

EL PASO



COUNTY

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 20, 2017

RE: Special Use – Chelsey Scholz – Extended Family Housing

File: AL-17-025

Parcel ID: 43340-01-021

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 14925 Russel Drive, Peyton, CO, that the request by the applicant, Chelsey Scholz, for a guest house with special provisions for extended family housing in the A-5 (Agricultural) zoning district has been approved by the Planning and Community Development Director on November 17, 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 labeled "New House", as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to building permit authorization, an access permit must be obtained for existing and proposed driveway.
3. 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.
4. Prior to building permit authorization, an approved septic permit is required for the additional OWTS for the guest house on the property.

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.

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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 black ink, appearing to read "Len Kendall". The signature is fluid and cursive, with the first name "Len" being more prominent than the last name "Kendall".

Len Kendall, Planner I
El Paso County Planning and Community Development
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