





COMMISSIONERS:  
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HOLLY WILLIAMS  
STAN VANDERWEER  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 20, 2020

RE: 14370 Aiken Ride View Accessory Living Quarters

File: AI-20-020

Parcel ID No.:7600000181

This is to inform you that the above referenced request for approval of a special use application for an accessory living quarter structure for permanent occupancy located at 14370 Aiken Ride View was **approved** by the Planning and Community Development Director on November 16, 2020. It is the determination and finding of the Planning and Community Development Department (PCDD) 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).

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 submitted to the El Paso County Planning and Community Development Department for recording with the El Paso County Clerk and Recorder.

#### 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.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

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.

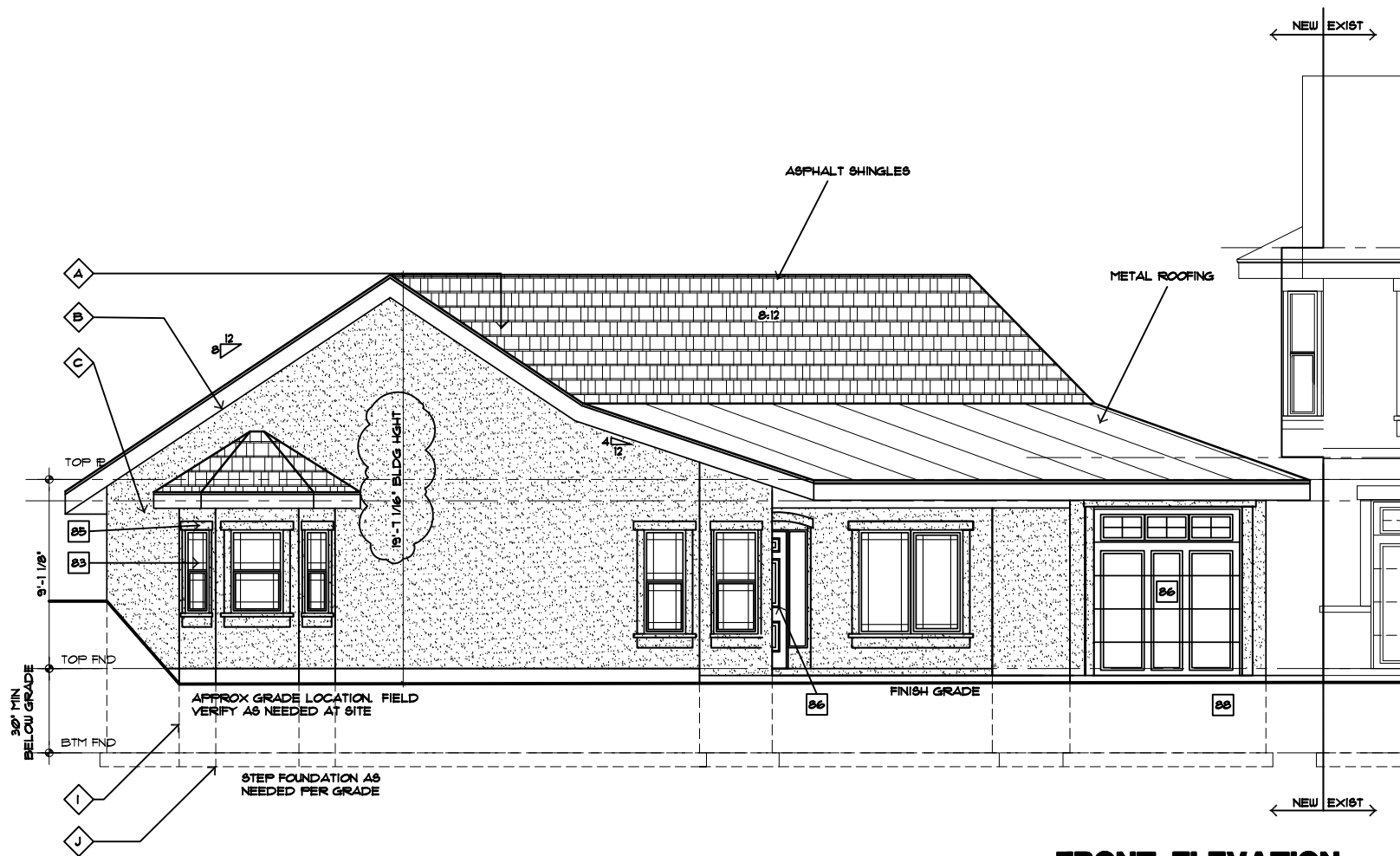
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

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 Lindsay Darden at (719) 520-6302.

