

EL PASO COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 2, 2018

Harry Direen
2750 Old North Gate Rd.
Colorado Springs, CO 80921

RE: Direen Extended Family, AL185
Parcel No.: 62040-00-002

This is to inform you that the above referenced request for a special use approval for a guest house with special provisions for extended family housing located at 2750 Old North Gate Road has been **approved** by the Planning and Community Development Director as of April 2, 2018. This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the extended family dwelling, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to building permit authorization, the extended family dwelling affidavit stating that the guest house shall not be rented or leased must be completed, notarized and submitted to the El Paso County Planning and Community Development Department for recording with the Clerk and Recorder.
3. Prior to building permit authorization, an Onsite Wastewater Treatment System (OWTS) Minor Repair permit must be approved for the additional bedroom onsite.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan. 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.
4. The extended family housing shall be removed within three (3 months) after the need no longer exists.

Should you have any questions, please contact the planner at (719) 520-6447.

Sincerely,

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL185

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