



September 12, 2024

**RE: Planet View Group Homes Addition
Evans, Colorado**

PROJECT NARRATIVE

The corner of 37th street and Carson Avenue in Evans, Colorado sits the Assisted Living Group Home for Planet View. The existing one-story building contains 10 bedrooms, 3 bathrooms and amenities including living room, dining, and kitchen. The current zoning classification of the property is I-2, Medium Industrial District. The use as an Assisted Living facility will remain.

The Owner wants to increase the number of bedrooms by added a second adjoining building south of the existing separated by a fire wall. The proposed building will contain 10 bedrooms, 5 bathrooms, an office and storage. The proposed zoning classification is R-3, Multi-Family Residential District which will fit in with the adjacent Residential properties.

Parking requirements are as follows: 1 stall / 4 resident beds and 1 stall / ea. Employee. With 20 beds we need 5 stalls + 1 employee = 6 total stalls. 6 stalls are proposed.

Rezoning the property will allow the Owner to update the building and provide additional resident bedrooms to serve the community.

Sincerely,

Lantz-Boggio Architects, P.C.

A handwritten signature in black ink, appearing to read "Erin Simmons".

Erin Simmons, AIA
Lantz-Boggio Architects