Sincerely,

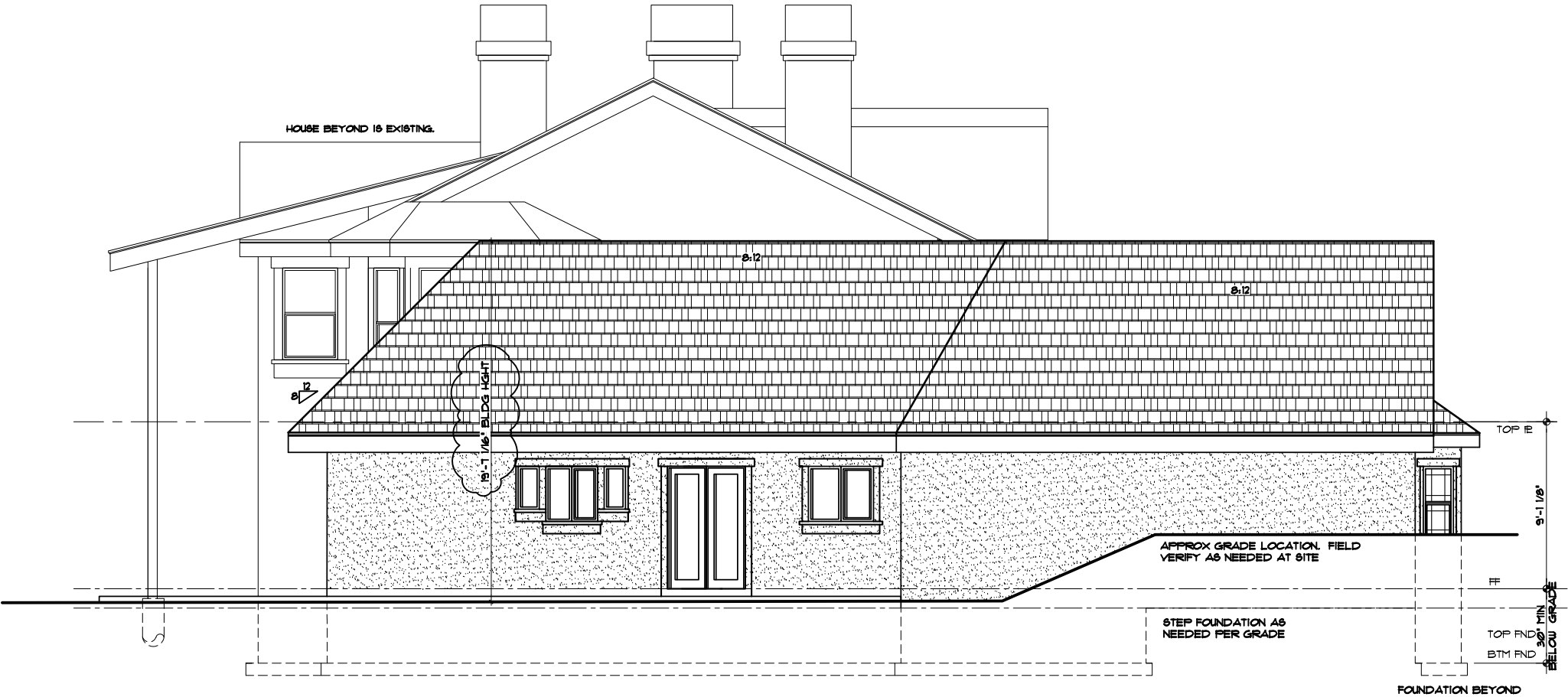
A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-20-020



**FRONT ELEVATION**  
 SCALE 1/4"=1'

HOUSE BEYOND IS EXISTING.



# LEFT ELEVATION

SCALE 1/4"=1'

EXIST NEW

HOUSE BEYOND IS EXISTING.

NOTE: ALL NEW MATERIALS INCLUDING BUT NOT LIMITED TO ROOFING, STUCCO, TRIM, STONE, ETC SHALL MATCH EXIST IN STYLE, SHAPE, COLOR, TEXTURE, AND SIZE F.V. WITH OWNER PRIOR TO ANY ORDERS OR INSTALLATION.

