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## EL PASO BOARD OF COUNTY COMMISSIONERS

### AGENDA ITEM SUMMARY

**Date:** Tuesday, March 12, 2019 Item No. 15.

**To:** Board of County Commissioners

**From:** Len Kendall, Planner I - Planning and Community Development/

**Agenda Wording:** A request by Janice Newcomb for approval of a guest house with special provisions for extended family housing in the RR-5 (Residential Rural) zoning district. The property was created via plat on February 13, 1973, as part of the Peyton Place Subdivision. On May 13, 1993, the Board of County Commissioners approved a variance of use for a second dwelling on the subject property for immediate family members with conditions that would meet current standards for a guest house with special provisions for extended family housing (VA-93-009). The previous variance expired after 5 years and the applicant is now requesting a special use with special provisions for extended family housing. An aerial photograph from 1998 shows that there was no second dwelling on the property. Subsequent aerial photographs do not show that an additional dwelling was placed onsite. El Paso County Code Enforcement received a complaint on November 28, 2018, for inoperable vehicles and rubbish on the property. Code Enforcement notified the property owner on November 29, 2018. The violations were corrected by December 18, 2018. Compliance was achieved without the need for Code Enforcement to issue a Notice of Violation.

#### SUMMARY (including information on budgeted matters)

A request by Janice Newcomb for approval of a guest house with special provisions for extended family housing in the RR-5 (Residential Rural) zoning district. The property was created via plat on February 13, 1973, as part of the Peyton Place Subdivision. On May 13, 1993, the Board of County Commissioners approved a variance of use for a second dwelling on the subject property for immediate family members with conditions that would meet current standards for a guest house with special provisions for extended family housing (VA-93-009). The previous variance expired after 5 years and the applicant is now requesting a special use with special provisions for extended family housing. An aerial photograph from 1998 shows that there was no second dwelling on the property. Subsequent aerial photographs do not show that an additional dwelling was placed onsite. El Paso County Code Enforcement received a

complaint on November 28, 2018, for inoperable vehicles and rubbish on the property. Code Enforcement notified the property owner on November 29, 2018. The violations were corrected by December 18, 2018. Compliance was achieved without the need for Code Enforcement to issue a Notice of Violation.

BACKGROUND (including information on budgeted matters)

ESTIMATED TIME FOR PRESENTATION

  60   minutes/hours

STRATEGIC PLAN GOALS

- GOAL ONE – Maintain and promote a financially sustainable County Government that is transparent and effective
- GOAL TWO – Continue to enhance the understanding of civic services and promote participation, engagement and confidence in County Government
- GOAL THREE – Maintain and improve the County transportation system, facilities, infrastructure and technology.
- GOAL FOUR – Consistently support regional economic strength.
- GOAL FIVE – Strive to ensure a safe, secure, resilient, and healthy community.

FINANCIAL IMPLICATIONS

Business Year:	2019	Subject to TABOR? NO
Fund:		
Funding Amount:	\$0.00	
Increase to original adopted Budget	\$0.00	
Net Cost to County:	\$0.00	
Total Project Cost:	\$0.00	
Vendor Information		

ATTACHMENTS

AL-18-027