

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2017

Cynthia Jensen
PO Box 88257
Colorado Springs, CO 80908

All property owners involved in application

RE: Albrecht Rezone - (P-17-003)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard and approved by the El Paso County Planning Commission of September 5, 2017, at which time a recommendation for approval was made to approve map amendment (rezoning) for seven (7) metes and bounds parcels from the PUD (Planned Unit Development) to the A-35 (Agricultural) zoning district. The seven (7) parcels, totaling 308.78 acres, are located north of Judge Orr Road and east of McClelland Road and are within Section 36, Township 12 South, Range 63 West of the 6th P.M. The property is in the Falcon/Peyton Small Area Plan (2008). (Parcel Nos. 32000-00-705, 32000-00-721, 32000-00-715, 32000-00-717, 32000-00-718, 32000-00-719 and 32000-00-720)

This is recommendation for approval is subject to the following:

CONDITIONS

1. The property owners shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include, but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the A-35 (Agricultural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual. Approval of this rezoning request has the effect of nullifying the previously approved PUD zoning as identified in BoCC resolution 04-406, which, therefore, also nullifies any previously approved

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*COPY
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preliminary plan or final plat as referenced by BoCC Resolutions 04-407 and 09-136, respectively.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

The Planning Commission is advisory to the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Nina Ruiz, Project Manager/Planner II

File No. P-17-003