

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 17, 2021

RE: 9625 Otero Avenue - Accessory Living Quarters for Permanent Occupancy

File: AL-21-001

Parcel ID No.: 62290-10-004

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 was **approved** by the Planning and Community Development Director on May 17, 2021. The 2.5-acre lot is zoned RR-2.5 and is located east of the Voyager Parkway, north of Spring Crest Road, on the east side of Otero Avenue. 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.
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

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

NOTATIONS

1. The existing wooden shed encroaches into the eastern property line setback as shown on the accompanying site plan (and reflected on accompanying site plan for PCD file no. ADD1610) and is not permitted. The structure is nonconforming and cannot be improved or expanded upon without approval to remedy the nonconformity.
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 Sophie Kiepe at (719) 520-7943.

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-21-001

