





# RESIDENTIAL

2023 PPRBC  
IECC: N/A

17524 CHARTER PINES DRIVE

Address: ~~1350 EMBASSY CT~~, MONUMENT



Parcel: 6117008033

Plan Track #: 189126

Received: 30-Apr-2024 (QUINTONW)

Description:






Required PPRBD Departments (6)

## RESIDENCE

Contractor:

Type of Unit:

Garage	879	
Main Level	1496	
	2375	Total Square Feet

<p>Enumeration</p> <p>Released for Permit</p>  <p>05/28/2024 6:48:37 AM</p> <p>ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p> <p>Released for Permit</p>  <p>05/06/2024 2:01:01 PM</p> <p>CHRISTINEH</p> <p>CONSTRUCTION</p>	<p>Electrical Permit</p> <p>Released for Permit</p>  <p>05/08/2024 10:24:27 AM</p> <p>SHELBY</p> <p>ELECTRICAL</p>
<p>Mechanical</p> <p>Released for Permit</p>  <p>05/08/2024 10:02:54 AM</p> <p>TREVORH</p> <p>MECHANICAL</p>	<p>Plumbing</p> <p>Released for Permit</p>  <p>05/28/2024 10:39:51 AM</p> <p>SHANEN</p> <p>PLUMBING</p>

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.

**Required Outside Departments (1)**

County Zoning  
**APPROVED**  
Plan Review  
05/30/2024 4:36:28 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

# EL PASO COUNTY COLORADO



COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## PLANNING & COMMUNITY DEVELOPMENT

### ACCESSORY LIVING QUARTERS AFFIDAVIT

I, Matthew S. Houser and Grace H. Houser, the property owner of the following described property:

17520 Charter Pines Dr and proposed 17524 Charter Pines Dr Street Address  
Lot 103 Bent Tree II Legal Description  
6117008033 Assessor Tax Schedule Number

hereby acknowledge and agree to the following:

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I, as the property owner, acknowledge and agree that the Accessory Living Quarters, either detached or attached, located on the above referenced property may not be leased or rented and I will comply with all other specific use standards listed in the Land Development Code for this use.

I, Matthew S. Houser, state that the foregoing facts and contents of this affidavit is true and correct to the best of my knowledge, information, and belief.

Steve Schleiker  
05/22/2024 04:15:34 PM  
Doc \$0.00 2  
Rec \$18.00 Pages

El Paso County, CO  
  
224038592

Matthew S Houser  
Property Owner Signature

State of Colorado

County of El Paso

Signed before me on May 4, 2024 by Matthew S Houser

(Name of individual making statement)

[Signature]  
Notary's official signature and stamp

PHILOMINA KAKA NINANTSI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194048813  
MY COMMISSION EXPIRES DECEMBER 12, 2027

2880 INTERNATIONAL CIRCLE  
OFFICE: (719) 520-6300



COLORADO SPRINGS, CO 80910  
PLNWEB@ELPASOCO.COM



# EL PASO COUNTY

COMMISSIONERS:  
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COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## PLANNING & COMMUNITY DEVELOPMENT

I, Grace H. Hauser, state that the foregoing facts and contents of this affidavit is true and correct to the best of my knowledge, information, and belief.


Grace H. Hauser  
Property Owner Signature

State of Colorado

County of El Paso

Signed before me on May 20, 2024 by Grace H Hauser

(Name of individual making statement)

  
Notary's official signature and stamp

PHILOMINA KAKA NNANTAM  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194045813  
MY COMMISSION EXPIRES DECEMBER 12, 2027



**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

January 23, 2024

RE: Special Use – Accessory Living Quarters for Permanent Occupancy

File: AL-23-031

PID: 6117008033

**FINAL NEW ADDRESS 17524 CHARTER PINES DR**

This is to inform you that the above referenced request for approval of a Special Use application for an Accessory Living Quarters for Permanent Occupancy located at 1350 Embassy Court was **approved** by the Planning and Community Development Director on January 23rd, 2024. Detached Accessory Living Quarters for permanent occupancy require approval of a special use permit as outlined in Section 5.2.1.H of the Land Development Code (as Amended). 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 conditions and notations:

#### **CONDITIONS OF APPROVAL**

1. Approval is limited to an 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. The accessory living quarters shall only be utilized for family members, or non-paying guests and visitors, and may not be leased or rented, including short-term rental.

#### **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 may require a 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.

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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 me at (719) 520-6442.

Sincerely,

**Approved**  
For the PCD Director  
By: *Justin Kilgore*,  
PCD Planning Manager  
Date: 01/25/2024  
El Paso County Planning & Community Development



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AI-23-031