

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

July 8, 2026

RE: 10090 Otero Ave ALQ for Permanent Occupancy

File: AL2410

Parcel(s): 6228004013

This is to inform you that the above-referenced request for approval of a Special Use application for an Accessory Living Quarters (ALQ) to be used for Permanent Occupancy on property zoned RR-2.5 (Rural Residential), located at 10090 Otero Ave, Colorado Springs, CO, was **approved** by the Planning and Community Development Director on July 8, 2026 . 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, as amended.

This approval is subject to the following condition and notations:

CONDITION:

1. Approval is limited to Accessory Living Quarters (ALQ) for Permanent Occupancy as depicted on the associated Site Plan Drawing.

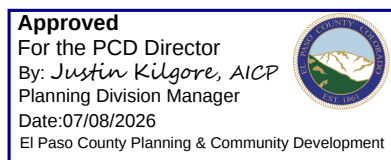
NOTATIONS:

1. Special Use approval includes conditions of approval and the accompanying site plan. 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 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.
4. A notarized and recorded affidavit acknowledging that the Accessory Living Quarters may not be leased or rented can be found in the associated EDARP project file.
5. El Paso County Planning approval of this Special Use application does not assure compliance with the State of Colorado's Division of Water Resources regulations regarding the existing well permit or water right.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Miranda Benson at (719) 520-7940 or MirandaBenson2@elpasoco.com.

Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

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