

Letter of Intent

Required:

Owner/applicant & consultant:

DeMarco & Amanda Williams
6765 Gun Club Trail
Colorado Springs, CO 80908
719-308-7444

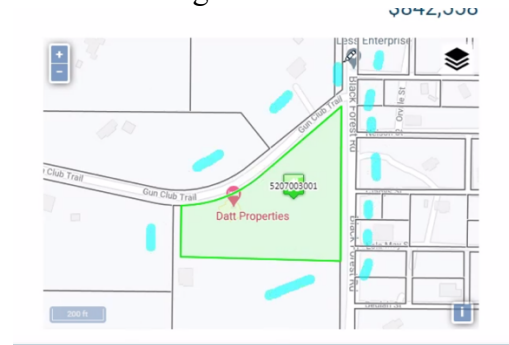
Site location, size, zoning:

Location:

6765 Gun Club Trail
Colorado Springs, CO 80908

Size: 2000-4000sq ft bed and breakfast addition with walkway, kitchen, and 5 additional rooms with the potential to add an additional 6 rooms in the future.

Current Zoning: RR-5



Request & Justification:

We are requesting an approval for our land to be used as an up to 5 bedroom bed and breakfast initially with the potential to add up to 6 rooms in the future with up to 4 employees. The addition will be consistent with the style of the current stucco home and if live landscaping added it will be native to our area in order to be in harmony with the character of the neighborhood. We will have up to five guest rooms available initially (up to eleven in the future) in which we will provide one parking spot per room plus three extra parking spots decreasing the amount of traffic to and from. Our quiet hours will be from 10pm-7am which will be strictly enforced by us and we live on property. We will have a few outdoor sensor lights and solar lights for guests to see but not too much in order to prevent light pollution.

Existing & proposed facilities, structures, roads, driveways:

There is an existing driveway going to the side of the house with parking sites available. The current walkout basement will be used as part of the bed and breakfast with the addition of an attached walkway, 3-5 bedrooms with bathrooms, and a kitchen/common area. The addition of a septic system with a precise location to be determined by engineer.

In the future, up to 6 additional bedrooms may be added onto the bed and breakfast.

