

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 19, 2019

Janice M Newcomb
12220 Preston Place
Peyton, CO 80831

Martina Hayhurst
12220 Preston Place
Peyton, CO 80831

RE: Newcomb Extended Family Dwelling – Special Use - (AL-18-027)

This is to inform you that the above-reference request for approval of a special use for Newcomb Extended Family Housing was heard by El Paso County Planning Commission on February 19, 2019, at which time a recommendation for approval was made for an extended family dwelling in the RR-5 (Residential Rural) zoning district. The property is located on the northwest side of Preston Place, approximately 553 feet north of the intersection of Tracy Lane and Preston Place. The property is located within the Falcon/Peyton small area master plan. (Parcel No. 42130-01-016)

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 applicant's letter of intent and site plan drawings.
2. Prior to building permit authorization, the extended family dwelling affidavit stating that the guest house shall not be rented or leased must be completed, notarized and submitted to the El Paso County Planning and Community Development Department for recording with the Clerk and Recorder.
3. Prior to building permit authorization, the applicant shall apply for and receive approval of a residential site plan.

4. The proposed use shall comply with all requirements of the Land Development Code and all County, State, and Federal regulations except those portions varied by this action.
5. The property owner shall comply and adhere to water allowances as determined by the State of Colorado and detailed in the approved well permit (No.: 93219-VE).

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. 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,



Len Kendall, Planner I

File No. AL-18-027