

Dec 27, 2021
updated June 8, 2022

Letter of Intent

RE: AL224 – Lerum Building Plans

- **Proposal:** 2 dwelling units with an accessory living quarter for family use.
- **Administrative relief:** To allow the building (ALQ) to exceed the 1,500sf max by 298sf (20%).
- **Zone:** A-35
- **Legal Description:** Lot 1 in the neighborhood of Cowboy Way
- **Parcel number:** 4300000628
- **Address:** 6555 Cowboy Ranch Vw, Peyton CO 80831

To whom it may concern:

We have purchased land located at 6555 Cowboy Ranch Vw, Peyton CO 80831 (Parcel 4300000628) along with our 2 sons Kody & Nicolas whom are also on title of the land.

Our intent is to build 1 dwelling for Erik & Raylene with caretaker quarters for our youngest son Nic to permanently reside connected by garages. The care takers quarters will have a kitchen.

The 2nd home/dwelling will be for our eldest son Kody.

This would be a one family residence with one address and are all blood related. We have attached a tentative plan for approximate desired home/dwelling locations along with the well that will supply the 4 of us, and the septic areas that will be at least 100' west of the well.

Project Criteria are addressed below:

The application to add a two-family dwelling to our property where we have an existing home meet following criteria as stated above:

Special Provisions for Attached Accessory Living Quarters for Permanent Occupancy. Attached accessory living quarters may be utilized for permanent occupancy provided it conforms to all standards for accessory living quarters listed above and the following requirements:

- Exterior Appearance Single-Family in Character. The exterior appearance of the structure shall be that of an architecturally integrated single-family dwelling unit.-
 - Exterior will correspond in appearance, stucco, stone, color schemes.
- Interior Connection Required. The living quarters shall include the ability to access the main dwelling unit through interior connections, which may include access through a garage attached to the principal dwelling.
 - They will be connected by garages roof, foundation, a breezeway with doors between the garages.
- Use Limited to Family Members or Employees. The attached living quarters shall be used exclusively by family members of a person residing in the main dwelling unit, or by an employee employed onsite by a person residing in the main dwelling unit and shall not be otherwise rented or leased. A family member shall be related by blood, half blood or at law, and which term "at law" includes in-law relationships arising from a deceased or former spouse.

There is a family hardship or need that justifies the request for the extended family housing.

 - The attached living quarters shall be used by blood related family members of members living in the main dwelling.
- The special use is generally consistent with the applicable Master Plan; Yes, consistent in similar or same colors, stones, stucco, roof connection.
 - We attended an early assistance meeting back in December to make sure we were within guidelines with El Paso County Planning & Development and also in the beginning sent over tentative plans to covenants. The project is consistent with the Master Plan.
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
 - Yes, and will allow public utilities and first responders easy access to property and homes. Will be going off of Cowboy Way Neighborhood covenant color and material guidelines.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
 - **Correct. We are allowed by right 1500 sq ft. we are just requesting an additional 298 sqft more. This request only expands the unit by 20% .**
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
 - **This is a A-35 acre lot on a private street that will have no congestion or traffic hazards in the area for access. Our driveway will also have an area to be able to easily turn around on.**
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
 - **Yes, have already been approved and permitted for driveway, septic/health department, well water, electrical, and fire department.**
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
 - **This development should not be a detriment but a wanted addition to the community.**
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.
 - **Yes, and this is why we had paid for a special meeting to make sure what we are planning is within guidelines and our "within rights to have"**

Respectfully,
Erik & Raylene Lerum

Enclosures: Vicinity Maps showing