

Letter of Intent

Project Title: 305 Pine Oaks Accessory Living Quarters (ALQ)

Date: 6-5-2025

Owner Name: Brett E Powell

Phone: 719-654-5245

Email: sam-bow@q.com

Applicant Name: Marcos Cazares

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Property Address: 305 Pine Oaks Rd, Colorado Springs, CO 80926

Tax Schedule Number: 7525000014

Current Zoning: F-5 (Forestry and Recreation)

Project Summary

This Letter of Intent is submitted in support of a Special Use Permit to allow for a permanently occupied Accessory Living Quarters (ALQ) on a rural residential property zoned F-5. The proposed ALQ will comply with the applicable use-specific standards of the El Paso County Land Development Code (LDC) Section 5.2.1, and it is intended solely for use by immediate family members, with no commercial or rental activity.

Zoning & Overlay

The property is currently zoned F-5, and no overlay zoning districts (such as CAD-O) are known to apply to this parcel. We acknowledge and will verify the presence of any overlays with El Paso County staff if necessary.

Use Compliance and Standards

The proposed ALQ will:

- Be less than 1,500 square feet of habitable living space.
- Be located on the same lot as the primary residence.
- Share utility connections with the main house where applicable.
- Be served by a new septic system, sized appropriately for total occupancy.
- Comply with all applicable standards under the LDC, including setbacks, height, and utility connection requirements.

We understand that a notarized affidavit prohibiting rental use will be required as part of this application.

Criteria of Approval – Chapter 5 Compliance

1. Health, Safety, and Welfare – The ALQ will be safely constructed to building code standards and have adequate utilities, sanitation, and access.
2. Compatibility – The ALQ use is consistent with surrounding large-lot residential and agricultural uses in the area.
3. Infrastructure – The ALQ will not burden existing roads, utilities, or public services.
4. Zoning and Master Plan – The use complies with ALQ standards under F-5 zoning and aligns with the intent of rural residential development.

Master Plan Compliance

The request is consistent with the El Paso County Master Plan, including:

- Planned Land Use Map: The property is located within a rural density area that supports limited accessory residential uses.
- Water Master Plan: The property is served by a water tap. The ALQ will not require a separate tap, and total water usage will remain within the capacity of the existing service.
- Parks Master Plan: No additional parks demand is expected.
- Transportation: The ALQ will not generate significant traffic and will utilize existing access.

Traffic and Access

Traffic generated by the ALQ will be minimal and limited to one additional household member or guest at a time. No change to the existing access point on Pine Oaks Rd is anticipated, and no off-site improvements are proposed.

We respectfully request that this Special Use Permit be approved based on the proposed compliance with the LDC, consistency with the County Master Plan, and limited scope of the proposed ALQ use.

Please feel free to contact me directly with any questions or to request additional documentation.

Sincerely,
Marcos Cazares
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719-570-1369

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