

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

April 8, 2026

RE: 9755 Bennison Ter ALQ for Permanent Occupancy

File: AL266

Parcel ID No.: 5222002007

This is to inform you that the above-referenced request for a Special Use to allow the permanent occupancy of a detached accessory living quarters at the address 9755 Bennison Terrace, located within the RR-5 zoning district, was approved on April 8, 2026. It is the determination and findings of the Planning and Community Development Department (PCD) Director that the application meets the criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (as amended).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the 1500 square foot accessory living quarters, for permanent occupancy, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to authorization of a building permit, a residential site plan shall be applied for and approved by the El Paso County Planning and Community Development Department.

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. The property should be in compliance with the State of Colorado regulations related to water rights and well permits. Check with the Colorado Department of Water Resources to ensure you are in compliance with your well permit and this use.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Joseph Letke at (719) 520-7964.

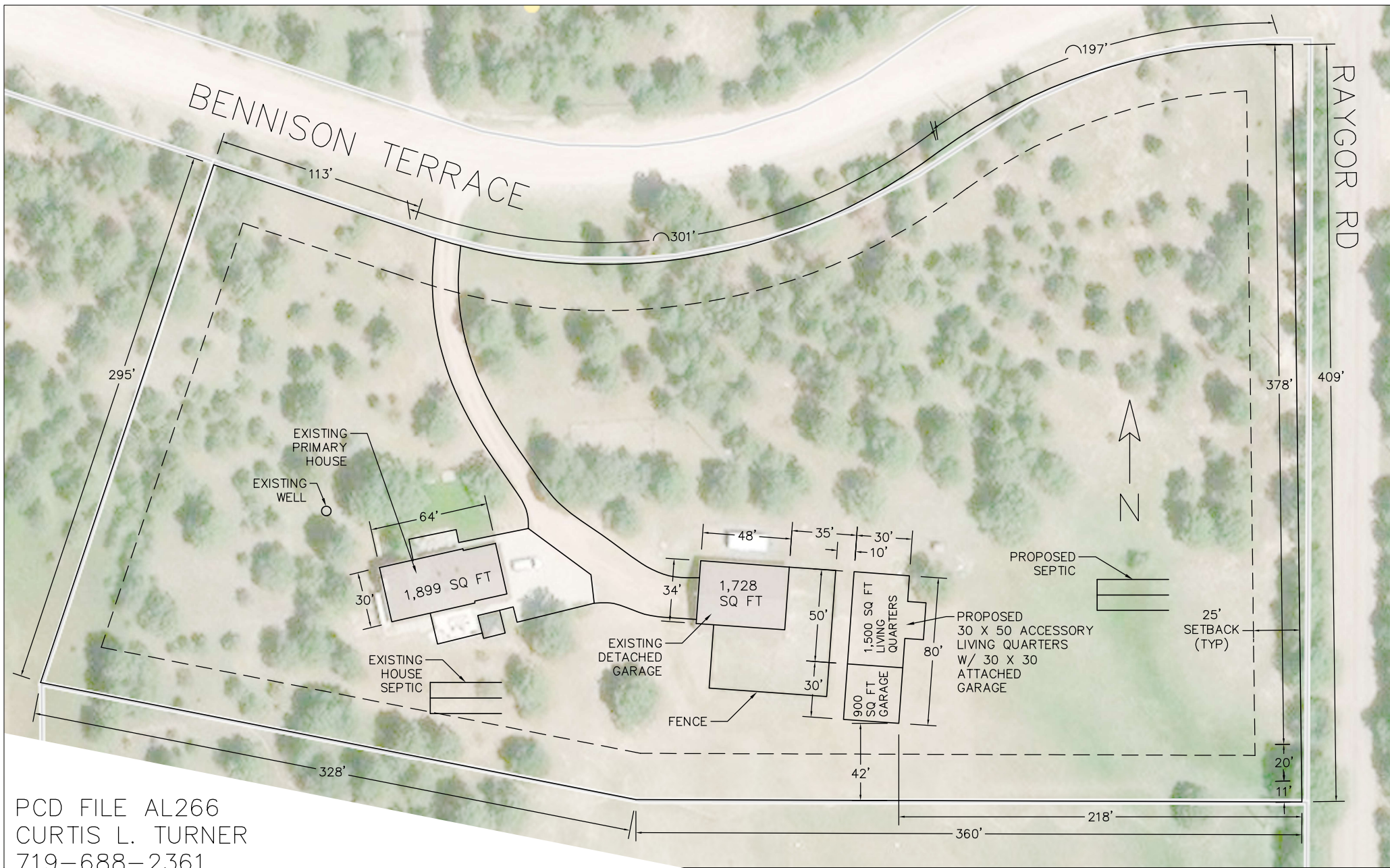
Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

File: AL266



PCD FILE AL266
 CURTIS L. TURNER
 719-688-2361

CELIGARCIATURNER@GMAIL.COM
 9755 BENNISON TERRACE
 COLORADO SPRINGS, CO 80908
 LEGAL DESCRIPTION: LOT 18 RAYGOR SUB
 SCHEDULE NUMBER: 5222002007
 ZONING: RR5

30 X 50 ACCESSORY
 LIVING QUARTERS
 W/ 30 X 30
 ATTACHED GARAGE

PLOT PLAN
 SCALE - 1" = 70'

REV 1 3/18/26	DRAWN BY: NLN	DATE: 10/22/25
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