

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

May 8, 2025

RE: 8640 Shoup Road ALQ Special Use

File: AL258

Parcel ID No.: 5209002020

This is to inform you that the above referenced request for a Special Use to allow the permanent occupancy of a detached accessory living quarters at the address 8640 Shoup Road, located within the RR-5 zoning district, was approved on May 8, 2025. 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 (as amended).

This approval is subject to the following conditions and notation:

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, 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 size of the detached accessory living quarters shall be limited to 1796 square feet (19.7% increase) as detailed by the applicant in the letter of intent.

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.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Joseph Letke at (719) 520-7964.

Sincerely,

A handwritten signature in dark ink, appearing to be 'MS' or similar initials, written in a cursive style.

Mindy Schulz, Deputy Executive Director, on behalf of:

Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: AL258

	DATE	REV.	BY:
	2-15-25	MAIN PRELIM	NB
	2-16-25	MAIN PRELIM	NB
	2-17-25	MAIN PRELIM	NB
	2-18-25	MAIN PRELIM V2 NB	
	2-19-25	MAIN PRELIM V2 NB	
	3-5-25	REVISIONS	NB



CANADIAN COMPANY LLC
PO BOX 1123
MNMN, CO 80132
719-488-0705

DATE: 2-10-25
DRAWN BY: Candan

ADDITIONAL NOTES:
OWNER AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBVENDOR AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE BONDING OF THE SUBMITTALS OF THE DEVELOPMENT. NOTING THAT AT FINAL PLACING OF CONCRETE, THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

PCD File AL258

Letter of Intent for Accessory Living Quarters (ALQ) with Special Use

Owner

Laughlin Living Trust - Laurance K. Laughlin CO Trustee/ Vickie K. Laughlin CO Trustee

Larry Laughlin – 719-351-0123 – Laughlin.larry@gmail.com

Applicant

John Bridges – 719-491-2054 – jb@canaanhomes.com

Address

Main property: 8640 Shoup Rd.

Future ALQ Address: 8644 Shoup Rd.

Colorado Springs, CO 80908

Tax Schedule #

5209002020

Zoning

RR-5

Please accept this request for approval to construct an ALQ with special use on the property located at 8640 Shoup Rd Colorado Springs CO 80908. The purpose of the request is to be able to accommodate housing for occupancy by immediate family members (daughter and son-in-law) to provide current and future long term care for the property owners. The ALQ will not be rented or leased at any time, no or in the future, and will be serviced by the same utilities as the current structures (main house – 8640 Shoup and shop). Applicable notations regarding the LDC:

- The ALQ/special use will be in harmony with the character of the neighborhood, will generally be compatible with the existing and allowable land uses in the surrounding area, and is designed to be cohesive and compatible with existing property structures.
- The impact of the ALQ/special use does not overburden or exceed the capacity of any public facilities and services
- The ALQ/special use will not create un-mitigated traffic congestion or traffic hazards in the surrounding area and will have adequate legal access.
- The ALQ/special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.
- The ALQ/special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.
- The ALQ/special use conforms or will conform to all other applicable County rules, regulations or ordinances.

We also request the Board of County Commissioners grant an increase in the allowable size to 1796SF (an increase of ~19.7%) to accommodate the need of the immediate family that will occupy the accessory living quarters.

We are still in the process of acquiring a permit for a new septic system as the original system will not support the additional use. The septic permit is currently in the final review stage. We plan to update the file submission as soon as we have the permit.

If there is any additional information or land use requirements needing addressed, please do not hesitate to let us know.

Respectfully Submitted,

Larry Laughlin

2025-04-24

Laughlin Living Trust - Larance K. Laughlin CO Trustee

CERTIFICATE *of* SIGNATURE

REF. NUMBER
GMLSE-9TCY8-ZQSUF-AUMDH

DOCUMENT COMPLETED BY ALL PARTIES ON
24 APR 2025 15:28:45 UTC

SIGNER

LARRY LAUGHLIN

EMAIL
LAUGHLIN.LARRY@GMAIL.COM

TIMESTAMP

SENT
24 APR 2025 15:24:41 UTC

VIEWED
24 APR 2025 15:27:31 UTC

SIGNED
24 APR 2025 15:28:45 UTC

SIGNATURE



IP ADDRESS
192.69.139.154

LOCATION
COLORADO SPRINGS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
24 APR 2025 15:27:31 UTC



EL PASO COUNTY



COLORADO

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

ACCESSORY LIVING QUARTERS AFFIDAVIT

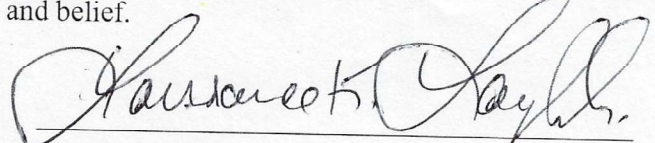
I, Laurance K. Laughlin CO Trustee - Laughlin Living Trust, the property owner of the following described property:

8640 Shoup Road Colorado Springs CO, 80908-4033 Street Address
Lot 2 Frerichs Sub Legal Description
5209002020 Assessor Tax Schedule Number

hereby acknowledge and agree to the following:

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I, as the property owner, acknowledge and agree that the Accessory Living Quarters, either detached or attached, located on the above referenced property may not be leased or rented and I will comply with all other specific use standards listed in the Land Development Code for this use.

Laurance K. Laughlin CO Trustee -
I, Laughlin Living Trust, state that the foregoing facts and contents of this affidavit is true and correct to the best of my knowledge, information, and belief.



Property Owner Signature

State of Colorado

County of El Paso

Signed before me on 03/04, 20 25 by Laurance K. Laughlin
(Name of individual making statement)

Syasia Janice Graham
Notary's official signature and stamp



2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520-6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM