

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 19, 2021

RE: Copeland Accessory Living Quarters (Permanent Occupancy)

File: AL-20-018

Parcel ID No.: 71210-05-005

This is to inform you that the above referenced request for approval of a special use application for a detached accessory living quarters for permanent occupancy located at 3575 Harmon Drive was **approved** by the Planning and Community Development Director on April 19, 2021. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2019), as well as the criteria for Accessory Living Quarters included in Chapter 5 of the Land Development Code.

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the accessory living quarters for permanent occupancy by an immediate family member, 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.
3. Prior to authorization of a building permit, the accessory living quarters affidavit shall be completed, notarized, and recorded with the El Paso County Clerk and Recorder.
4. The detached accessory living quarters for permanent occupancy shall be removed within 3 months after the need no longer exists or 3 months after the expiration of the permit, if one is specified, unless an application to legalize this use is submitted.

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.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact John Green, at (719) 520-6442.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-20-018