

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 18, 2020

Mark and Angelita Hyatt  
14200 Judge Orr Road  
Peyton, CO 80831

RE: Hyatt Extended Family Special Use (AL-19-026)

This is to inform you that the above-reference request for approval of a special use for continuous occupancy of an accessory living quarters was heard and approved by the El Paso County Planning Commission on February 18, 2020. The property is zoned A-35 (Agricultural) and is located on the north side of Judge Orr Road approximately 0.62 miles east of the Judge Orr Road and U.S. Highway 24 intersection. (Parcel Nos. 42330-00-028 and 93100-11-292)

This recommendation for approval is subject to the following:

**CONDITIONS**

1. Approval is limited to the extended family dwelling as discussed and depicted in the applicants' letter of intent and the approved residential site plan drawing.
2. Any subsequent site plan to add a third dwelling unit on this parcel shall not be approved unless documentation demonstrating that a major variance has been approved by the Upper Black Squirrel Groundwater Management District to permit the third dwelling unit to utilize the existing well.
3. The detached accessory living quarters for permanent occupancy shall be removed within three (3) months after the need no longer exists or 3 months after the date of the expiration of the special use approved, if one is specified, unless an application to legalize the use is submitted or an application to subdivide the property is submitted.

## NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II

File No. AL-19-026