

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

11/24/2020

RE: 514 Chatfield Drive Accessory Living Quarters (Permanent Occupancy)

File: AL-20-016  
Parcel ID No.:6514102021

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 514 Chatfield Drive was **approved** by the Planning and Community Development Director on November 24, 2020. 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), as well as the criteria for Accessory Living Quarters included in Chapter 5 of the Code.

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. 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.
2. Prior to authorization of a building permit, a residential site plan shall be applied for an approved by the El Paso County Planning and Community Development Department.
3. Prior to authorization of a building permit, the accessory living quarters affidavit shall be completed, notarized, and recorded with the El Paso County Clerk and Recorder.
4. The detached accessory living quarters for permanent occupancy shall be removed within 3 months after the need no longer exists or 3 months after the expiration of the permit, if one is specified, unless an application to legalize this 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 John Green, at (719) 520-6442.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Dossey".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-20-016

10/21/2020

This is a Letter of Intent for Kristyna Southall and Pauline Torres. We are interested in building a small living home on the property of 514 Chatfield Dr. for Kristyna Southall and her children to live in. The children have special needs and are needed to be homeschooled and as a family we find it easier to all live close to one another for support, and as a single mother it would help financially.

The new structure would be built on the side of the primary residence and would be detached. The size of the unit will be approximately 930 sq. ft., 60' long and 15.5' wide. The new unit is approx 8ft. high, it is about a foot shorter than the primary residence and will be in character with the surrounding neighborhood. We spoke with the utilities department and understand that we will be responsible for added charges and will be running on a different electric box that will be billed to the primary residence. The primary residence is 1053 sq.ft., The new unit will be smaller than the primary residence.

We Understand that due to the lot size and amount of Chatfield Dr. frontage no additional driveways will be allowed for this building. We are submitting all of the required paperwork online. If hard copies are needed please let us know. You can contact at 719-244-2092 Kristyna Southall. Thank you so much for your consideration.

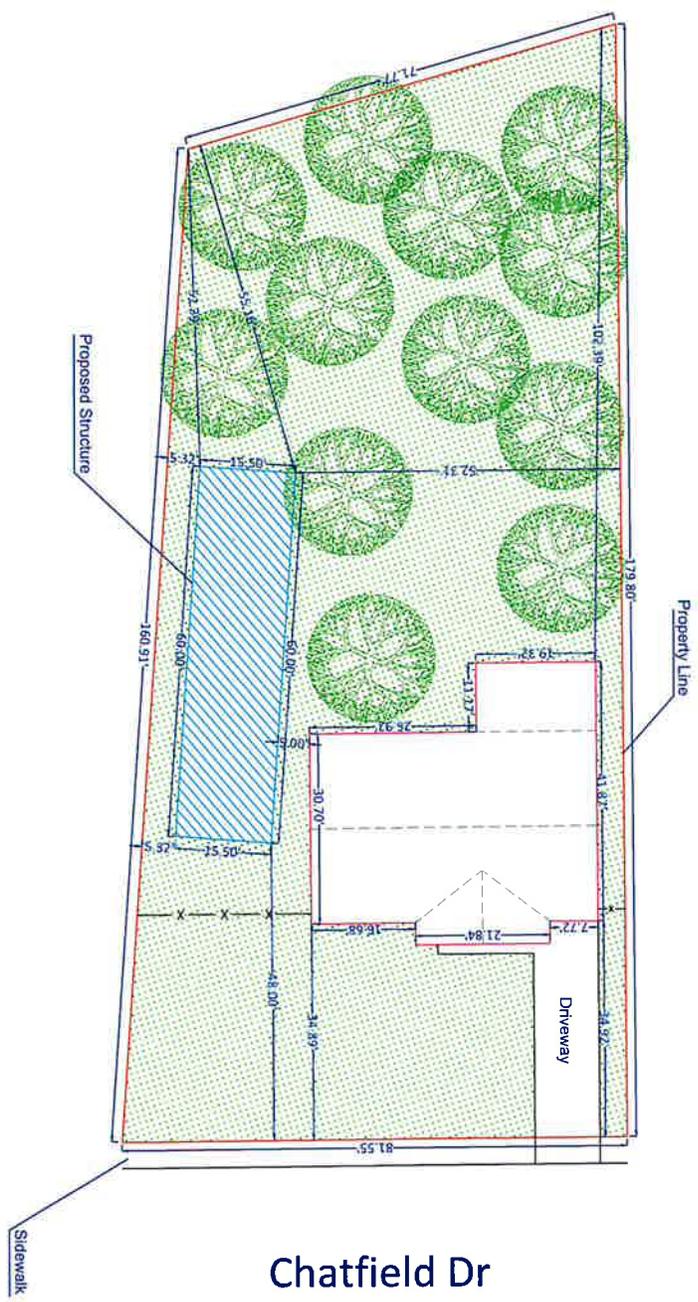
Address:

514 Chatfield Dr.

Colorado Springs, CO 80911

Thank you.

Kristyna Southall and Pauline Torres



Chatfield Dr



514 Chatfield Dr  
Colorado Springs, CO 80911  
Scale: 1"=20'