

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**  
**PLANNING AND COMMUNITY DEVELOPMENT**

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May 29, 2026

RE: 12460 Falcon Highway Special Use for Size of Ag Exempt Structure

File: AL2530

Parcel(s): 4300000269

This is to inform you that the above-referenced request for approval of a Special Use application for an *Agricultural Structure Exemption from the Building Code exceeding two (2) times the size of the building footprint of the principal use or 5,000 square feet* on property zoned RR-5 (Residential Rural), located at 12460 Falcon Highway was **approved** by the Planning and Community Development Director on May 29, 2026 . 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, as amended.

This approval is subject to the following conditions and notations:

**CONDITIONS:**

1. Property owner shall obtain an access permit and close the non-permitted access prior to approval of the Agricultural Structure Exemption Site Plan that would be required to officially initiate the use.
2. Approval of this Special Use is based on the use being a riding arena. Any other uses, including but not limited to storage of contractor's equipment, are not considered approved with this application.
3. Approval is based on no water or wastewater connected to the structure per email from Cesar Fletes from 5/19/26.

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 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.

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 Justin Kilgore at (719) 520-6313 or [JustinKilgore@elpasoco.com](mailto:JustinKilgore@elpasoco.com).

Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

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