

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

September 12, 2024

RE: 3120 Mount Herman Rd – Special Use for Permanent Occupancy of ALQ

File: AL2415

Parcel ID No.: 7122001010

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 3120 Mount Herman Road, located within the RR-5 zoning district, was approved on September 12, 2024. It is the determination and finding 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 notation:

CONDITIONS OF APPROVAL

1. A permit for an onsite wastewater treatment system (OWTS) shall be issued by El Paso County Public Health prior to authorization of the certificate of occupancy for the accessory living quarters.
2. Approval is limited to the accessory living quarters for permanent occupancy, as discussed and depicted in the applicant's letter of intent and site plan drawings.
3. 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.
4. Prior to authorization of a building permit, the accessory living quarters affidavit shall be completed, notarized, and submitted to the El Paso County Planning and Community Development Department for recording.

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.

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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.

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 Lacey Dean at (719) 520-7943.

Sincerely,

For the PCD Director
By: *Justin Kilgore*,
PCD Planning Manager
Date: 09/16/2024
El Paso County Planning & Community Development



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