ACCESSORY LIVING QUARTERS:

ONLY ONE ACCESSORY LIVING QUARTERS IS ALLOWED PER LOT, PARCEL, OR TRACT.

ACCESSORY LIVING QUARTERS IS DETACHED FROM THE PRINCIPAL STRUCTURE

IN CONJUNCTION WITH AN APPROVAL OF THE ACCESSORY LIVING QUARTERS, AN AFFIDAVIT SIGNED BY THE OWNER IS FILED FOR RECORDING WITH THE CLERK AND RECORDER ACKNOWLEDGING THAT THE ACCESSORY LIVING QUARTERS MAY NOT BE LEASED OR RENTED.

THE ACCESSORY LIVING QUARTERS SHALL BE NO LARGER THAN THE TOTAL SQUARE FOOTAGE OF THE PRIMARY RESIDENCE, UP TO A MAXIMUM OF 1500 SQUARE FEET OF FINISHED HABITABLE FLOOR AREA, AS MEASURED TO THE OUTSIDE OF THE WALLS.

NO SEPARATE METER FOR UTILITIES. ALL ELECTRIC, GAS, CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTERS SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS.

ACCESSORY LIVING QUARTERS SHALL ONLY BE UTILIZED FOR TEMPORARY OCCUPANCY, NON-PAYING GUESTS OR VISITORS, AND MAY NOT BE LEASED OR RENTED, INCLUDING SHORT-TERM RENTAL. A TEMPORARY OCCUPANT MAY NOT RECEIVE MAIL, ENROLL IN K-12 SCHOOL, OR ESTABLISH PERMANENT RESIDENCY AT THE ACCESSORY LIVING QUARTERS UNLESS OTHERWISE MODIFIED BY THE SECTIONS BELOW. THIS PROVISION DOES NOT PROHIBIT:

- AN IMMEDIATE FAMILY MEMBER OR AN EMPLOYEE WHO PERMANENTLY OCCUPIES AN ATTACHED ACCESSORY LIVING QUARTERS AS SET FORTH BELOW.
- AN IMMEDIATE FAMILY MEMBER WHO PERMANENTLY OCCUPIES THE DETACHED ACCESSORY LIVING QUARTERS, PROVIDED THE APPROPRIATE SPECIAL USE APPROVAL IS OBTAINED AS SET FORTH BELOW.

SPECIAL PROVISIONS FOR A DETACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY. DETACHED ACCESSORY LIVING QUARTERS MAY BE UTILIZED FOR PERMANENT OCCUPANCY BY SPECIAL USE APPROVAL. THE SPECIAL USE MAY BE APPROVED IF THE ACCESSORY LIVING QUARTERS REQUIREMENTS LISTED ABOVE ARE MET AS WELL AS THE FOLLOWING REQUIREMENTS:

USE LIMITED TO FAMILY MEMBERS. A SPECIAL USE MAY BE APPLIED FOR AND APPROVED TO:

- PROVIDE FOR TEMPORARY LIVING ARRANGEMENTS TO HOUSE IMMEDIATE FAMILY MEMBERS WHOM ARE ELDERLY, DISABLED, OR EXHIBIT A FAMILY NEED; OR,
- PROVIDE FOR TEMPORARY LIVING ARRANGEMENTS TO HOUSE IMMEDIATE FAMILY PROVIDING FOR THE NEEDS OF THE RESIDENTS OF THE PRIMARY RESIDENCE ON THE PROPERTY.

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.

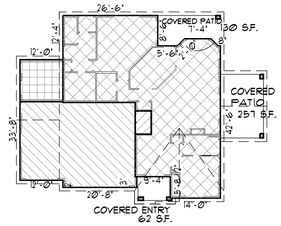
REVIEW CRITERIA. APPROVAL OF THE SPECIAL USE PERMIT SHALL BE BASED UPON A FINDING THAT THE FOLLOWING STANDARDS AND CONDITIONS HAVE BEEN MET:

- THERE IS A FAMILY HARDSHIP OR NEED THAT JUSTIFIES THE REQUEST FOR THE EXTENDED FAMILY HOUSING.
- THE SPECIAL USE STANDARDS OF CHAPTER 5 OF THE LAND DEVELOPMENT CODE ARE COMPLIED WITH.

