

Letter of Intent

Required:

Owner/applicant & consultant:

DeMarco & Amanda Williams

6765 Gun Club Trail

Colorado Springs, CO 80908

719-308-7444

Please add "PCD File No. AL-21-20".

Site location, size, zoning:

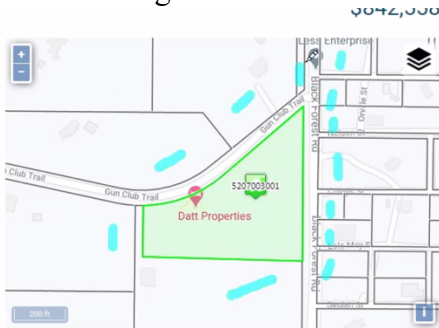
Location:

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



Please include the following

- If you are requesting a bed and breakfast home or a bed and breakfast inn (Section 5.2.11 & 5.2.12 of the Land Development Code) and how you are complying with the required standards.
- Email address for owners
- Property tax schedule number

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.

Bed & Breakfast Inn allows a maximum of 10 guest rooms

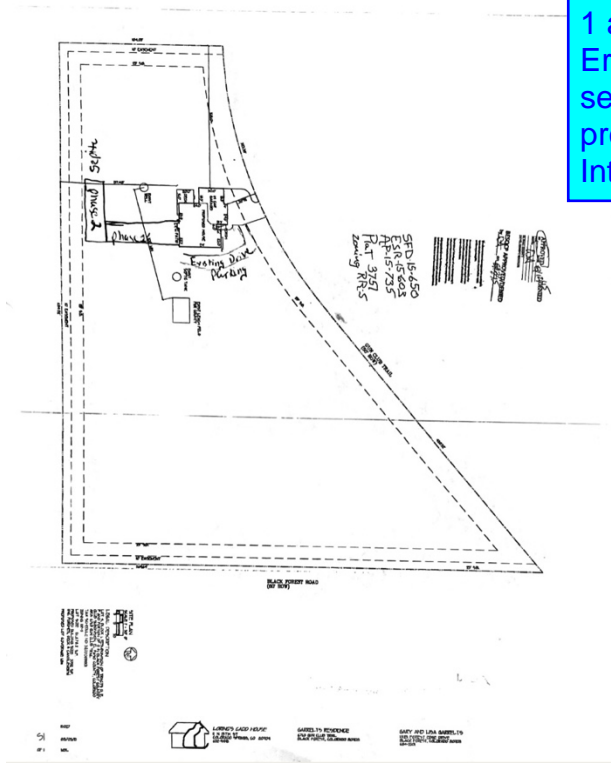
Bed facilities, structures, roads, driveways:

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.

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

Please add a statement confirming the proposed use will not adversely impact adjacent properties or existing drainage patterns.



FYI: Per El Paso County engineering criteria manual chapter 5.6.2 construction activities that result in land disturbance greater than or equal to 1 acre or less than 1 acre and more than 500 cubic yards requires an Erosion and Stormwater Quality Control Permit. Please see ECM Chapter 5.6.2 for more information. Please provide the total land disturbance in the Letter of Intent.

Waiver requests and justification: None

Phased Construction: First Phase: The addition of a common area and up to 5 additional rooms. Second Phase: The addition of up to 6 additional rooms may be added based on the success of the first 5 rooms.

Areas of required landscaping: Landscaping will be designed and developed upon completion of the addition. We will be xeriscaping to reduce water use and planting local plants to keep with the natural look of the area.

Water and Septic: The current well will be used for water and the addition of a new septic tank will be added with the precise location determined by engineer.

Please provide the total number of average daily trips (ADT) and peak hour trips to the site accounting for guests and homeowners. Trips are measured per one-way traffic meaning if a guest vehicle arrives at the property and then leaves then that would count as 2 trips. Per engineering criteria manual (ECM) Appendix B.1.2.D a traffic impact study is not required if the ADT is less than 100 and peak hour trips are less than 10. Peak hour refers to times of high-volume traffic usually between 7am-9am and 4pm-6pm. Please note a traffic impact study may be required if ECM Appendix B.1.2.D criteria is not met.

Please confirm in the Letter of Intent if the project meets the criteria for no traffic impact study being required by addressing all 7 items in ECM Appendix B.1.2.D.