3:12

12  
6

8:12

12  
18

19'-1 1/8" BLDG HGT

TOP IR

05

9'-1 1/8"

TOP FND

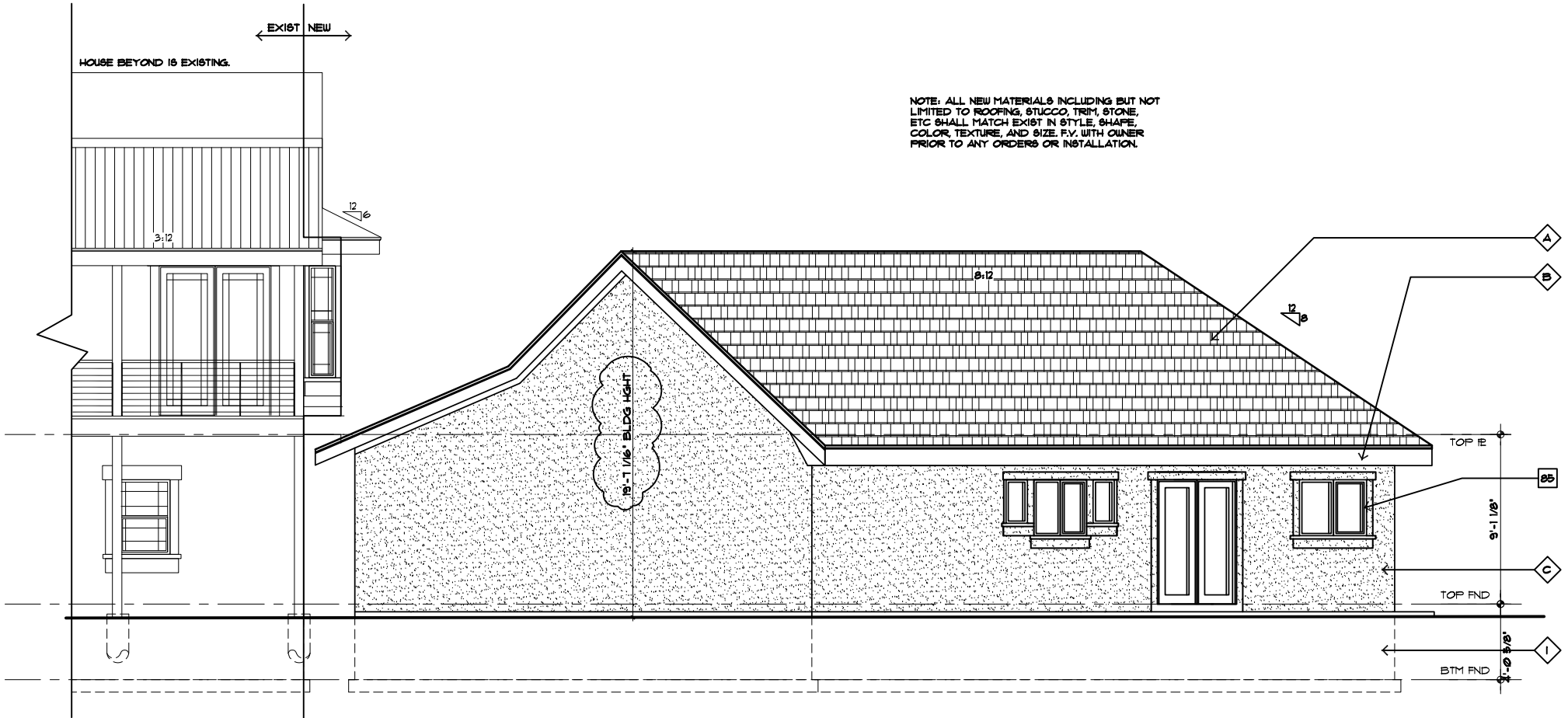
BTM FND

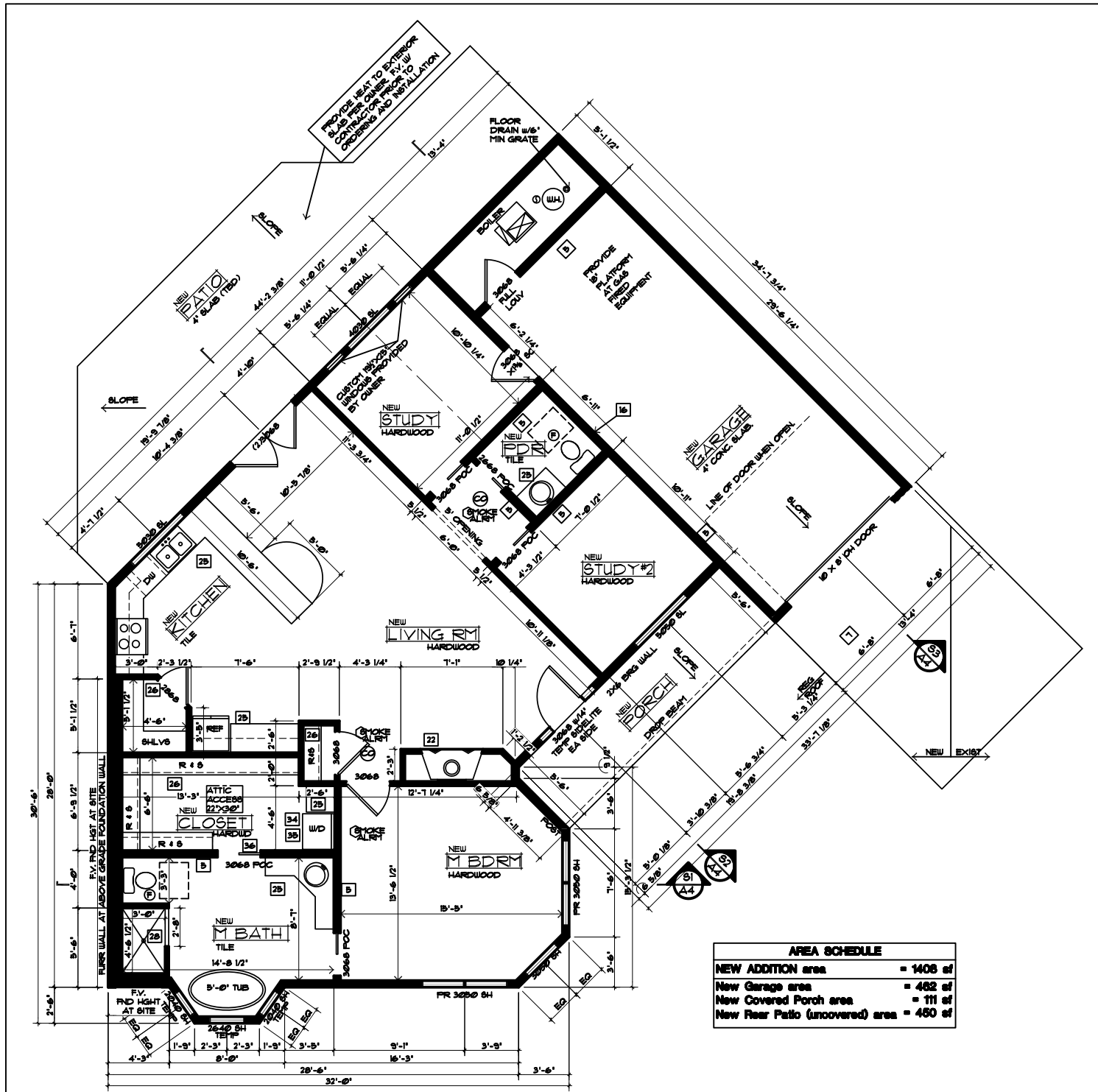
2'-0 5/8"

EXIST NEW

# REAR ELEVATION

SCALE 1/4"=1'





AREA SCHEDULE	
NEW ADDITION area	= 1408 sf
New Garage area	= 482 sf
New Covered Porch area	= 111 sf
New Rear Patio (uncovered) area	= 480 sf

**MAIN LEVEL FLOOR PLAN FOR ADDITION**



**DETACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY COMPLIANCE  
AFFIDAVIT**

I, Scott & LuAnn Weimer, owner (or owner's agent for \_\_\_\_\_)

have applied for approval of Detached Accessory Living Quarters for Permanent Occupancy for the purposes of \_\_\_\_\_  
(description of family circumstances)  
Residence for aging parents being duly sworn on oath,

deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced applications:

14370 Aiken Ride View, Colorado Springs, CO 80926 Street Address

Lot 6, Turkey Canyon Ranch Estates, El Paso County, Colorado Legal Description

76000-00-181 Assessors Tax Schedule Number

El Paso County, Colorado

**I hereby acknowledge and agree to the following:**

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I understand that Detached Accessory Living Quarters for Permanent Occupancy is not allowed resulting in more than one house on a parcel of land unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder whereby I as Owner acknowledge and agree that the Detached Accessory Living Quarters for Permanent Occupancy proposed as part of this development application and to be located on the above non-permanent living arrangements to house immediate family members whom are elderly, disabled, or demonstrate a family need.