EXPIRATION OF APPROVAL. THE DETACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY SHALL BE REMOVED WITHIN 3 MONTHS AFTER THE NEED NO LONGER EXISTS OR 3 MONTHS AFTER THE DATE OF THE EXPIRATION OF THE SPECIAL USE APPROVAL, IF ONE IS SPECIFIED, UNLESS AN APPLICATION TO LEGALIZE THE USE IS SUBMITTED OR AN APPLICATION TO SUBDIVIDE THE PROPERTY IS SUBMITTED.

OTHER APPLICABLE STANDARDS. ACCESSORY LIVING QUARTERS SHALL MEET ALL OTHER APPLICABLE STANDARDS IN THE EL PASO COUNTY LAND USE CODE UNLESS SPECIFICALLY MODIFIED BY THIS SECTION. ANY REQUEST FOR APPROVAL OF ACCESSORY LIVING QUARTERS THAT DOES NOT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL REQUIRE SPECIAL USE APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, EXCEPT WITH REGARD TO ANY REQUEST TO EXCEED THE SIZE LIMITATIONS IDENTIFIED ABOVE WHICH SHALL REQUIRE APPROVAL OF A VARIANCE OF USE APPLICATION BY THE BOARD OF COUNTY COMMISSIONERS. A HABITABLE STRUCTURE WHICH IS LEASED OR RENTED SHALL NOT BE CONSIDERED AN ACCESSORY LIVING QUARTERS AND SHALL CONSTITUTE A SECOND DWELLING REQUIRING VARIANCE OF USE APPROVAL UNLESS OTHERWISE ALLOWED WITHIN THE APPLICABLE ZONING DISTRICT.

	HABITABLE SPACE	1,487 S.F.
	MECHANICAL	29 S.F.
	GARAGE	749 S.F.
	STORAGE (EXTERIOR ACCESS)	135 S.F.



FOOTPRINT

SCALE: 1" = 20'-0"

PROPOSED ALQ COVERAGE:

MAIN FLOOR HABITABLE AREA:	1,487 S.F.
MECHANICAL (ACCESSED FROM GARAGE):	29 S.F.
GARAGE:	749 S.F.
STORAGE (EXTERIOR ACCESS UNCONDITIONED):	135 S.F.
COVERED FRONT ENTRY:	62 S.F.
COVERED REAR PATIO:	130 S.F.
COVERED SIDE PATIO:	251 S.F.

HEIGHT DIAGRAM

SCALE: 1" = 10'-0"

BLDG. CORNER ELEVATIONS:

NO.	EXISTING	FINISH
1	7248.0	7249.9
2	7247.5	7249.9
3	7246.5	7249.9
4	7246.0	7249.8
5	7245.5	7249.0
6	7245.5	7249.2
7	7246.0	7249.5
8	7247.0	7250.0
9	7248.0	7250.0
10	7248.8	7250.0
11	7248.0	7250.0

AVERAGE FINISH GRADE = 7249.74'

BLDG CODES:

JURISDICTION'S SERVED BY PIKES PEAK REGIONAL BUILDING DEPART HAVE ADOPTED THE FOLLOWING CODES PERTAINING TO RESIDENTIAL:

2023	PIKES PEAK REGIONAL BUILDING CODE
2021	IRC (INTERNATIONAL RESIDENTIAL CODE)

SITE DATA:

PROPERTY OWNERS:
BRYAN & MACRINA HOUP & JOAN KARBO
10755 EGERTON RD.
COLORADO SPRINGS, CO 80908-4374

ADDRESS NOTE:
ADDRESS OF DETACHED A.L.Q.:
10765 EGERTON RD.
COLORADO SPRINGS, CO 80908-4374

ADDRESS OF PRINCIPAL STRUCTURE IS:
10755 EGERTON RD.
COLORADO SPRINGS, CO 80908-4374

LEGAL DESCRIPTION:
LOT 23 BLK 12 PARK FOREST ESTATES FIL 2

TAX SCHEDULE No.:
52120-11-015

ZONE:
RR-5

SETBACKS:
FRONT = 25'-0"
SIDE = 25'-0"
REAR = 25'-0"

LOT SIZE:
3.15 ACRES (134,000 S.F.)

