



COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 11, 2021

RE: 17102 Jackson Ranch Court - Brooks Accessory Living Quarters for Permanent Occupancy

File: AL-20-022  
Parcel ID No.: 61210-06-026

This is to inform you that the above referenced request for approval of a special use application for a detached accessory living quarters for permanent occupancy located at 17102 Jackson Ranch Court was **approved** by the Planning and Community Development Director on January 11, 2021. 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 (2019).

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 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

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)

expiration of the permit, if one is specified, unless an application to legalize the use is submitted.

#### **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.
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 Sophie Kiepe at (719) 520-7943.

Sincerely,

A handwritten signature in cursive script, appearing to read "Craig Dossey".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-20-022

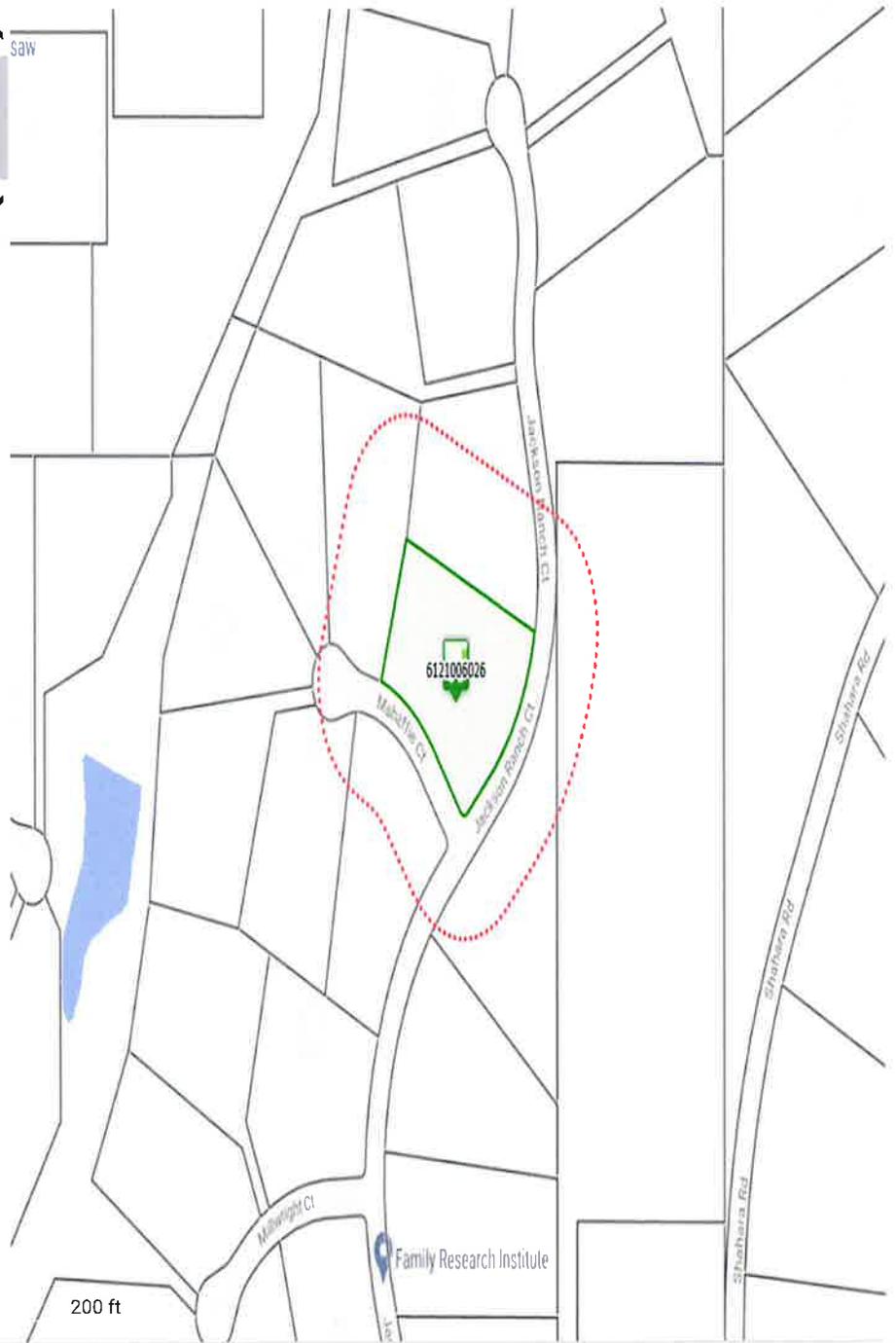
7102 JACKSON RANCH CT

Market Value \$220,000

No Photo Available



6121006026  
BROOKS  
DARIN  
M,  
BROOKS  
ELISSA  
M



200 ft

Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

TRI-STATE GENERATION &  
1100 W 116TH AVE  
DENVER CO 80234-2814

CALDWELL DAVID W  
17171 JACKSON RANCH CT  
MONUMENT CO 80132

REED CHARLES R  
17072 JACKSON RANCH CT  
MONUMENT CO 80132-7721

RAMSEY RICHARD T II  
2065 MAHAFFIE CT  
MONUMENT CO 80132

HAMMER DAVID R  
220 COYOTE WILLOW DR  
COLORADO SPRINGS CO 80921-7631

EVANS NATHAN  
2066 MAHAFFIE CT  
MONUMENT CO 80132

BROOKS DARIN M  
17102 JACKSON RANCH CT  
MONUMENT CO 80132-7732

BRETHAUER JOSHUA J  
16091 BRIDLE RIDGE DR  
MONUMENT CO 80132-6094

REYES JESUS M  
953 BAYFIELD WAY  
COLORADO SPRINGS CO 80906