

EL PASO COUNTY

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 7, 2017

RE: Administrative Special Use Request – Steve & Karen Bigari – Extended Family Housing

File AL-17-015
Parcel ID 61330-00-022

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 2525 Evergreen Road, that the request by the owners, Steve and Karen Bigari, for an administrative special use to allow a guest house with special provisions for extended family housing in the Residential Rural (RR-5) zoning district has been approved by the Planning and Community Development Director on August 3, 2017. Approval of the special use is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the guest house, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The extended family dwelling affidavit must be signed and recorded with the County Clerk and Recorder stating that the guest house will not be rented or leased.
3. The extended family dwelling status of the guest house will be terminated within ninety (90) days after the familial need is no longer necessary.
4. Prior to Building Permit authorization an Onsite Wastewater Treatment System (OWTS) Minor Repair Permit is required to be obtained from El Paso County Public Health for the installation of the new building sewer line connection from the modular house to the existing septic tank. All minimum OWTS installation setbacks must be maintained.

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.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

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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.

Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

A handwritten signature in cursive script, appearing to read "L. Kendall".

Len Kendall, Planner I
El Paso County Planning and Community Development
719-520-6447
lenkendall@elpasoco.com