

**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
KevinMastin@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

May 18, 2022

RE: 12643 Fulford Court

File: AL-22-006  
Parcel ID No.: 52120-02-021

This is to inform you that the above referenced request of a special use to allow a detached accessory living quarters for permanent occupancy in RR-5 zoning (Residential Rural) was **approved** by the Planning and Community Development Director on 5/18/2022. 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 (2021).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. A permit for an onsite wastewater treatment system (OWTS) shall be issued by El Paso County Public Health prior to authorization of the certificate of occupancy for the accessory living quarters.
2. 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.
3. 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.



4. 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.

#### NOTATIONS

1. The detached accessory living quarters for permanent occupancy shall be removed within three (3) months after the need no longer exists or three (3) months after the expiration of the permit, if one is specified, unless an application to legalize the use is submitted.
2. 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.
3. 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.
4. 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 Ashlyn Mathy at (719) 520-6447.

Sincerely,



Kevin Mastin, Interim Executive Director  
El Paso County Planning and Community Development Department  
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