HABITABLE SPACE OF EXISTING HOUSE:	
MAIN FLOOR:	1,318 S.F.
WALK-OUT BASEMENT:	637 S.F.
TOTAL EXISTING HABITABLE SPACE:	1,956 S.F.
HABITABLE SPACE OF PROPOSED A.D.U.:	
MAIN FLOOR:	1,487 S.F.
PROPOSED ALQ COVERAGE:	
MAIN FLOOR HABITABLE AREA:	1,487 S.F.
MECHANICAL (ACCESSED FROM GARAGE):	29 S.F.
GARAGE:	749 S.F.
STORAGE (EXTERIOR ACCESS UNCONDITIONED):	135 S.F.
COVERED FRONT ENTRY:	62 S.F.
COVERED REAR PATIO:	130 S.F.
COVERED SIDE PATIO:	251 S.F.
	2,849 S.F.
EXISTING LOT COVERAGE AREA:	1,296 S.F.
PROPOSED ADU COVERAGE AREA:	2,849 S.F.
PROPOSED TOTAL LOT COVERAGE AREA:	4,145 S.F.
PROPOSED LOT COVERAGE:	3%

(MAX) ALLOWABLE HEIGHT FOR AN ALQ = 30'
CALCULATED BUILDING HEIGHT OF ALQ = 16'-4¼"

WHEN THE LOT OR PARCEL IS 2.5 ACRES OR GREATER, THE ACCESSORY STRUCTURE MAY BE UP TO TWO (2) TIMES THE SIZE OF THE BUILDING FOOTPRINT OF THE PRINCIPAL USE.

PROVIDED PARKING:
SFH: 2 OFF-STREET (ON SITE) GARAGE
ALQ: 3 OFF-STREET (ON SITE) GARAGE
TOTAL PARKING PROVIDED: 5 SPACES IN GARAGE

(MAX) NUMBER OF BEDROOMS (A.L.Q. DWELLING): 2

AREA OF DISTURBANCE: 18,271 S.F. = 0.42 ACRES

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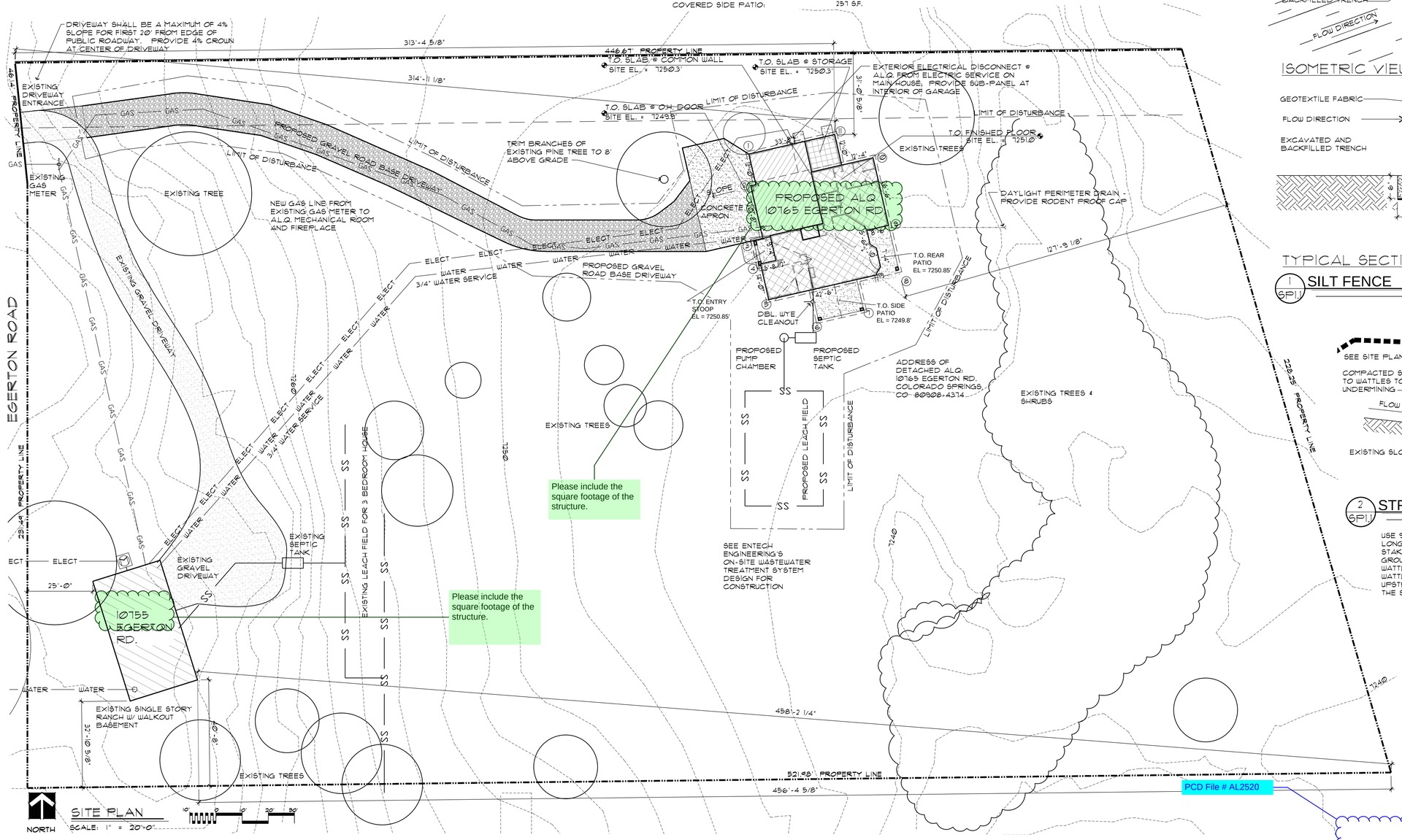
ISSUED FOR SPECIAL USE APPLICATION FOR PERMANENT OCCUPANCY OF ALQ

