

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 3, 2017

Bruce A. Hanson
7655 Lark Bunting Court
Colorado Springs, CO, 8098

**RE: AL-17-016, Hanson Extended Family
Parcel No.: 5129008012**

This is to inform you that the above referenced request for a special use approval for a guest house with special provisions for extended family housing and separate additional Onsite Wastewater Treatment System (OWTS) located at 7655 Lark Bunting Court has been **approved** by the Planning and Community Development Director as of August 3, 2017. This approval 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 housing affidavit stating that the guest house will not be rented or leased will have to be signed and recorded with the County Clerk and Recorder.
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 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.
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.

Should you have any questions, please contact the planner at (719) 520-6447.

Sincerely,

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-17-016

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