

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

8/15/2019

RE: Administrative Special Use Request for 7382 Mesa Ridge PKWY Electronic Messaging Display (EMD)

File: AL-19-011  
Parcel ID No.:65244-00-048

This is to inform you that the above referenced request for a special use approval for the conversion of an existing billboard on the site to an Electronic Messaging Display (digital) within the M (obsolete) zoning district located at 7382 Mesa Ridge Parkway, Fountain, CO 80817 was **approved** by the Planning and Community Development Director on August 15, 2019. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Special Use approval included in Section 5.3.2 of the El Paso County Land Development Code (2019).

This approval is subject to the following conditions and notations:

**CONDITION OF APPROVAL**

1. Approval is limited to the Electronic Messaging Display (EMD), as discussed and depicted in the applicant's letter of intent and site plan drawings.

**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.

Should you have any questions, please contact Gabe Sevigny at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
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