



ADMINISTRATIVE SPECIAL USE APPROVAL
Nogle Extended Family Housing (AL-18-028)

WHEREAS, JoAnne and Thomas Nogle did file an application with the Development Services Department of El Paso County for approval of a special use permit to allow the use of a guest house for extended family housing within the RR-5 (Residential Rural) District; and

WHEREAS, an administrative review was conducted by the Planning and Community Development Executive Director was conducted on December 27, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments and recommendations of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested parties, Executive Director finds as follows:

1. That proper public notice was provided to adjacent property owners of the request and of the administrative decision date.
2. That the review completed by the Planning and Community Development Department Staff was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties' comments during the review period were placed on file with Planning and Community Development Department and duly considered in the approval process.
3. That the proposed special use conforms to Chapter 5, Use and Dimensional Standards, Section 5.3.2, Special Use, of the El Paso County Zoning Resolutions.
4. The special use is consistent with the applicable Master Plan.
5. That the special use is consistent with the intent and purposes of the zoning district where the use is proposed to be located or conforms to the approved development plan.
6. The special use will be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding area.
7. That the special use will not result in an over-intensive use of land.
8. The impact of the special use does not overburden or exceed the capacity of public facilities and services or, in the alternative, the special use application

demonstrates that it will provide adequate public facilities in a timely and efficient manner.

9. That the special use will not create undue traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.
10. That the special use will not cause significant air, water, light, or noise pollution.
11. That the special use will not be otherwise detrimental to the public health, safety and welfare of the present or future residents of El Paso County.
12. That the special use conforms or will conform to all other applicable County rules, regulations or ordinances.
13. That the proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
14. That for the above-stated and other reasons, the proposed special use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Community Development Department Executive Director of El Paso County, Colorado, hereby approves the petition of JoAnne and Thomas Nogle for a special use permit the use of a guest house for extended family housing within the the RR-5 (Residential Rural) district for property located within the unincorporated area of El Paso County more particularly described in Exhibit A, which is attached hereto and incorporated by reference;

AND BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS OF APPROVAL

1. Approval of this administrative special use is limited to the guest house as depicted on the site plan submitted with the application and included as Exhibit B. No additional residential structures shall be permitted on the property without prior zoning approval.
2. Approval of the special use includes approval of the special use site plan which shall serve as the residential site plan for building permit authorization.
3. Prior to building permit authorization, an extended family housing compliance affidavit signed by the property owners shall be filed for recording with the El Paso County Clerk and Recorder's Office.

4. The residence is for the use of immediate family only and shall not be rented nor used for remuneration purposes.
5. Should the structure be removed, applicant shall notify the Planning and Community Development Department within 30 days of removal.

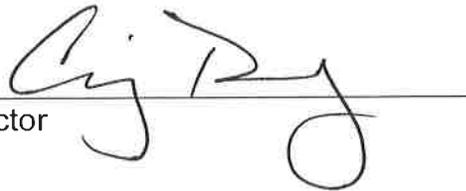
NOTATIONS

1. The administrative special use approval may be revoked and/or suspended if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
2. If the administrative special use is not implemented or has been discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

DONE THIS 27TH day of December, 2018 at Colorado Springs, Colorado.

PLANNING AND COMMUNITY
DEVELOPMENT DIRECTOR
EL PASO COUNTY, COLORADO

By: _____
Director



Resolution No.
Exhibit A

Lot 3, Block 1 Snyder Subdivision

Exhibit "B"