I hereby acknowledge that I have read, understand, and will abide by the provisions of the El Paso County Land Development Code, agree with the limitations contained in the County approval of my permit, and understand that failure to comply with the El Paso County Land Development Code or the conditions of my permit may result in enforcement actions which can result in the necessity to secure additional approvals or the requirement to remove the Detached Accessory Living Quarters for Permanent Occupancy accessory dwelling housing. I understand that it is my obligation to advise El Paso County, through the Planning and Community Development Department, of any change in family circumstances rendering the Detached Accessory Living Quarters for Permanent Occupancy unnecessary.

I understand that as owner I am responsible for maintaining compliance with all well permit or water use conditions or restrictions.



I understand the following definition applicable to Detached Accessory Living Quarters for Permanent Occupancy from the El Paso County Land Development Code:

**Guest House**

Lodging attached to the principal dwelling or located within a garage or accessory structure which may be occupied only by occasional, non-paying guests or visitors of the family residing in the principal dwelling. A guest house is no considered a dwelling unit. Detached Accessory Living Quarters for Permanent Occupancy is a form of guest house utilized on a non- permanent basis to house immediate family members that require housing due to age, disability, or family need. A family member shall be related by blood, half blood or at law, and which term "at law" also includes in-law relationships arising for a deceased or former spouse.

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 date of the expiration of the permit, if one is specified, unless an application to legalize this use is submitted or an application to subdivide the property is submitted.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 9<sup>th</sup> day of July, 2020.

**OWNER**

STATE OF Colorado

COUNTY OF El Paso

[Signature]  
Owner Signature

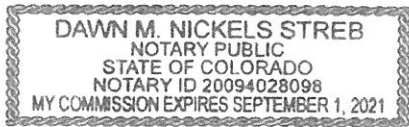
Scott Michael Weimer, 14370 Aiken Ride View, Colorado Springs, Co 80926, 910-551-7370  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2020

By El Paso COUNTY OF Colorado.

My Commission expires 09/01/21

[Signature]  
(Notary Public)



IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 9<sup>th</sup> day of July, 2020.

OWNER  
STATE OF Colorado

COUNTY OF El Paso

Luann M Weimer  
Owner Signature

91026301463

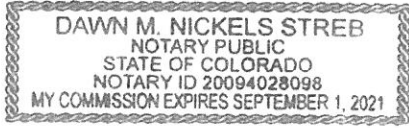
Luann M. Weimer 14370 Aiken Ridge Vw. Colorado Springs, CO 80926  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 9th day of July 2020

By El Paso COUNTY OF Colorado

My Commission expires 02/01/21

Dawn M. Nickels Streb  
(Notary Public)





Office of County Clerk and Recorder  
El Paso County, State of Colorado  
Certified to be a full, true, and Correct  
Copy of the record in my Office.

Book . . . . . Page . . . . .  
Date . . . . . 12/3/2020 . . . . .

..... **Chuck Broerman** .....

County Clerk & Recorder  
El Paso County, Colorado

By . . . . . *Cayla Young* . . . . .  
Deputy

*Cayla Young*

# RESIDENTIAL



2017 PPRBC

Address: 14370 AIKEN RIDE VW, COLORADO SPRINGS

Parcel: 7600000181  
Map #: 925G

Plan Track #: 118445 

Received: 28-Jun-2019 (BECKYA)

## Description:

**ADDITION**

Contractor:

Type of Unit:

## Required PPRBD Departments (3)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
07/02/2019 10:56:42 AM  
  
shelley  
CONSTRUCTION

**Mechanical**  
  
Released for Permit  
06/17/2019 10:53:20 AM  
  
JESONC  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
  
12/07/2020 10:36:36 AM  
  
dsdespinoza  
EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.