RUNGE ARCHITECTURE

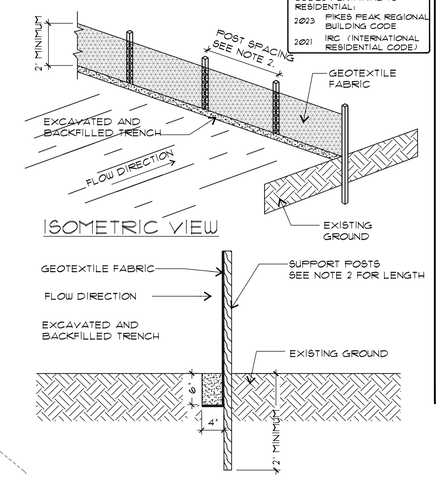
CHARLES W. RUNGE, JR., ARCHITECT
5315 GERMAINE CT.
COLORADO SPRINGS, CO 80919
PHONE: (719) 260-0039 FAX: (719) 260-0021

KARBO KOTTAGE ACCESSORY LIVING QUARTERS
10765 EGERTON RD.
COLORADO SPRINGS, CO



SITE PLAN

SCALE: 1" = 20'-0"

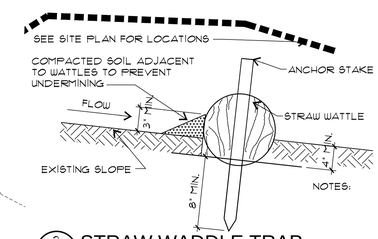


ISOMETRIC VIEW

TYPICAL SECTION

1 SP1.1 SILT FENCE

SCALE: 1" = 1'-0"



2 SP1.1 STRAW WADDLE TRAP

SCALE: 1" = 1'-0"

USE 9 - 12 INCH DIAMETER WATTLE TUBES, 10 - 30 FT. LONG. ANCHOR WITH (5) 1x2 OR 2x2 WOODEN STAKES, 18 - 24" LONG PER WATTLE. DRIVE 6" INTO GROUND, STOPPING ABOUT 2 INCHES ABOVE THE WATTLE. INSTALL WATTLES END TO END. SEAT THE WATTLES WITH FOOT TAMPED BACKFILL ON THE UPSTREAM SIDE SUCH THAT WATER FLOWING DOWN THE SLOPE WILL NOT RUN UNDER IT.

COMPLY WITH THE FOLLOWING SETBACKS ESTABLISHED BY THE EL PASO COUNTY HEALTH DEPARTMENT:

MAIN WATER LINE TO SEPTIC TANK:	25 FT.
WATER SUPPLY LINES TO SEPTIC TANK:	10 FT.
SEPTIC TANK TO HOUSE:	5 FT.
LEACH FIELD TO HOUSE:	20 FT.
LEACH FIELD TO PERIMETER DRAINS:	25 FT.
LEACH FIELD TO IRRIGATION LINES:	25 FT.
LEACH FIELD TO PROPERTY LINES:	35 FT.

APPLICANT:

ARCHITECT:
CHUCK RUNGE / RUNGE ARCHITECTURE
5315 GERMAINE CT.
COLORADO SPRINGS, CO 80919

JOB NO.	2510
DATE:	8/19/25
REVISED:	
SHEET NO.	SP1.1

PCD File # AL2520