

EL PASO COUNTY

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 7, 2017

RE: Administrative Special Use Request – Bruce A. Hanson – Extended Family Housing

File AL-17-016
Parcel ID 52190-08-012

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 7655 Lark Bunting Court, that the request by the owner, Bruce A. and Karen Hanson, for an administrative special use for 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 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.

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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 "Len Kendall".

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