

EL PASO



COUNTY

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017

RE: Special Use – Hi-Point Home Builders – Extended Family Housing

File: AL-17-019

Parcel ID: 62230-00-067

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 4575 Burgess Road, Colorado Springs, CO 80908, that the request by the owners, Janna and Richard Flanders for a Guest House with special provisions for Extended Family Dwelling in the RR-5 (Residential Rural) zoning district has been approved by the Planning and Community Development Director on September 19, 2017. Approval of the special use is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to a guest house used as an Extended Family Dwelling as requested in the letter of intent and depicted on the site plan.
2. Prior to building permit authorization the Extended Family Housing Affidavit stating that the guest house will not be leased or rented must be completed, notarized, and recorded with the Clerk and Recorder.
3. Prior to building permit authorization, a well permit must be obtained for a second well on the property.

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.

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mailed
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Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

A handwritten signature in cursive script, appearing to read "Len Kendall".

Len Kendall, Planner I
El Paso County Planning and Community Development
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