS is required if all of the criteria below are satisfied:
- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
 - Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
 - Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

We anticipate no negative impacts to our community or property. We believe the existing structure, if used as a Short Term Rental, would not present difficulties or undue hardship. The accessory structure is harmonious with the character of our community, nestled quietly into the trees, dark in exterior and does little to stand out visually or spatially. The structure is not detrimental to any future development, and poses no risk to the health, safety or welfare of inhabitants of the area and county. When the accessory structure was built in 2018, it met all air, water, odor and noise standards established by County, State or federal regulations during construction and remains in compliance since completion of the project in 2019. We are not aware of the completed accessory structure negatively impacting wildlife or wetlands.

All off site impacts have been addressed, as there are none to the best of our knowledge,

With a maximum of 5 people and 1 car, there is ample parking, minimal traffic circulation, open spaces on our property remain untouched, and fencing around our property remains in tact, as does landscaping.

Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the short term rental of use as designated and proposed

Sincerely,

Drew & Tarah MacAlmon

Please provide a statement confirming that there will be no adverse impact to downstream properties or existing stormwater runoff patterns due to no new construction proposed.

Please confirm the rental structure will use the existing driveway on Holmes Road.

The expected traffic generation does not appear to require a traffic impact study. The average ADT for a single-family house is 10 ADT. However, per ECM Appendix B.1.2.D please address all 3 bullet points and 7 conditions listed for having no traffic impact study being required. Please address each bullet point, copying and pasting the criteria will not be sufficient. Discuss the traffic generation from the rental property, with both structures ADT for the entire parcel is approximately 20.