

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

July 20, 2022

RE: 12124 Oregon Wagon Trail ALQ

File: AL-228

Parcel ID No.: 4217006023

This is to inform you that the above referenced request for a special use to allow an accessory living quarters at the address 12124 Oregon Wagon Trail, located within the RR-2.5 zoning district was approved on 7/8/2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the 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.
5. 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. 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 Planning and Community Development at (719) 520-6300.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kevin Mastin". The signature is stylized with a large initial "K" and a long horizontal stroke at the end.

Kevin Mastin, Interim Executive Director
El Paso County Planning and Community Development Department
File: 12124 Oregon Wagon Trail- AL228

